



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, December 09, 2024, at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, December 9, 2024, at 6:30 PM at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

Mayor Mario Vasquez
Mayor Pro Tem Steve Nichols
Councilmember Brenda Campbell
Councilmember Dominic Didehbani
Councilmember Raymond Elmore
Councilmember Demarcus Odom

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation and Councilmember Odom led the Pledge of Allegiance.

C. CITIZEN COMMENTS

Mark Brim, Brim Laundry in Hutchins, spoke regarding ongoing construction at 300 Nichols with no permit or plans on file at the city and truck traffic in his driveway and street.

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

**1. Consider approval of city council meeting minutes for October and November 2024
Presented by: Cynthia Olguin**

Motion made by Councilmember Elmore seconded by Councilmember Campbell to approve the consent agenda as presented. All in favor the motion passed.

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

Voting Nay: 0

E. PRESENTATIONS

2. Life Saving Awards Presented by Stacey Hickson, Fire Chief

Life Saving Awards were presented to Medic 341 Lane Anthony and Ryan Hill; Ladder 342 Everett Jones, Kevin Bennett and Juan Barajas in recognition of exemplary care provided to a cardiac arrest patient on August 8, 2024.

Life Saving Awards were presented to Medic 341 Joey Gammons, Brian Self and Josh Smith; and Engine 342 Juan Barajas, Josh Hellums, and John Leathers in recognition of exemplary care provided to a cardiac patient on July 22, 2024.

F. PUBLIC HEARINGS

3. Conduct a public hearing to consider a request from Robert Sangdahl (representing Lineage Logistics) for a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section 3 Height Regulations (A.) Maximum Building Height. Presented by: Tim Rawlings.

City Administrator James Quin presented the item on behalf of Building Official Tim Rawlings.

3A. Open Public Hearing

Mayor Vasquez opened the public hearing at 6:48 p.m. Felix Madrigal, Hutchins Resident, had questions. There being no other individuals registered to speak; the public hearing was closed at 6:50 p.m.

3B. Consider Ordinance 2024-12-1202 AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14 TITLED “ZONING” BY AMENDING EXHIBIT 14B TITLED “ZONING TEXT AMENDMENTS” BY AMENDING PART III TITLED “PORT INDUSTRIAL DISTRICT” BY AMENDING SECTION 3 TITLED “HEIGHT REGULATIONS” BY AMENDING PARAGRAPH A TITLED “MAXIMUM BUILDING HEIGHT.

Councilmember Elmore made the motion seconded by Councilmember Nichols to approve Ordinance 2024-12-1202. All in favor, the motion passed 5-0

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

Voting Nay: 0

G. 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.*

4. DISCUSS AND CONSIDER RESOLUTION R2024-12-1227 OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE THE TERMS AND CONDITIONS OF THE AIA B104-2017 AGREEMENT BY AND BETWEEN THE CITY AND BRANDSTETTER CARROLL, INC. FOR ARCHITECTURAL DESIGN SERVICES FOR THE RECREATION CENTER AND LIBRARY BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: James Quin, City Administrator

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve Resolution R2024-12-1227. All in favor, the motion passed 5-0

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

Voting Nay: 0

5. DISCUSS AND CONSIDER RESOLUTION R2024-12-1228 OF THE CITY OF HUTCHINS, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT. Presented By: Maria Joyner, Director of Finance

Councilmember Odom made the motion seconded by Councilmember Elmore to approve Resolution R2024-12-1228. All in favor, the motion passed 5-0

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

Voting Nay: 0

6. Discuss and consider mosaic art selection for New City Hall Wall A. Event Center North, Wall B. Event Center West, and Wall C1 & C2 South Entry. Presented by: Wanda Randle

Wanda Randle, the Community Development and Parks Program Director, presented an update on the revisions requested by the council during the November 18, 2024, council meeting. These revisions were submitted for final approval.

Wall A, Event Center North

Councilmember Odom made a motion seconded by Councilmember Didehbani to approve Concept 1, revised. The motion passed 4-1.

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

Voting Nay: Brenda Campbell



Concept #1 - Revised

Confidential & Proprietary Information

Wall A, Event Center North

Wall B, Event Center West

Councilmember Elmore made a motion seconded by Councilmember Nichols to approve Concept 2. The motion passed 4-1.

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

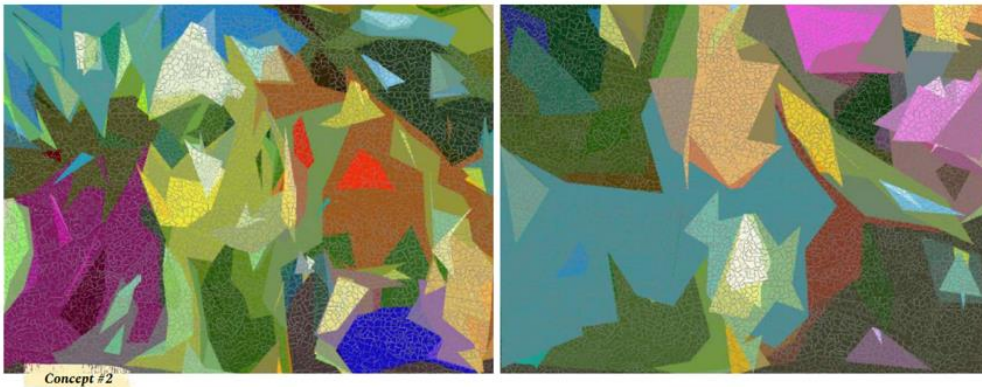


Wall B, Event Center West

Wall C1 & C2, South Entry

Councilmember Campbell made a motion seconded by Councilmember Odom to approve Concept 2. The motion passed 3-2.

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



Wall C1 & C2, south Entry

7. Discuss and consider appointments to the Planning and Zoning Commission. Presented by Cynthia Olguin.

City Secretary Olguin explained the reason for the changes being made to the commissioner's appointments and reappointments on the Planning and Zoning Commission.

Councilmember Nichols made a motion seconded by Councilmember Elmore to appoint Ed Williams as a regular member of the Planning and Zoning Commission for the remainder of a two-year term expiring in 2025; and a motion to appoint Marie Harris as an alternate member of the Planning and Zoning Commission for the remainder of a term expiring in 2025. The motion passed 5-0

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

Voting Nay:

8. Discuss and consider Resolution R2024-12-1229 of the City of Hutchins, Texas approving the 2025 City Council Meeting Schedule. Presented by Cynthia Olguin, City Secretary

City Secretary Olguin presented the proposed 2025 council meeting schedule and answered questions.

Councilmember Nichols made a motion seconded by Councilmember Didehbani to approve Resolution R2024-12-1229. The motion passed 5-0.

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

Voting Nay:

H. EXECUTIVE SESSION

9. The Hutchins City Council will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: 1) Project Beckett. Presented by: Guy Brown HEDC Executive Director

10. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. Presented by James Quin, City Administrator

Mayor Vasquez convened the council into Executive Session at 7:23 p.m.

I. RECONVENE INTO REGULAR SESSION

11. Take action, if any, as a result of Executive Session:

Mayor reconvened back into Regular Session at 8:02 p.m.

a. Deliberation regarding economic development negotiations. 1) Project Beckett

No action taken.

- b. Deliberation regarding the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.**

No action taken.

J. ITEMS OF COMMUNITY INTEREST

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

K. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Nichols to adjourn the meeting at 8:03 PM. All in favor, the motion passed 5-0.

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

Voting Nay: 0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING
HELD ON THE 6th DAY OF JANUARY 2025.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary