



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

**Monday, August 05, 2024 at 6:00 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, August 5, 2024, with Work Session beginning at 6:00 p.m. and Regular Session beginning at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. WORK SESSION

1. Project Blue Zone 109 Presented by Vanessa Sterling, Office of State Representative Carl O. Sherman

Mayor Vasquez opened the Work Session at 6:00 p.m. with all members of the council present.

State Representative Carl Sherman introduced his team, District Director Irma Scholes and Legislative Director Andrew Novak. Mr. Sherman provided a presentation outlining the purpose of the Blue Zone and its efforts to improving the quality of life. Mr. Sherman explained the composition of the Board of Advisors, incentives from Federal, State, County, Council of Governments and local levels, and the estimated timeline to name the site location.

After addressing the council's questions, Mr. Sherman confirmed that no funds are needed but requested the City of Hutchins' support by approving the non-binding Resolution provided by his office.

Mayor Vaquez closed the Work Session at 6:35 p.m.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:35 p.m. and announced a quorum.

PRESENT

Mario Vasquez
Steve Nichols
Brenda Campbell
Dominic Didehbani
Raymond Elmore
Demarcus Odom

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Sherman gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

D. CITIZEN COMMENTS

Carrie Moody, residing in Hutchins, spoke in favor of an animal shelter.

Aurora Madrigal, residing in Hutchins, complained of nuisance odor from the organic recycler at Post Oak and Fulghum.

E. CONSENT AGENDA – None

F. PRESENTATIONS

2. Capital Improvement Updates. Presented by Mamun Yusuf

Director of Public Works Mamun Yusuf provided the Capital Improvement projects update and answered questions.

3. Introduction of Police Department new hires: Markece Kennerson and Brandon Birdsong. Presented by Police Chief Steve Perry

Chief Perry introduced Officer Brandon Birdsong.

G. PUBLIC HEARINGS

4. Conduct a Public Hearing for the replat of an 11.87 acre tract or parcel of land situated in the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, City of Hutchins, Dallas County, Texas, being a called 11.869 acre tract of land conveyed to HUTCHINS INDUSTRIAL VENTURES, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202000243075 of the Official Public Records of Dallas County, Texas, being all of Tract 1, Block A, Rachels Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Volume 85243, Page 1248 of the Plat Records of Dallas County, Texas, and being more particularly described 1520 E Wintergreen. Presented by: Tim Rawlings

Building Official Tim Rawlings presented the item and answered questions.

4A. Open Public Hearing and Receive Comments

Mayor Vasquez opened the public hearing at 7:02 p.m. Randy Layman, representing Hutchins Industrial, answered questions regarding the use. With there being no public comments, Mayor Vasquez closed the public hearing at 7:03 p.m.

4B. Consider approval of a replat 11.87-acre tract and being more particularly described 1520 E Wintergreen.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve the replat of 11.87 acres at 1520 E. Wintergreen Road. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay: 0

5. **Conduct a Public Hearing for the replat of an 7.939 acre tract of land located in the WILLIAM C. SHELTON SURVEY, Abstract No. 1285, Hutchins, Dallas County, Texas, and being Lot 1R, Block A, of Wilwash Addition, an Addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000152325, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Vendor's Lien to Rizos Land Group Northwest Highway, LLC, recorded in Instrument No. 202200060070, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Reservations to Wilwash, LLC, recorded in Instrument No. 201600191833, Official Public Records, Dallas County, Texas, and being more particularly described as 2000 I-45. Presented by: Tim Rawlings**

Building official Tim Rawlings explained the item and answered questions.

5A. Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 7:05 p.m. Victor Garcia, representing Structure Commercial, representing Mr. Santos of RBB Truck Parts, gave a summary of the project. Carrie Moody, resident of Hutchins, asked about pollutants. James Spence – resident of Hutchins, spoke against more truck traffic. With there being no other public comments, Mayor Vasquez closed the public hearing at 7:13 p.m.

5B. Consider approval of a replat of an 7.939 acre tract of land being more particularly described as 2000 I-45.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Odom to approve the replat of 7.939 acres at 2000 I-45. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay: 0

H. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the City Council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

6. **Discuss and consider Resolution R2024-08-1205, A JOINT RESOLUTION OF THE CITIES OF CEDAR HILL, GLENN HEIGHTS, HUTCHINS, LANCASTER, AND WILMER, TEXAS (THE "CITIES") ESTABLISHING A PARTNERSHIP BETWEEN THE CITIES IN SUPPORT OF IDENTIFYING A MASTER PLAN LOCATION WITHIN DISTRICT 109 FOR THE PURPOSE OF INCREASING QUALITY OF LIFE THROUGH HOLISTIC, GREEN ECONOMIC DEVELOPMENT, FOLLOWING BLUE ZONE GUIDELINES; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Vanessa Sterling, Office of State Representative Carl O. Sherman.**

Motion made by Councilmember Elmore and seconded by Councilmember Didehbani to approve Resolution R2024-08-1205. The motion failed 2-3.

Voting Yea: Dominic Didehbani, Raymond Elmore

Voting Nay: Brenda Campbell, Steve Nichols, Demarcus Odom

7. Discuss and consider Resolution R2024-08-1206 DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve Resolution R2024-08-1206. All in favor, the motion passed.

Voting Yea: Dominic Didehbani, Raymond Elmore, Brenda Campbell, Steve Nichols, Demarcus Odom

Voting Nay: 0

8. Discuss and consider Resolution R2024-08-1207 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING BIDS RECEIVED IN ASSOCIATION WITH THE PD HOLDING CELLS RENOVATION PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE APPARENT LOW BIDDER THE HAWK BUILDERS LLC, IN AN AMOUNT NOT TO EXCEED \$91,560.00; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Mamun Yusuf

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Didehbani to approve Resolution R2024-08-1207. All in favor, the motion passed.

Voting Yea: Dominic Didehbani, Raymond Elmore, Brenda Campbell, Steve Nichols, Demarcus Odom

Voting Nay: 0

9. Animal Shelter Discussion Presented by: Mayor Pro Tem Steve Nichols

Mayor Pro Tem Nichols presented the item and voiced his support for the renovations to the old building due to the city's desperate need for a shelter solution. The council engaged in a lengthy discussion. Councilmember Odom voiced support for the shelter but felt it was unfair that a business across from the location was not given forewarning of an animal shelter being placed nearby. Councilmember Elmore also expressed support for the project. Councilmember Didehbani stated that this has been an ongoing discussion for several years and the city is at fault for not finding a solution and resolving the issue. He does not agree with resolving the issue at the expense of the surrounding neighbors and is in support of breaking ground on a new building.

City Administrator James Quin explained that the construction of a new shelter would take approximately two years. The renovation of the old police building will take four months, with a similar timeframe or longer needed to begin the planning process of constructing a new building. Mr. Quin strongly recommended calling for an election in January to include a proposition for building a new shelter on the ballot in May.

Councilmember Didehbani asked council to agree to set a timeframe of how long the building would be a temporary shelter. Councilmember Odom stated too many variables are involved for them to commit to a specific time, including the possibility that voters turn down building a new building.

Councilmember Campbell stated this is the time to be levelheaded and work together and take immediate action on what needs to be done right now. She urged council to work together to come up with a solution for what needs to be done now.

- 10. Discuss and consider Resolution R2024-08-1208 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DIRECTING STAFF TO RENOVATE THE OLD POLICE BUILDING INTO AN ANIMAL SHELTER; AUTHORIZING THE CITY ADMINISTRATOR TO SPEND AN AMOUNT NOT TO EXCEED \$147,232.00; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Mamum Yusuf**

Motion made by Councilmember Odom and seconded by Mayor Pro Tem Nichols to approve Resolution R2024-08-1208. The motion passed 4-1.

Voting Yea: Raymond Elmore, Brenda Campbell, Steve Nichols, Demarcus Odom

Voting Nay: Dominic Didehbani

I. ITEMS OF COMMUNITY INTEREST

11. City Secretary Olguin announced the items of community interest.

J. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Didehbani to adjourn the meeting at 7:58 PM. All in favor, the motion passed.

Voting Yea: Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom

Voting Nay:

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 7th DAY OF OCTOBER 2024.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary