



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, October 07, 2024 at 6:30 PM
City Hall, 321 N. Main Street**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on Monday, October 7, 2024 at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items will be discussed and considered.

City Council Members

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

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

1. Roll Call by Mayor and announce a quorum.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

- C. CITIZEN COMMENTS** - *This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.*

- 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.*

2. Discuss and consider Resolution R2024-10-1214 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF THE CITY OF HUTCHINS, TEXAS, FOR FISCAL YEAR 2024-2025. Presented by Cynthia Olguin
3. Consider approval of city council meeting minutes for July, August, and September 2024 Presented by: Cynthia Olguin

E. PRESENTATIONS

4. Discuss adding additional signage in areas prone to illegal dumping of animals and discuss a potential partnership with Glenn Heights for an animal shelter. Presented by: Steve Perry Police Chief

F. 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.*

5. Discuss and consider authorizing the City Administrator to execute a Professional Service Agreement with Turning Art. Presented by Wanda Randle
6. Discuss and consider Resolution R2024-10-1215 authorizing the City Administrator or City Administrator's designee to solicit proposals from firms to assist the City of Hutchins with updating its zoning ordinance. Presented by: Katherine Lindsey, Assistant to the City Administrator
7. Discuss and consider a request from Dallas County Replacement Housing Program for waivers to the City of Hutchins Zoning Ordinance for the SF-8.5 district and permit fees. Presented by: Tim Rawlings
8. Discuss and consider RESOLUTION R2024-10-1216 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH ESTRADA CONCRETE CO. TO INSTALL LOWER RAWLINS (ARPA) WASTEWATER MAIN. Presented by: Mamun Yusuf, Director of Public Works

G. EXECUTIVE SESSION

9. Pursuant to Chapter 551, Subchapter D, Texas Government Code, §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 STAR. Presented by: Guy Brown HEDC Executive Director
10. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

H. RECONVENE INTO REGULAR SESSION

11. Take action, if any, as a result of Executive Session:
 - a. Deliberation regarding economic development negotiations. 1) Project Star.
 - b. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

I. ITEMS OF COMMUNITY INTEREST

12. Keep Hutchins Beautiful Board Meeting, Tuesday, October 8, 2024 at 6:00 p.m., City Hall Council Chamber, 321 N. Main St., Hutchins.

Fall Festival, Saturday, October 12, 2024 from 12 noon - 3:00 p.m. at Campbell Park, 200 N. Denton, Hutchins.

Parks and Recreation Board Meeting, Monday, October 14, 2024 at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins.

Atwell Public Library Board Meeting, Tuesday, October 15, 2024 at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins.

Town Hall Meeting, Thursday, October 17, 2024 at 7:00 p.m., Hutchins Community Center, 500 W. Hickman, Hutchins.

Fall Clean Up, Saturday, October 19, 2024 from 8 am - 12 noon, 300 N. Main st. and Free Shred Event from 9 am - 11 am City Hall Back Parking Lot.

City Council Meeting, Monday, October 21, 2024 at 6:30 p.m., Hutchins Community Center, 500 W. Hickman, Hutchins.

Planning and Zoning Commission Meeting, Thursday, October 24, 2024, at 6:00 p.m. Public Safety Building - Training Room, 550 W. Palestine., Hutchins

Early Voting By Personal Appearance: Hutchins City Hall – Council Chamber, 321 N. Main St., or at any of the Dallas County Elections early voting branch polling places listed on their website at www.dallascountyvotes.org.

Monday-Friday, October 21 – 25, 2024, from 8:00 a.m. to 5:00 p.m.

Saturday, October 26, 2024, from 7:00 a.m. to 7:00 p.m.

Sunday, October 27, 2024, from 12:00 p.m. to 6:00 p.m.

Monday-Thursday, October 28th – November 1st, 2024, from 7:00 a.m. to 7:00 p.m.

J. ADJOURN

CERTIFICATION

I certify that a copy of the October 7, 2024, agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, October 4, 2024, before 6:00 p.m.


Cynthia Olguin
City Secretary



ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colguin@cityofhutchins.org



STAFF REPORT

MEETING DATE:	September 26, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider Resolution R2024-10-1214 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF THE CITY OF HUTCHINS, TEXAS, FOR FISCAL YEAR 2024-2025. Presented by Cynthia Olguin

Background Information

Section 52.004 of the Local Government Code provides that the City Council shall, as soon as practical after the beginning of each municipal year, designate a public newspaper of the city to be the official newspaper until another is selected.

On September 9, 2024, I contacted Focus Daily News to confirm any changes. Mr. Hanson, Publisher, confirmed there will be no changes in pricing, publications, or service for the upcoming year.

City staff is pleased with the services provided by Focus Daily News, including flexibility in publication dates that include print on Sundays and electronic publications Tuesday through Friday. They respond quickly to our requests or changes, and the working relationship with the Editor/Publisher is great.

Staff would like to recommend Ellis County Press be named as an alternate.

Budget Implications

No changes in rates for FY2024-2025

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends the council designate Focus Daily News as the official newspaper for 2024-2025 and designate Ellis County Press as an alternate.

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R2024-10-1214**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS,
TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF THE CITY OF
HUTCHINS, TEXAS, FOR THE FISCAL YEAR 2024-2025.**

WHEREAS, Section 52.004 of the Local Government Code provides that the City Council shall, as soon as practical after the beginning of each municipal year, designate a public newspaper of the city to be the official newspaper until another is selected;

WHEREAS, Section 2051.0441 Texas Government Code sets out the criteria of a newspaper in which a notice must be published;

WHEREAS, the City Council finds that Focus Daily News is a publication that meets all of the criteria legally required by the Texas Government Code; and

WHEREAS, the City Council for the City of Hutchins desires to officially designate the Focus Daily News as the official newspaper of the city for the fiscal year 2024-2025.

WHEREAS, the City Council for the City of Hutchins desires to designate the Ellis County Press as the alternate newspaper of the city for the fiscal year 2024-2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS:

Section 1: The City Council for the City of Hutchins hereby designates Focus Daily News as the official newspaper, and Ellis County Press as the alternate newspaper, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices, and other matters required by law or by ordinance to be published.

Section 2: Should any word, phrase, paragraph, section, or portion of this resolution be held to be illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining portions of the resolution shall not be affected thereby, and each such illegal, invalid, or unenforceable word, phrase, paragraph, section or portion shall not affect the resolution as a whole.

Section 3: This resolution shall become effective immediately upon its passage.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL ON THIS 7TH DAY OF OCTOBER 2024.

APPROVED:

MARIO VASQUEZ, MAYOR

ATTEST:

CYNTHIA OLGUIN, CITY SECRETARY



STAFF REPORT

MEETING DATE:	October 7, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Consider approval of city council meeting minutes for July, August, September 2024 Presented by: Cynthia Olguin

Background Information

Consider approval of the meeting minutes for the following dates:

- July 1, 2024, Regular City Council Meeting
- July 15, 2024, Regular City Council Meeting
- August 5, 2024, Regular City Council Meeting
- August 12, 2024, Called City Council Meeting
- August 19, 2024, Regular City Council Meeting
- September 3, 2024, Regular City Council Meeting
- September 16, 2024, Regular City Council Meeting

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommend approval of the minutes.

Supporting Documentation and Attachments



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

**Monday, July 01, 2024 at 5:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, July 1, 2024, with a Work Session at 5:30 p.m. and a Regular Meeting 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. Review recreation center and library space program and square footage.

- **Exterior building view options**
- **Potential interior view options**
- **Benchmark the estimated cost of the building**
- **Hilltop Security Plan of Finance Building Debt Issue**

Mayor Vasquez opened the Work Session at 6:00 p.m. with all members of the council present. Mary Ann Mitchell and Amanda Hager of Brandstetter Carroll, Inc. presented a video showcasing the proposed recreation center and library along with the concept plan for 37,000 sf space. The presentation included interior and exterior views, building layout, shading, outdoor seating, and courtyard space that can host outdoor events. Council members recommended walking trails with granite paths wide enough for three people and office space for police presence.

Ms. Mitchell answered questions and informed the council that a minimum of five (5) acres is required and the number of parking spaces will be calculated after occupancy has been determined.

The Hilltop Security Plan of Finance was moved to the next council meeting.

Mayor Vasquez closed the Work Session at 6:12 p.m.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

PRESENT

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

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor John Richardson gave the invocation and Councilmember Odom led the Pledge of Allegiance.

D. CITIZEN COMMENTS - None

E. 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.*

2. Consider approval of city council meeting minutes for June 2024. Presented by: Cynthia Olguin

Motion made by Councilmember Elmore seconded by Mayor Pro Tem Nichols 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

F. 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.*

3. Discuss and consider Resolution R2024-07-1203 of the CITY COUNCIL OF THE City of HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH FLOCK SAFETY TO PROVIDE LICENSE PLATE READER CAMERAS. Presented by: Steve Perry Police Chief

Motion made by Councilmember Odom seconded by Councilmember Campbell to approve Resolution R2024-07-1203. All in favor, the motion passed.

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

Voting Nay: 0

4. Discuss and consider Resolution R2024-07-1204 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING THE BUYBOARD PROPOSAL RECEIVED IN ASSOCIATION WITH THE REHABILITATION OF NICHOLS DR. WASTEWATER MAIN PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH INSITUFORM TECHNOLOGIES, LLC, IN AN AMOUNT NOT TO EXCEED \$107,607.50. Presented by Mamun Yusuf

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Elmore to approve Resolution R2024-07-1204. All in favor, the motion passed.

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

Voting Nay: 0

**5. Discuss and consider allowing Republic Services to implement the results of the cart audit.
Presented by: Leigh Ferguson, Republic Services**

Ms. Ferguson reported that Republic Services completed a cart audit and found that 125 residential customers had more than one cart, with 57 of them paying for additional carts, and 68 not paying the fee of \$5.50 per month per additional cart. Only a few residents had more than two carts. Ms. Ferguson emphasized that all customers should be using Republic Service carts. Staff will prepare notification letters for residents with more than one cart.

6. Animal Services Presented by: Steve Perry Police Chief

No discussion or action on this item.

G. EXECUTIVE SESSION - *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.*

7. Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice regarding pending litigation, to wit: *City of Hutchins v. TOR Holdings, LLC*; Cause No. CC-22-03226-B

Mayor Vasquez moved into Executive Session at 6:53 p.m.

H. RECONVENE REGULAR SESSION - *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.*

8. Take action, if any, as a result of Executive Session: Consultation with the City Attorney to receive legal advice regarding pending litigation, to wit: *City of Hutchins v. TOR Holdings, LLC*; Cause No. CC-22-03226-B

Mayor Vasquez convened into open session at 6:59 p.m. and announced no action taken as a result of the Executive Session.

I. ITEMS OF COMMUNITY INTEREST

9. City Secretary Olguin announced the items of community interest and announced a correction to the Regular City Council Meeting on Monday, July 17, 2024 – the correct date is July 15, 2024.

J. ADJOURN

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 6:59 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



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES
Monday, July 15, 2024 at 6:00 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, July 15, 2024, with a Work Session at 6:00 p.m. and a Regular Session 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. - Finalize Recreation Center/Library Space Program

The work session was opened by Mayor Vasquez at 6:00 p.m. with all members of the council present. Mary Ann Mitchell and Amanda Hager of Brandstetter Carroll, Inc. presented a video displaying the conceptual design of the proposed 37,250 square foot recreation center and library facility. Ms. Mitchell mentioned that a five-acre area would be ideal for this project. The presentation included proposed materials for the project and security features such as metal detectors at the entrance. Other features included retractable dividing walls in the community rooms, a check-in kiosk for the recreation room, and an open public meeting space for the library. The gym will have conditioned space with fans and retractable bleachers. A suggestion was made to include the city's logo on the basketball court.

- Plan of Finance, presented by Jim Sabonis, Hilltop Securities

Jorge Delgado from Hilltop Securities presented the plan of finance for funding the recreation center/library project. The bond election will authorize an amount not to exceed a certain limit, but the city can issue general obligation bonds for a lesser amount. Mr. Delgado explained the municipal market update, city's strong financial condition, the city's outstanding debt, historical tax rates and bond rating including the city's AA- bond rating, and no need for a property tax increase to fund this project.

Mayor Vasquez 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 with all members present.

PRESENT

Mario Vasquez
Steve Nichols
Brenda Campbell
Raymond Elmore
Dominic Didehban

Demarcus Odom

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Gardner gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

D. CITIZEN COMMENTS –

Mae Garcia, local Hutchins's business owner, spoke against converting the old police building to a dog pound. It will impact the growth of her restaurant across the street.

Juan Garcia, local Hutchins's business owner, spoke against converting the old police building to a dog pound.

E. 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.*

2. Consider authorizing the City Administrator to approve a Professional Service Agreement with North Texas Urban Services LLC. To assist with property acquisition.

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Elmore 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

F. PRESENTATIONS

3. Introduction of Police Department new hires: Marquece Kennerson, Desirre Woullard, Brandon Birdsong, Stephanie Wilkerson

Chief Perry introduced new hires. Police officer Desirre Woullard and dispatcher Stephanie Wilkerson were introduced and welcomed.

G. PUBLIC HEARINGS

4. Conduct a Public Hearing to receive public comments on the proposed Comprehensive Plan for the City of Hutchins and to consider a recommendation for approval of the Comprehensive Plan by the Planning and Zoning Commission.

Stephen Cook, Senior Planner with Dunaway and Associates, explained the Comprehensive Plan process. Mr. Cook confirmed that he had modified the data in the draft plan for generations, income table, and the table on race and ethnicity to align with census guidelines.

5. Open Public Hearing and receive comments

Mayor Vasquez opened the public hearing at 6:56 p.m. With there being no public comments, Mayor Vasquez closed the public hearing at 6:59 p.m.

6. **Consider approval of Ordinance 2024-07-1193 OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE 2024 COMPREHENSIVE PLAN FOR THE CITY; DIRECTING USE OF THE NEW COMPREHENSIVE PLAN IN CONSIDERATION OF FUTURE DEVELOPMENT DECISIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Councilmember Odom and seconded by Councilmember Didehbani to approve Ordinance 2024-07-1193. 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.*

7. **Consider and discuss locating either a magnet, academy or similar school in the City of Hutchins. This item was placed on the agenda by Council Member Didehbani.**

Councilmember Didehbani presented the item and asked council to consider the need for a school in Hutchins or to create an independent school district in Hutchins. He believes a good school with good ratings will attract people to this location. Councilmember Odom is in support of opening discussions and stated he is not familiar with what happened with the Wilmer-Hutchins ISD. Mayor Pro Tem Nichols stated the old district was plagued with corruption and was taken in by Dallas Independent School District. Hutchins would need to pull in kids from Dallas to constitute the numbers to fund an independent school district. Mayor Vasquez has met with DISD Board Member Maxie Johnson, but Mr. Johnson has not provided a response.

City Administrator Quin will research and review charter school, academy and magnet school options.

8. **Discuss and consider the Old Police Building to Animal Shelter conversion. Presented by Mamun Yusuf**

Chief Perry provided an update on his efforts to partner with other agencies for animal services, but all have declined. The proposed conversion of 205 Hickman is a temporary solution. City Administration Quin provided a summary of the construction costs. He assured residents that this is a temporary solution, and the council is looking at other options, including the construction of a new facility. Councilmember Didehbani stated the proposed renovations do not sit well with him and the discussion of the animal shelter has gone on for too many years. He questioned why the construction of a new animal shelter hasn't been fast tracked and feels that the council should focus on moving forward with building a new shelter.

Mayor Vasquez stressed that the city is in dire need of a new shelter, and this is a quick solution. The city had discussions with Glenn Heights and other cities, but nobody has followed through. Councilmember Elmore commented that the city had a guarantee from Wilmer to partner in building a new shelter and the city had set aside funds for that project, but Wilmer did not follow through. The State regulations and requirements for a shelter are making it more expensive to

build. Councilmember Odom doesn't want to see dogs roaming the streets. While the council may support millions of dollars to build an animal shelter, many residents would prefer to see that money go into street repairs. City Administration Quin suggested a future work session to discuss a potential location and plans for an election.

Council directed staff to proceed with the renovations to the old police building.

9. **Discuss and consider nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. Presented by: Cynthia Olguin**

City Secretary Olguin presented the item and explained the process for nominations to the TMLIRP Board of Trustees.

Motion made by Councilmember Elmore and seconded by Councilmember Odom nominate Jim Quin. The motion passed 4-1.

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

I. **EXECUTIVE SESSION**

10. **Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library**

Mayor Vasquez moved into Executive Session at 7:35 p.m.

J. **RECONVENE INTO REGULAR SESSION**

11. **Take action, if any, as a result of the Executive Session:**
a. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

Mayor Vasquez convened into open session at 7:50 p.m. and announced no action taken as a result of the Executive Session.

K. **ITEMS OF COMMUNITY INTEREST**

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

L. **ADJOURN**

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 6:59 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



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



**CITY OF HUTCHINS
CALLED CITY COUNCIL MEETING
MINUTES
Monday, August 12, 2024 at 6:00 PM
City Hall, 321 N. Main Street**

A Called Council Meeting of the Hutchins City Council was held on Monday, August 12, 2024, at 6:00 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. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:01 p.m. and announced a quorum.

<u>PRESENT</u>	<u>ABSENT</u>
Mario Vasquez	Dominic Didehbani
Steve Nichols	
Brenda Campbell	
Raymond Elmore	
Demarcus Odom	

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Nichols gave the invocation and Councilmember Odom led the Pledge of Allegiance.

C. 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.*

- 1. Discuss and consider ORDINANCE NO. 2024-08-1194 OF THE CITY OF HUTCHINS CALLING A BOND ELECTION TO BE HELD IN THE CITY OF HUTCHINS, TEXAS; MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION. Presented by: Maria Joyner, Director of Finance**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Odom to approve the Ordinance Number 2024-08-1194. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0
Absent: Dominic Didehbani

D. EXECUTIVE SESSION

- 2. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting**

would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

Mayor Vasquez moved into Executive Session at 6:25 p.m.

E. RECONVENE INTO REGULAR SESSION

- 3. Take action, if any, as a result of Executive Session:
 - a. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

The council reconvened into Regular Session at 6:42 p.m. No action was taken as a result of Executive Session.

F. ADJOURN

Motion made by Mayor Pro Tem Nichols, seconded by Councilmember Elmore to adjourn the meeting at 6:42 PM. All in favor, the motion passed.

Voting Yea: Steve Nichols, Brenda Campbell, 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



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, August 19, 2024 at 5:30 PM
City Hall, 321 N. Main Street**

A Meeting of the Hutchins City Council was held on Monday, August 19, 2024, with Work Session at 5:30 pm and the Regular Meeting 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. 2024-2025 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Mayor Vasquez opened the Work Session at 5:30 p.m. with a quorum of the council present.
Note: Councilmember Campbell arrived at 5:40 p.m.

Director of Finance Maria Joyner presented the FY2024-2025 Proposed Budget and provided a summary of the proposed tax rate, capital improvement projects, and personnel requests. Ms. Joyner answered questions and provided the budget adoption schedule. Mayor Vasquez adjourned the Work Session at 6:10 p.m.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

PRESENT

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

C. INVOCATION AND PLEDGE OF ALLEGIANCE

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

D. CITIZEN COMMENTS

Resident James Spence thanked the council for the progress of the city and encouraged them to keep up the good work.

E. PRESENTATIONS

**2. Discuss the Animal Shelter Agreement with the City of Ferris. Presented by: Steve Perry
Police Chief**

Police Chief Perry notified the council that the City of Ferris has officially canceled the animal services agreement and has closed all intake of animals, including quarantine. Chief Perry informed the council that he had reached out to other organizations to find a temporary solution. Dallas County contracts with the SPCA. The cities of Glenn Heights and Seagoville had no space, but the City of Sunnyvale and the Tri City Animal Shelter are open to discussions. Chief Perry will provide an update at a future meeting. Mayor Vasquez suggested staff notify the contractors to move forward with the renovations at the old police building.

F. **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.*

3. **Discussion and consider Resolution R2024-08-1209 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE A CHANGE ORDER AND EXECUTE THE TERMS AND CONDITIONS OF THE H-GAC MASTER SERVICE AGREEMENT (RA05-21) BETWEEN THE CITY OF HUTCHINS AND MOTOROLA SOLUTIONS, INC., IN AN AMOUNT NOT TO EXCEED NINE HUNDRED FIFTY NINE THOUSAND THREE HUNDRED FORTY TWO DOLLARS AND THIRTY THREE CENTS, (\$959,342.33), TO UPGRADE THE CITY’S RADIO COMMUNICATIONS SYSTEM USED BY THE CITY’S POLICE AND FIRE DEPARTMENTS TO THE MOTOROLA COMMAND CENTRAL AXIS DISPATCH SITE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Steve Perry Police Chief**

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Elmore to approve Resolution R2024-08-1209 with correction to the “not to exceed” amount to \$961,688.56. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

4. **Consideration and Action regarding proposed FY2024-2025 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance**

Motion made by Mayor Pro Tem Nichols to propose to adopt a Fiscal year 2025 Total Tax Rate of \$0.630082, which is higher than the Fiscal Year 2025 no-new-revenue tax rate of \$0.562988; and call for a public hearing; the public hearing to be held on September 16, 2024, at 6:00 p.m. Further, a record vote on the tax rate adoption will be held on September 16, 2024, at 6:00 p.m. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

5. **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.**

Vaness Sterling, District Director for State Representative Carl Sherman, answered questions regarding the Blue Zone Project.

Motion made by Councilmember Didehbani seconded by Councilmember Elmore to approve Resolution R2024-08-1205. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

G. EXECUTIVE SESSION

6. Pursuant to Texas Government Code Sec. 551.072. **DELIBERATION REGARDING REAL PROPERTY.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

Mayor Vasquez moved into Executive Session at 8:01 p.m.

H. RECONVENE INTO REGULAR SESSION

7. Take action, if any, as a result of Executive Session:
- a. **Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library**

Mayor Vasquez convened into open session at 7:28 p.m. and announced no action taken as a result of Executive Session.

I. ITEMS OF COMMUNITY INTEREST

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 7:28 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



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

**Tuesday, September 03, 2024 at 6:00 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Tuesday, September 3, 2024, at 6:00 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. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:01 p.m. and announced a quorum.

PRESENT

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Nichols gave the invocation and Councilmember Odom led the Pledge of Allegiance.

C. CITIZEN COMMENTS - None

D. PRESENTATIONS

1. Dallas County Inland Port Presentation, Presented by Commissioner John Wiley Price, District 3

District 3 Commissioner John Wiley Price introduced Alber Blair, Dallas County Director of Public Works and her staff. Commissioner Price provided the council with an overview of District 3, including the number of cities in the district, number of square miles and residents in the unincorporated sections of the county, the number of road miles, and infrastructure projects in or near Hutchins. Commissioner Price went on to give an update of the Inland Port Loop and hockey stick projects, Inland Port Signage program, and the Inland Port Flood Planning Study that was ready to submit to the Texas Water Development Board. Commissioner Price assured Councilmember Campbell that her comments were taken into consideration and the Flood study emphasized the access to protection for residents in the flood zone and recommended improvements. Updates were also provided on the Loop 9 segment from I35 to IH45, the delay in extending Loop 9 to Malloy Bridge Road due to the sinkhole a few months back, and TX Dot's involvement to help rebuild the bridge.

Commissioner Price shared information on the Local Government Corporation's recent approval from the State, over 6.9 million dollars in funds available under the Biden administration for Inland

Port Projects. North Central Texas Council of Governments embraces the LGC and will not require fees from the member cities.

Commissioner Price answered questions and thanked council for the opportunity to present to the council.

4. Introduction of new Police Officer

Police Chief Perry introduced Officer Charlie Pena as the newest addition to the police department.

3. Proclamation recognizing September 17-23, 2024, as Constitution Week.

Mayor Vasquez presented a Proclamation in recognition of Constitution Week to Mary Sykes, representative of the Pleasant Run Chapter of the Daughters of the American Revolution.

2. 2024-2025 Proposed Budget Presented by: Maria Joyner, Director of Finance

Director of Finance Maria Joyner presented an overview of the proposed 2024-2025 Budget and answered questions.

E. 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.

5. Discuss and consider Resolution R2024-09-1210 OF THE CITY OF HUTCHINS, TEXAS ESTABLISHING AN INTER-JURISDICTIONAL EMERGENCY MANAGEMENT PROGRAM WITH DALLAS COUNTY FOR THE PURPOSE OF PROVIDING AND RECEIVING COMPREHENSIVE EMERGENCY MANAGEMENT PROGRAMS. Presented by Stacy Hickson, Fire Chief

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Campbell to approve Resolution R2024-09-1210. All in favor the motion passed.

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

Voting Nay: 0

6. Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election Presented by: Cynthia Olguin

The council collectively submitted the following votes for the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election for the following: Place 11, Randy Criswell; Place 12, Rocky Hawkins; Place 13, James Quin; and Place 14, Mike Land.

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

Motion made by Councilmember Campbell seconded by Councilmember Didehbani to appoint Don Pressler and Teronika Gaines to the Planning and Zoning Commission for two-year terms expiring in July 2026. All in favor, the motion passed.

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

Voting Nay: 0

8. Discuss and consider appointments to the Hutchins Economic Development Corporation. Presented by: Cynthia Olguin

Motion made by Councilmember Campbell seconded by Councilmember Odom to appoint Artis Johnson, Aurora Madrigal, Steve Nichols and Mario Vasquez to the Hutchins Economic Development Corporation for two-year terms expiring in July 2026. All in favor, the passed.

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

Voting Nay: 0

9. Discuss and consider appointments to the Atwell Public Library Board. Presented by: Cynthia Olguin

Motion made by Councilmember Campbell seconded by Councilmember Elmore to appoint Yvette Lewis, Cristian Martinez and Angela Robertson to the Atwell Public Library Board for two-year terms expiring in July 2026; and appoint Glenda Gilliam to serve the remainder of a term expiring in July 2025. All in favor, the motion passed.

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

Voting Nay: 0

10. Discuss and consider appointments to the Parks and Recreation Board. Presented by: Cynthia Olguin

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Campbell to appoint Huell Gilliam and Miriam Carmona to the Parks and Recreation Board for two-year terms expiring in July 2026. All in favor, the motion passed.

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

Voting Nay: 0

F. EXECUTIVE SESSION

11. 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) KTN DP TERMINAL CENTER. Presented by: Guy Brown HEDC Executive Director

12. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting

would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

Mayor Vasquez moved into Executive Session at 8:01 p.m.

G. RECONVENE INTO REGULAR SESSION

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

- a. Deliberation regarding economic development negotiations. 1) KTN DP TERMINAL CENTER.
- b. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

Mayor Vasquez convened into open session at 8:30 p.m. and announced no action was taken as a result of Executive Session.

H. ITEMS OF COMMUNITY INTEREST

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

I. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Campbell to adjourn the meeting at 8:33 PM. All in favor, the motion passed.

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 7th DAY OF OCTOBER 2024.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, September 16, 2024 at 5:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, September 16, 2024 at 5:30 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. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 5:30 p.m. and announced a quorum.

PRESENT

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. CITIZEN COMMENTS - None

D. PRESENTATIONS

1. Library Update Presented by Olivia Daniels

Librarian Olivia Daniels presented the accomplishments and programs of the Atwell Public Library. Councilmembers thanked and commended Ms. Daniels and staff for their hard work and accomplishments.

E. PUBLIC HEARINGS

2. Conduct a Public Hearing regarding the requested SUP for the installation and operation of a commercial antenna facility in the (LI) Light Industrial District, located on property described as 83.3691 Acres in the U Wurthrick Abst 1518 Page 030 TR 1.1 more particularly described as 1005 IH-20 Presented by: Tim Rawlings

The item was presented by Building Official Tim Rawlings.

2A Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 5:50 p.m.

Bryan Sullivan, Crafton Communications representing the applicant clarified that this is a replacement tower, but a replacement to the existing tower. There are no residential communities in the vicinity and the tower is regulated by the FAA and FCC.

With there being no public comments, Mayor Vasquez closed the public hearing at 5:52 p.m.

2B Consider approval of Ordinance 2024-09-1195 for an SUP of the property addressed as 1005 IH-20.

Motion made by Councilmember Elmore and seconded by Mayor Pro Tem Nichols to approve Ordinance 2024-09-1198. All in favor, the motion passed.

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

Voting Nay: 0

3. **Conduct a public hearing regarding an amended site plan to allow the construction of an awning in front of the existing building located at property described as, Being part of the THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, and being a part of a 5.9 acre tract conveyed by C. W. Graupner to N. W. Harris and wife, Billie I. Harris, by Deed dated May 7, 1946, filed for record May 14, 1946, in the Deed Records of Dallas County, Texas, and being more particularly described as 210 S. I-45. Presented by: Tim Rawlings**

The item was presented by Building Official Tim Rawlings.

3A Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 5:57 p.m.

Antonio Videl, H&H Collision answered council questions regarding the material.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:00 p.m.

3B Consider approval of a site plan approval for the property addressed 210 S I-45.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Didehbani to approve the amended site plan request at 210 S. I-45. All in favor, the motion passed.

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

Voting Nay: 0

4. **Conduct a Public Hearing to Consider FY2024-2025 Hutchins Economic Development Capital Improvement Program. Presented by Guy Brown, HEDC Executive Director**

HEDC Executive Director Guy Brown presented the proposed summary of projects, contributions and expenses.

4A. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:06 p.m.

James Spence, Hutchins's resident, asked about the new library and the planned use of the old library building.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:1

4B. Discuss and consider Resolution R2024-09-1211 OF THE HUTCHINS CITY COUNCIL APPROVING A HUTCHINS ECONOMIC DEVELOPMENT CORPORATION ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENTS PROGRAM.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve Resolution R2024-09-1211. 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 to consider FY2024-2025 Hutchins Economic Development Corporation Proposed Budget. Presented by Guy Brown, HEDC Executive Director

HEDC Executive Director Guy Brown presented the proposed budget.

5A. Open Public Hearing and Receive Comments

Mayor Vasquez opened the public hearing at 6:20 p.m.

James Spence, Hutchins's resident, asked about the new recreation center.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:22 p.m.

5B. Discuss and consider Ordinance 2024-09-1196 OF THE CITY OF HUTCHINS, TEXAS MAKING APPROPRIATIONS FOR THE BETTERMENT OF THE CITY OF HUTCHINS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; APPROPRIATING MONEY TO AN ECONOMIC DEVELOPMENT FUND FOR IMPROVEMENTS AND ENRICHMENTS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF HUTCHINS ECONOMIC DEVELOPMENT CORPORATION FOR THE 2024-2025 FISCAL YEAR.

Motion made by Councilmember Odom and seconded by Councilmember Elmore to approve Ordinance 2024-09-1196. All in favor, the motion passed.

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

Voting Nay: 0

6. Conduct a Public Hearing to consider Fiscal Year 2024-2025 City of Hutchins Proposed Budget.

Director of Finance Maria Joyner presented the proposed budget and answered questions. Director of Human Resources Karen Steward provided a breakdown of the funding for the proposed personnel requisitions presented at the previous meeting. City Administrator Quin emphasized that there were not sufficient funds to fund all six (6) staffing requests and recommended approval of the Court Clerk and Administrative Assistant for Public Works. After discussion, the council agreed to fund Animal Services Officer, Municipal Court Clerk and Administrative Assistant. Councilmember Odom recommended a mid-term review for the Assistant City Secretary Position.

6A. Open Public Hearing and Receive Comments

Mayor Vasquez opened the public hearing at 6:51 p.m.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:56 p.m.

6B Discuss and consider Ordinance 2024-09-1197 OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 01, 2024, THROUGH SEPTEMBER 30, 2025; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET. Presented by: Maria Joyner, Director of Finance

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Ordinance 2024-09-1197 to include Animal Services Officer, Municipal Court Clerk and Administrative Assistant in Public Works. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

7. Conduct a Public Hearing to consider Fiscal Year 2024-25 Tax Rate

Director of Finance Maria Joyner presented the proposed budget and answered questions.

7A: Open Public Hearing and Receive Comments

Mayor Vasquez opened the public hearing at 6:59 p.m.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:59 p.m.

7B: Discuss and consider Ordinance 2024-09-1198 OF THE CITY OF HUTCHINS, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2024-2025, AT A RATE OF \$0.630082 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2024, TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance

Motion made by Mayor Pro Tem Nichols that the property tax rate be increase by the adoption of a tax rate of \$.630082, which effectively a 11.92 percent increase in the tax rate and, therefore, I further move that Ordinance No. 2024-09-1198 be approved on first reading. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

F. 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.*

8. BrandEra - rebranding presentation Presented by Beth Owens

Beth Owens, BrandEra Inc., and staff gave a presentation on the proposed logos and color palette for the city’s rebranding project. Ms. Owens explained that the color and ideas were based on suggestions from the focus group that was appointed by council. Mayor Vasquez asked how many people were surveyed and the age group. Director of Community Development and Parks Program Wanda Randle informed council that the group was diverse, and input was received from members of the community, city council, and staff. Council opposed the color palette presented and asked for more vibrant and stronger colors.

Mayor Vasquez opened the discussion to the public and accepted comments and open discussion from those in attendance.

Ms. Owens will revisit the project with her team and include a stronger color palette with a Texas feel.

9. Discuss and consider Resolution No.R2024-09-1212 APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL. Presented By: Katherine Lindsey, Assistant to the City Administrator

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Didehbani to approve Resolution R2023-09-1212. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

10. Discuss and consider Resolution R2024-09-1213 of the Hutchins City Council Nominating Candidates for Election to the Board of Directors of Dallas Central Appraisal District. Presented by Cynthia Olguin

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Resolution R2023-09-1213 nominating Demarcus Odom. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

11. Discuss and consider Ordinance 2024-09-1199 OF THE CITY OF HUTCHINS, TEXAS, TO PROVIDE A RATE MODIFICATION FOR SOLID WASTE COLLECTION IN ACCORDANCE WITH THE MUNICIPAL SOLID WASTE COLLECTION AND DISPOSAL CONTRACT BY AND BETWEEN THE CITY OF HUTCHINS, TEXAS AND REPUBLIC WASTE SERVICES OF TEXAS, LTD.; AND PROVIDING AN EFFECTIVE DATE OF OCTOBER 1, 2024. Presented by: Maria Joyner, Director of Finance

Leigh Ferguson, representing Republic Services, stated that the services contract includes a rate adjustment clause that helps cover the cost of labor, wages and benefits, fuel and disposal, based on the CPI.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Ordinance 2024-09-1199. All in favor, the motion passed.

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

Voting Nay: 0

12. Discuss and consider authorizing the City Administrator to negotiate and enter into an agreement with Lovepuppy2 Pet Sitting LLC and an Agreement with Tri Cities Animal Shelter for animal shelter services (Presented by: Steve Perry Police Chief)

Police Chief Perry is presenting an alternative plan for animal services sheltering until the renovations at 205 Hickman are completed. He outlined the requirements and responsibilities of the city and the pet owners and explained the adoption fees. Tri Cities Animal Shelter is offering services until January 1 and will not take in more than ten (10) animals a month. LovePuppy2 Pet Sitting LLC will be a backup facility.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve authorize the City Administrator to negotiate and approve both agreements. All in favor, the motion passed.

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

Voting Nay: 0

13. Consider action to ratify the property tax increase as reflected in the FY 2024-2025 City of Hutchins Budget. Presented by: Maria Joyner, Director of Finance

Motion made by Councilmember Elmore and seconded by Councilmember Campbell ratify the property tax increase as reflected in the FY2024-2025 budget. All in favor, the motion passed.

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

Voting Nay: 0

G. EXECUTIVE SESSION

14. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

Mayor Vasquez moved into Executive Session at 8:06 p.m.

H. RECONVENE INTO REGULAR SESSION

15. Action, if any, as a result of Executive Session: Potential property sites for the Recreation Center and Library

Mayor Vasquez convened into open session at 8:21 p.m. and announced no action taken as a result of Executive Session.

I. ITEMS OF COMMUNITY INTEREST

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

J. ADJOURN

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 8:22 PM. All in favor, the motion carried.

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 7th DAY OF OCTOBER 2024.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



STAFF REPORT

MEETING DATE:	October 7, 2024
MEETING TYPE:	Regular Council meeting
SUBMITTED BY:	Chief Steve Perry
AGENDA CAPTION:	Discuss adding additional signage in areas prone to illegal dumping of animals and discuss a potential partnership with Glenn Heights for an animal shelter. (Presented by: Steve Perry Police Chief)

Background Information

On August 29th staff met with the city manager and deputy manager for the City of Glenn Heights to discuss a future joint animal shelter project. Glenn Heights has expressed their interest in a shared animal shelter between the Cities of Hutchins and Glenn Heights.

Consideration to be given to the following locations:

Existing Hutchins City Hall, located at 321 N. Main St. in the City of Hutchins.

Former Police and Public Works facility located at 550 W. Bear Creek, in the City of Glenn Heights.

New construction, location TBD.

Budget Implications

Staff would recommend a new feasibility study with the City of Glenn Heights to determine capacity, size of an animal shelter, and estimated cost.

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Council to consider and give staff direction.

Supporting Documentation and Attachments

Signage

TRI cities agreement

NOTICE

THIS AREA IS MONITORED

**ABANDONING
AN ANIMAL IS
A VIOLATION
OF TEXAS LAW**

**(SEC. 42.092 OF THE TEXAS PENAL CODE,
PENALTIES INCLUDE A FINE OF UP TO
\$4,000 AND/OR UP TO 1 YEAR IN JAIL)**



SCAN FOR REHOMING RESOURCES



**TEXAS HUMANE
NETWORK**

**FIRST AMENDMENT TO THE ACQUISITION, OWNERSHIP
AND OPERATING AGREEMENT FOR THE ANIMAL CONTROL
SHELTER/PUBLIC SAFETY TRAINING FACILITY BETWEEN
THE CITIES OF CEDAR HILL, DESOTO AND DUNCANVILLE**

This Amendment is entered into by and between the Cities of Cedar Hill, DeSoto and Duncanville, each being a Texas home-rule municipal corporations and herein collectively referred to as the "Cities," as of the date of execution hereof.

W I T N E S S E T H

WHEREAS, on September 3, 1991, the Cities entered into an agreement entitled the Acquisition, Ownership and Operating Agreement Re: Animal Control/Public Safety Training Facility Between the Cities of Cedar Hill, DeSoto and Duncanville (herein the "Agreement"); and

WHEREAS, pursuant to the Agreement, the Cities each own a one-third undivided interest in the facility known and referred to as the Tri-City Animal Shelter; and

WHEREAS, the Cities understand and agree that an expansion of the Tri-City Animal Shelter is necessary for the economical and efficient means to provide animal impoundment facilities and public training facilities for each of the Cities; and

WHEREAS, the Cities desire to amend, modify and clarify the Agreement to provide for the funding of the expansion of the Tri-City Animal Shelter.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Cities hereby agree that the Agreement is amended as follows:

I.

Cedar Hill has agreed to incur the financial obligation or debt for the planned 2008 expansion of the Facilities. DeSoto and Duncanville agree that they shall each pay their proportionate share of one-third (1/3) of the debt service as reimbursement to Cedar Hill.

II.

To the extent that any provision of this Amendment conflicts or is inconsistent with the Agreement, the provisions of this Amendment shall control. Any of the terms and provisions of the Agreement are hereby amended and modified where necessary, even though not specifically addressed herein, so as to conform to the amendments and modifications set forth herein. The Agreement, except as hereby amended, remains in full force and effect.

III.

This Amendment may be executed in counterparts, and each counterpart when so executed and delivered shall constitute an original of this Amendment, and all such separate counterparts shall constitute but one and the same Amendment.

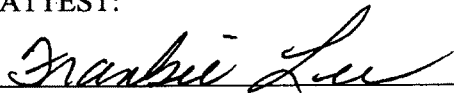
IN WITNESS WHEREOF, the Cities have executed or caused this Amendment to be duly executed as of the 28 day of March, 2008.

CITY OF CEDAR HILL, TEXAS:



Mayor

ATTEST:



City Secretary



CITY OF DESOTO, TEXAS:



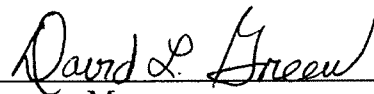
Mayor

ATTEST:



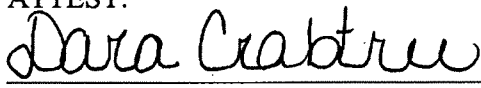
City Secretary

CITY OF DUNCANVILLE, TEXAS:



Mayor

ATTEST:



City Secretary

ACQUISITION, OWNERSHIP AND OPERATING AGREEMENT
RE: ANIMAL CONTROL SHELTER/PUBLIC SAFETY TRAINING FACILITY
BETWEEN THE CITIES OF CEDAR HILL, DESOTO AND DUNCANVILLE

THIS AGREEMENT, effective as of the 3rd day of October 1991, is made and entered into by and between the City of Duncanville, Texas (hereinafter called "Duncanville", the City of DESOTO (hereinafter called "DESOTO") and the City of Cedar Hill, Texas (hereinafter called "Cedar Hill"), each of said cities being a municipal corporation organized and operating under the laws of the State of Texas and their respective Home Rule charters and hereinafter collectively referred to as the "Cities",

W I T N E S S E T H :

WHEREAS, Duncanville, DESOTO and Cedar Hill has each determined that their facilities for the impoundment, care and treatment of animals is inadequate to meet projected increases in animal impounds; and

WHEREAS, additionally, each of the Cities is without adequate training facilities for their respective fire and police departments; and

WHEREAS, after studying and reviewing available options and alternatives, each of the Cities has determined the most economical and efficient means to provide animal impoundment facilities and public safety training facilities would be through their joint action and participation in the acquisition, ownership and operation of such facilities at a centrally located site;

NOW, THEREFORE, to initiate, undertake and implement such joint participation in the acquisition, ownership and operation of such facilities and in consideration of the mutual covenants hereinafter contained, the parties hereto agree and contract as follows:

SECTION 1: Site. Unless otherwise provided and agreed by an amendment to this Agreement, the facilities to be acquired, constructed and operated hereunder shall be located in the City of Cedar Hill, Texas on property (the "Project Site") described in Exhibit A attached hereto and incorporated herein by reference as a part hereof for all purposes.

SECTION 2: Ownership of Project. Each of the parties hereto shall acquire and, subject to adjustments as provided herein, shall initially own an undivided Thirty-Three and One-Third Per Cent (33-1/3%) in the Project Site and all the Facilities (as hereinafter identified) constructed on the Project Site. For purposes of this Agreement, the Facilities (the "Facilities") on the Project Site are generally described in Exhibit B attached hereto.

SECTION 3. Financial Arrangement. (a) Acquisition and Construction. Each party hereto shall be responsible for obtaining and providing one-third (1/3) of the capital for the acquisition of the Project Site and for constructing and equipping the Facilities.

(b) Additional Capital. If at any time during the existence of this Agreement it should become necessary to provide additional capital for completing the construction or making improvements to the Facilities, each of the parties hereto will contribute one-third (1/3) of additional amount or amounts necessary to complete the construction of the Facilities or make improvements thereto and/or build new Facilities on the Project Site.

(c) Maintenance and Operation of Facilities. Notwithstanding each party's one-third (1/3) ownership interest in the Project Site and the Facilities and one-third (1/3) financial obligation to provide capital for the acquisition and construction of the Project Site and the Facilities, annual unpaid operation and maintenance costs and expenses of the Facilities shall be borne by the parties hereto on a pro rata monthly basis accordingly to each party's use of the Facilities, annual period in question, i.e., if one party accounts for 50% of the use of the Facilities, such party will be liable for one-half (1/2) of the operating and maintenance costs of the Facilities not paid with revenues from the operation of the Facilities. The management committee may at the discretion amend this paragraph for the purpose of establishing minimum costs per city.

No member city shall be liable to fund any obligation under this Agreement unless and until their respective City Council has specifically authorized the expenditures of such funds or the incurring of such obligation by action of the City Council at some later date.

(d) Waiver of Right to Partition. Each of the cities hereto agrees to waive any rights to partition any component of the Facilities, whether by partition in kind or by sale and division of the proceeds, and further agrees that it will not resort to any action in law or in equity to partition such component, and it waives the benefits of all laws that may now or hereafter authorize such partition for a term (i) which shall be coterminous with the co-tenancy agreement for such component or (ii) which shall be for such lesser period as may be required under applicable law.

SECTION 4 Administration and Management. As a means for providing the acquisition, construction, ownership and operation for the Facilities, the Cities hereby establish a Management Committee, which shall be comprised of three (3) members with one (1) representative to be appointed by each City a party hereto and such appointments to be made by each City's City Manager. The Management Committee shall provide for the acquisition, management and operation of the Facilities for and on behalf of the Cities and except as otherwise herein set forth, a majority vote of the members of the Management Committee shall govern and control all actions with each member having an equal vote.

All capital expenditure decision involving more than a total of \$30,000 shall require a unanimous vote of the management committee to be implemented.

The Management Committee shall cause to be prepared each year an annual operating and management budget pertaining to the operation and management of the Facilities, or any portion thereof, and as needed each fiscal year, a capital expenditure budget pertaining to the acquisition, construction and improvement of the Facilities for the ensuing period from October 1 to September 30 of each calendar year. Such annual budget (other than the initial annual budget) shall, to the extent possible, be completed and approved by the Management Committee and submitted to the Cities by July 1 of each year.

Each party hereto represents and covenants that its financial obligation and liabilities hereunder with respect to the acquisition, operation and maintenance of the Facilities shall constitute "operating" expenses of the City's general fund payable from funds annually budgeted and appropriated therefore by the Cities in their respective annual budgets, or, in regard to meeting acquisition costs, may consist of funds derived from each City's ability to borrow funds in accordance with State Law.

The Management Committee shall cause to be prepared full and accurate books of accounts reflecting the condition of the business and finances of the Facilities and each City, or their authorized representative, shall have access to such books of account and shall be entitled to examine the same at any time. At the end of each fiscal year, the Management Committee shall cause to be prepared a statement of operations and a statement of financial operations (using generally accepted accounting principles) for the year and file a copy of such statement of operations with the City Manager of each of the Cities.

SECTION 5 Sale or Disposition. Except as provided herein, no party hereto may sell or assign its interest in the Facilities or any of its rights or obligations under this Agreement without the prior written consent of each of the other parties hereto.

During the thirty (30) month period immediately following the acquisition of the land, the City of Cedar Hill shall have the right to purchase property for open space or other similar purpose at the original acquisition per acre price. After that time period, the City of Cedar Hill may purchase land at the current appraised value price.

A City shall have the right to transfer or assign all of its ownership interest in the Facilities, together with a proportional part of its rights and obligations under this Agreement to one or both of the other Cities a party hereto. The City desiring to make such transfer shall obtain an appraisal of the Facilities based on then current fair market value in the immediate vicinity of the Facilities and one or both of the other Cities hereto shall have the right to acquire such interest at a price equal to the fair market value of the undivided interest of the City desiring to sell, less a penalty of 50% of the fair market value of the undivided interest of the City desiring to sell.

At least six (6) months prior to the date on which the intended transfer is to be consummated, the City desiring to

transfer shall serve written notice of its intention to do so upon the other Cities. Such notice shall contain the proposed date of transfer, a copy of the appraisal obtained in the connection with such transfer, and the terms of conditions of the transfer.

Both of the other Cities shall have the right to acquire One-Half (1/2) the interest to be transferred and each such City shall exercise such right by serving written notice of its intention upon the City desiring to transfer within three (3) months after service of written notice of intention to transfer required above. If none of the other Cities exercise the right to acquire such additional ownership interest in the Facilities within the time period specified, it shall be conclusively deemed to be an election not to exercise such right and the failure to exercise such right of purchase shall result in the termination of this Agreement and the liquidation of the Facilities as hereinafter provided. If only one City is interested in acquiring the interest to be transferred, it shall have the right to acquire all of that interest.

SECTION 6: Destruction or Abandonment. If the Facilities should be damaged or destroyed to the extent that the estimated costs of repairs, replacement or reconstruction is not more than one hundred (100%) of the aggregate amount of the proceeds from property damage insurance carried and covering the costs of the repairs, replacement or reconstruction of such Facilities, the Cities, unless otherwise unanimously agreed, shall repair, replace or reconstruct such Facilities to substantially the same general character or use as the original.

(b) If the Facilities should be damaged or destroyed to the extent that the estimated costs of repairs, replacement or reconstruction is more than one hundred percent (100%) of the aggregate amount of proceeds from property damage insurance carried and covering the cost of the repairs, replacement or reconstruction of such Facilities, the Cities shall, upon agreement, repair, replace or reconstruct such Facilities to substantially the same general character or use as the original; provided, however, that should one or more of the Cities a party hereto not agree to repair, replace or reconstruct shall sell its interest in such Facilities to the other City or Cities in accordance with the provisions of Section 5.

(c) If any of the Facilities should be destroyed, the Cities shall, unless otherwise agreed, repair or reconstruct same to substantially the same character or use as the original. The Cities shall share the costs of such repair or reconstruction in proportion to their then ownership interest in the Facilities damaged or destroyed.

SECTION 7: Insurance. The Management Committee shall determine the insurance coverage, including the insurable values, limits, deductibles, retentions and other special terms, and the insurance carriers from which such insurance is to be obtained with respect to the Facilities.

(b) All policies of insurance shall:

(i) Provide insurable values, limits, deductibles, retentions and other special terms as determined by the Management Committee;

(ii) List as loss payees or additional insureds the Cities (as their interests may appear);

(iii) Contain endorsements providing for positive notice of cancellation to all parties listed as named or additional insureds;

(iv) Contain endorsements providing that the insurance is primary insurance for all purposes; and

(v) Contain cross-liability endorsements for comprehensive bodily injury liability and property damage liability coverages.

Each City, at its expense, shall have the right to secure such additional or different insurance coverages as may be required or determined to be appropriate.

SECTION 8 Liability of Cities to Each Other. Each City shall have no remedies against the other Cities which is a party hereto for tortious conduct arising out of the ownership of the Facilities, or any portion thereof, except when the claim results from intentional torts and/or gross negligence.

Remedies of a City participant hereto with respect to a claim against another City participant hereto shall be unimpaired by this Agreement when the claim does not arise out of ownership of the Facilities or any portion thereof.

SECTION 9: Default. (a) Each party hereto hereby agrees that it shall pay all monies and carry out all other duties and obligations agreed to be paid or performed by it pursuant to all of the terms and conditions set forth and contained in this Agreement.

(b) In the event of an alleged default by one of the parties hereto in any of the terms and conditions of this Agreement concerning the advancement of funds, then, within ten (10) days after written notice has been given by the nondefaulting parties to the defaulting party of the existence and nature of the default, the nondefaulting parties shall remedy such default by advancing the necessary funds or commencing to render the necessary performance.

(c) In the event of an alleged default by one or more of the parties hereto in any of the terms and conditions of this Agreement and the giving of notice as provided above, the defaulting party shall take all steps necessary to cure such default as promptly and completely as possible and shall pay promptly upon demand to the nondefaulting party or parties the total amount of money or the reasonable equivalent in money of nonmonetary performance, if any, paid or made by such nondefaulting party or parties in order to cure any default by the defaulting party, together with interest on such money or costs of nonmonetary performance at the commercial prime rate then in

effect at the least commercial bank (in terms of deposits) doing business in Dallas County, Texas, or the maximum rate of interest legally chargeable, whichever is lesser, from the date of the expenditure of such money or the date of completion of such nonmonetary performance by such nondefaulting party or parties to the date of such reimbursement by the defaulting party.

(d) In the event that a party hereto shall dispute an asserted default by it, then such party shall pay the disputed payment or perform the disputed obligation, but may do so under protest. The protest shall be in writing, shall accompany the disputed payment or precede the performance of the disputed obligation, and shall specify the reasons upon which the protest is based. A copy of such protest shall be mailed by such party to the other parties hereto. Payments not made under protest shall be deemed to be correct, except to the extent that periodic or annual audits may reveal over or under payments by the parties hereto, necessitating adjustments. In the event it is determined that a protesting party is entitled to a refund of all or any portion of a disputed payment or to a refund of all or any portion of a disputed payment or payments or is entitled to the reasonable equivalent in money of nonmonetary performance of a disputed obligation theretofore made, then, upon such determination, the nonprotesting party or parties shall pay such amount to the protesting party or parties, together with interest thereon at the commercial bank (in terms of deposits) doing business in Dallas County, Texas, or at the maximum legal rate, whichever is the lesser, from the date of payment or of the performance of a disputed obligation to the date of reimbursement.

(e) In the event of a default by one or more of the parties hereto in the payment or performance of an obligation under this Agreement shall continue for a period of six (6) months or more without having been cured by the defaulting party or without such party having commenced or continued action in good faith to cure such default, or in the event the question of whether an act of default continues for a period of six (6) months following a final determination that an act of default or to commence such action during said six (6) month period, then, at any time thereafter while said default is continuing, the nondefaulting party or parties may, by written notice to the defaulting party, declare this Agreement to be terminated and direct the Management Committee to initiate proceedings to liquidate and dispose of the Facilities acquired and constructed hereunder in accordance with law and Section 17 hereof.

(f) In addition to the remedies hereinabove enumerated, a nondefaulting party hereto may seek and exercise shall other remedies authorized or permitted by law.

SECTION 10: Relationship of Parties. The covenants, obligations and liabilities of the Cities shall be several and not joint or collective. Each of the Cities shall be individually responsible for its own covenants, obligations and liabilities as

herein provided, and it is not the intention of the parties to create, nor shall this Agreement be construed as creating a partnership, association, joint venture or trust, as imposing a trust or partnership covenant, obligation or liability on or with regard to any of the Cities, or as rendering the Cities liable as partners or trustees. No City shall be under the control of or shall be under the control of or shall be deemed to control any other City a party hereto nor shall any City a party hereto be the agent of or have the right or power to bind any other City that is a party to this Agreement with respect to the Facilities.

SECTION 11: Force Majeure. In the event any party hereto is rendered unable, wholly or in part, by force majeure to perform any of its obligations under this Agreement (other than obligations to pay costs and expenses due) and upon such party giving notice and full particulars of such force majeure in writing or by telephone to the other parties hereto as soon as reasonably possible after the occurrence of the cause relied upon, the obligations of the party giving notice, so far as it is affected by such force majeure, shall be suspended during the continuance of any inability of performance so caused, but for no longer period. Telephone notices given under the provisions hereof shall be terminated by reason of any such cause but shall remain in full force and effect. The term "force majeure" shall mean any cause beyond the control of the party affected, including, but not restricted to, flood, earthquake, storm, fire, lightning, epidemic, war, acts of the public enemy, riot, civil disturbance or disobedience, strike, lockout, work stoppages, other industrial disturbances or dispute, labor or material shortage, sabotage, restraint by court order or other public authority and action or nonaction by, or failure to obtain the necessary authorizations or approvals from, any governmental agency or authority, which by the exercise of due diligence such party could not reasonably have been expected to avoid and which by exercise of due diligence it shall be unable to overcome.

Nothing contained herein shall be construed so as to require a party to settle any strike, lockout, work stoppage or other industrial disturbance or dispute in which it may be involved. A party hereto rendered unable to fulfill any of its obligations under this Agreement by reason of force majeure shall exercise due diligence to remove such inability with all reasonable dispatch.

SECTION 12: Governing Law. This Agreement shall be governed by the laws of the State of Texas, except as to matters exclusively controlled by the Constitution and Statutes of the United States of America.

SECTION 13: Term. This Agreement shall become effective when it has been duly executed and delivered on behalf of the parties hereto and shall remain in force and effect, subject to prior termination by unanimous agreement by the Cities as a result of an occurrence or circumstance described in Section 5 or 9

hereof, until the abandonment of the Facilities

SECTION 14 Interests Acquired in the Name of an Individual City. Any City which acquires in its name an interest in any real or personal property or a contractual right which is part of the Facilities shall acquire and hold same subject to this Agreement and shall transfer and assign an undivided interest therein to the other Cities so that the ownership and rights of the Cities in such property or contract shall be as provided in Section 2 of this Agreement.

SECTION 15: Notices. Any notice, demand or request provided for in this Agreement shall be deemed properly served, given or made if delivered in person or sent by registered or certified mail, postage prepaid, to the addresses specified below:

City of Duncanville, Texas
P.O. Box 380280
Duncanville, Texas 75138-0280
Attn: City Manager

City of DESOTO, Texas
P.O. Drawer 550
DESOTO, Texas 75115
Attn: City Manager

City of Cedar Hill, Texas
P.O. Box 96
Cedar Hill, Texas 75104
Attn: City Manager

A City may, at any time, by written notice to the other Cities, designate different or additional persons or different addresses for the giving of notices hereunder.

SECTION 16: Miscellaneous Provisions. Each City agrees, upon request by the other Cities, to make, execute and deliver any and all documents and writings of every kind reasonably requested or required to implement this Agreement.

EXHIBIT B
DESCRIPTION OF THE FACILITIES

The captions and headings appearing in this Agreement are inserted merely to facilitate reference and shall have no bearing upon the interpretation thereof.

Each term, covenant and condition of this Agreement is deemed to be an independent term, covenant and condition, and the obligation of any City to perform all of the terms, covenants and conditions to be kept and performed by it is not dependent upon the performance by the other City of any or all of the terms, covenants and conditions to be kept and performed by it.

In the event that any of the terms, covenants or conditions of this Agreement, or the application of any such term, covenant or condition, shall be held invalid as to any person or circumstance by any court having jurisdiction in the premises, the remainder of such agreement, and the application of its terms, covenants or conditions to such persons or circumstances shall not be affected thereby.

The Cities do not intend to create rights in or to grant remedies to any third party as a beneficiary of this Agreement or of any duty, covenant, obligation or undertaking established therein.

Any waiver at any time by a City of its rights with respect to a default of any other matter arising in connection with this Agreement shall not be deemed a waiver with respect to any subsequent default or matter.

SECTION 17: Liquidation of Facilities. Upon the termination of this Agreement for any reason, the Facilities shall be sold for cash or otherwise liquidated and the proceeds of sale shall be applied as follows:

1. To the discharge and payment of all liabilities and expenses associated with the operation and ownership of the Facilities then due and owing and to the payment of expenses of liquidation.

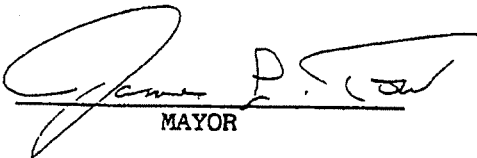
2. To remit to the Cities (after taking into account any adjustments, if any, to the undivided interest of the Cities in the Facilities resulting from a default or otherwise) on a pro rata basis according to their ownership interest in such Facilities, the surplus, if any, remaining from the liquidation of the Facilities.

Any such sale or disposition of the Facilities shall be by sealed bids and the Facilities shall be sold to the bidder submitting the highest dollar bid.

SECTION 18: Venue for Suit. Venue for any suit to interpret or enforce the terms of this agreement shall be in Dallas County, Texas.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the 3rd day of September, 1991.

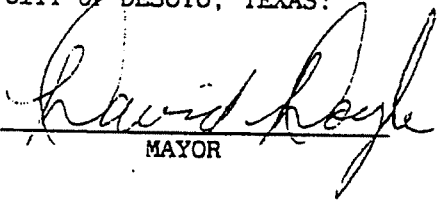
CITY OF DUNCANVILLE, TEXAS:


MAYOR

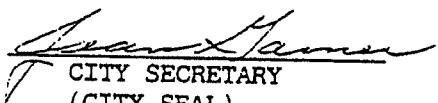
ATTEST:


CITY SECRETARY
(CITY SEAL)

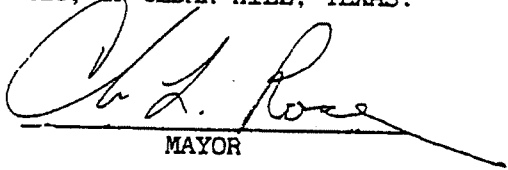
CITY OF DESOTO, TEXAS:


MAYOR

ATTEST:


CITY SECRETARY
(CITY SEAL)

CITY OF CEDAR HILL, TEXAS:


MAYOR

ATTEST:


CITY SECRETARY
(CITY SEAL)



STAFF REPORT

MEETING DATE:	October 7 th , 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Wanda Randle
AGENDA CAPTION:	Discuss and consider authorizing the City Administrator to execute a Professional Service Agreement with Turning Art. Presented by Wanda Randle

Background Information

The new City Hall Architectural design included an impressive 1,719 square feet of exterior mosaic art integrated into public spaces, enhancing the architectural aesthetics and community engagement of the facility. This project is part of the current budget and does not require a new budget proposal.

The mosaic installations will cover four exterior walls of City Hall, transforming each side into a vibrant, welcoming environment. Our research into the scope of work has led us to propose that the City Council consider authorizing the City Administrator to approve a Professional Service Agreement with Turning Point, with a total cost not to exceed \$400,000, per agreement. Turning Art will source *local* graphic designers & artists to develop concepts & designs for consideration and selection, which will ultimately be produced as a striking mosaic. Turning Point also specializes in interior artwork and sculptures.

The goal of this project is to activate each side of City Hall through distinct yet cohesive mosaic art that communicates a narrative celebrating, Hutchins. The design will be inclusive, designed by a local artist, appealing to all ages and demographics, fostering a sense of community and belonging. These art walls are envisioned to become a staple within the city, aligning with our objectives under the Art in Public Places category.

Budget Implications

\$382,000.00

Operational Impact NA

Legal Review

Legal will review all agreements prior to execution.

Staff Recommendation

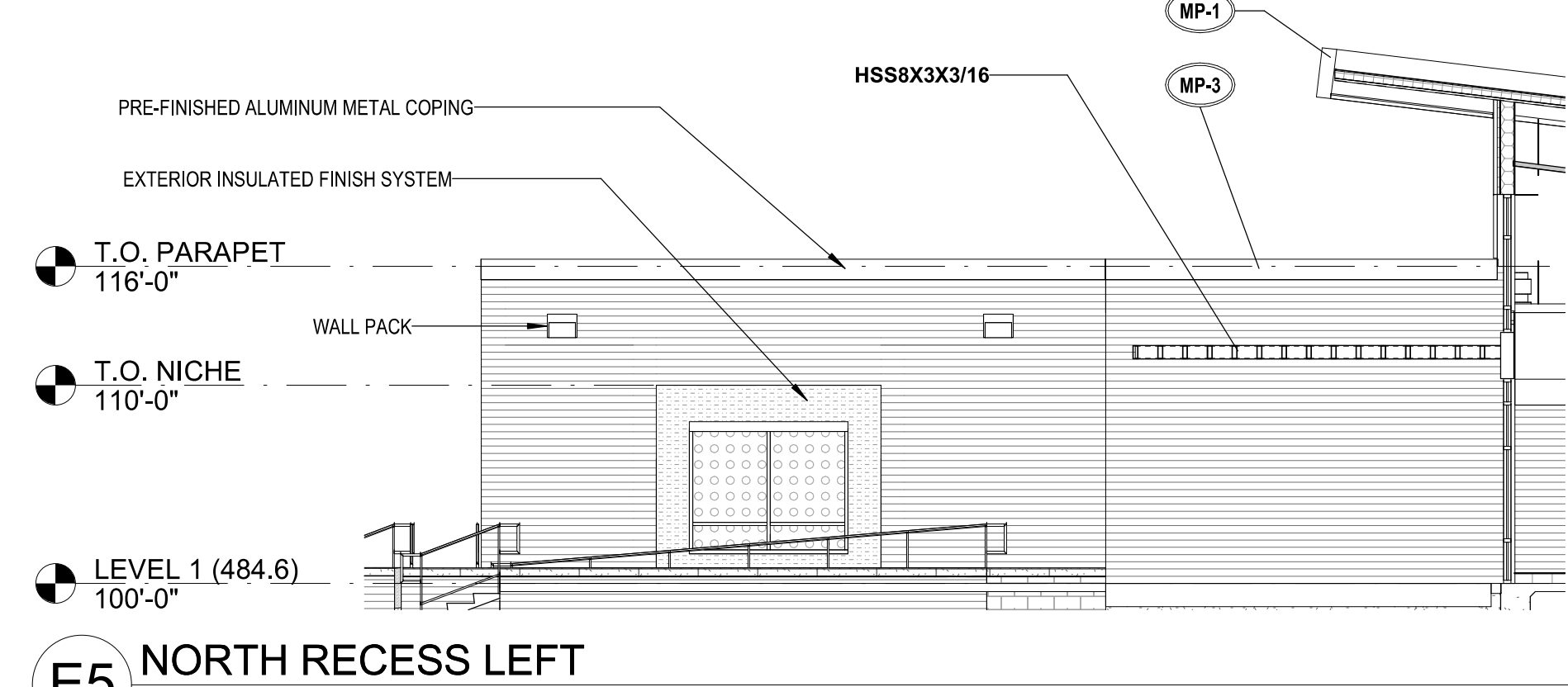
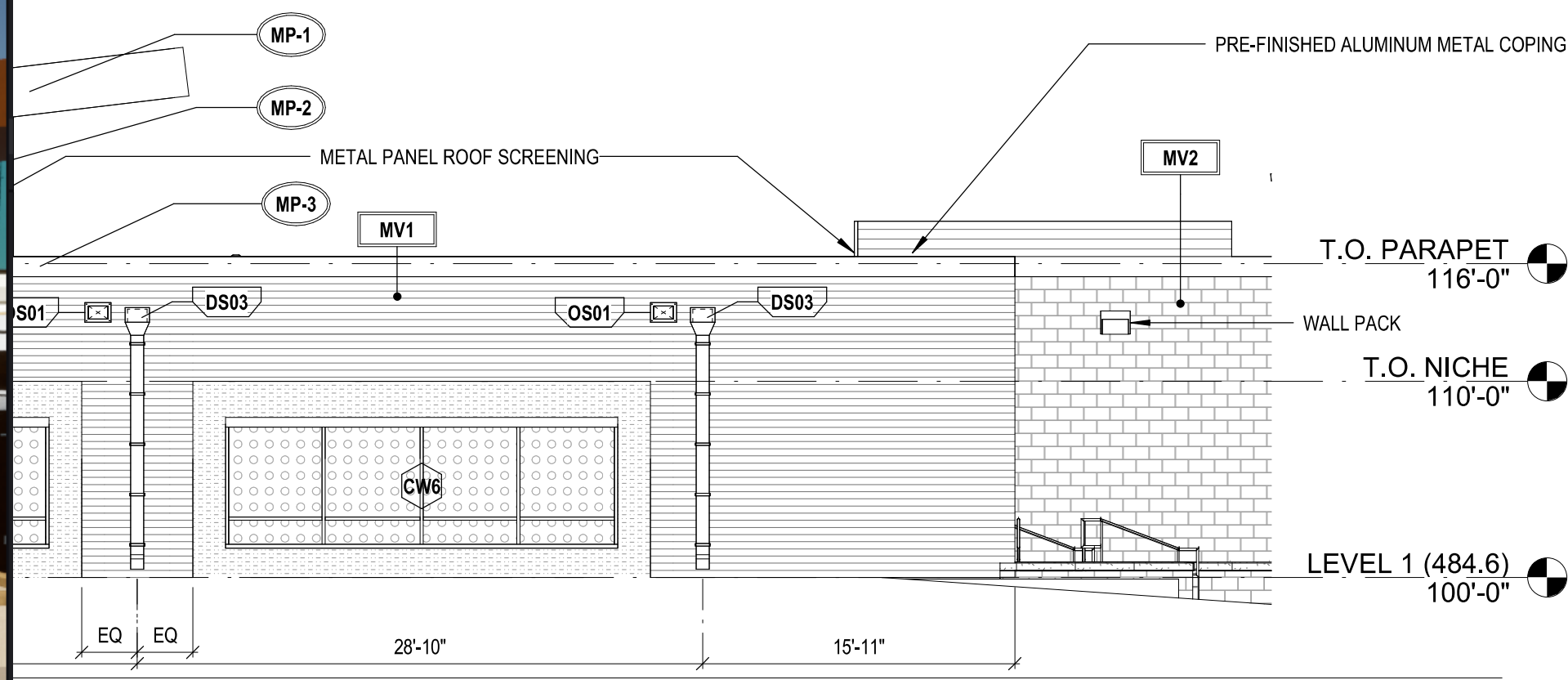
We recommend moving forward with this initiative to enhance the public experience at the new City Hall and to solidify Hutchins' identity through artistic expression

Supporting Documentation and Attachments

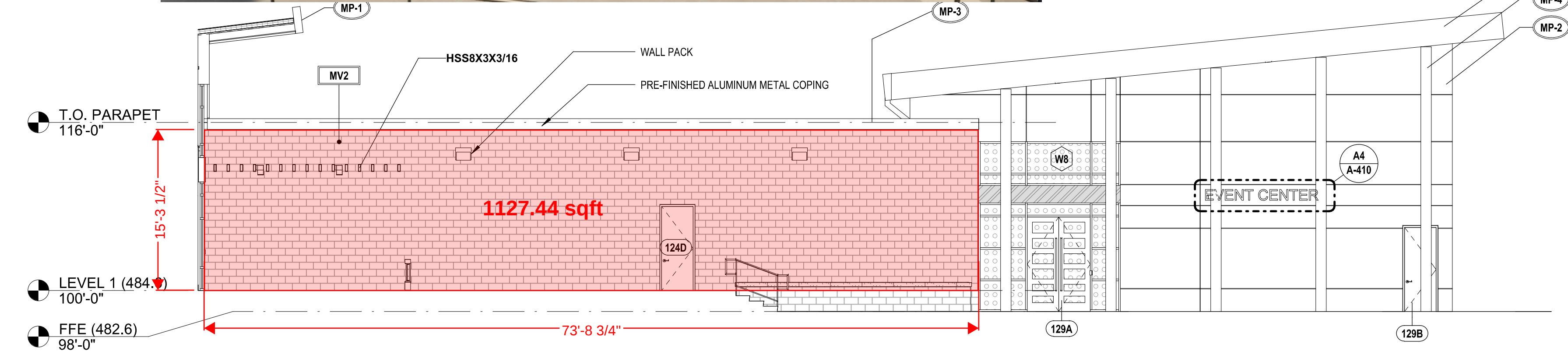
Mosaic Surface Square Footage Outline



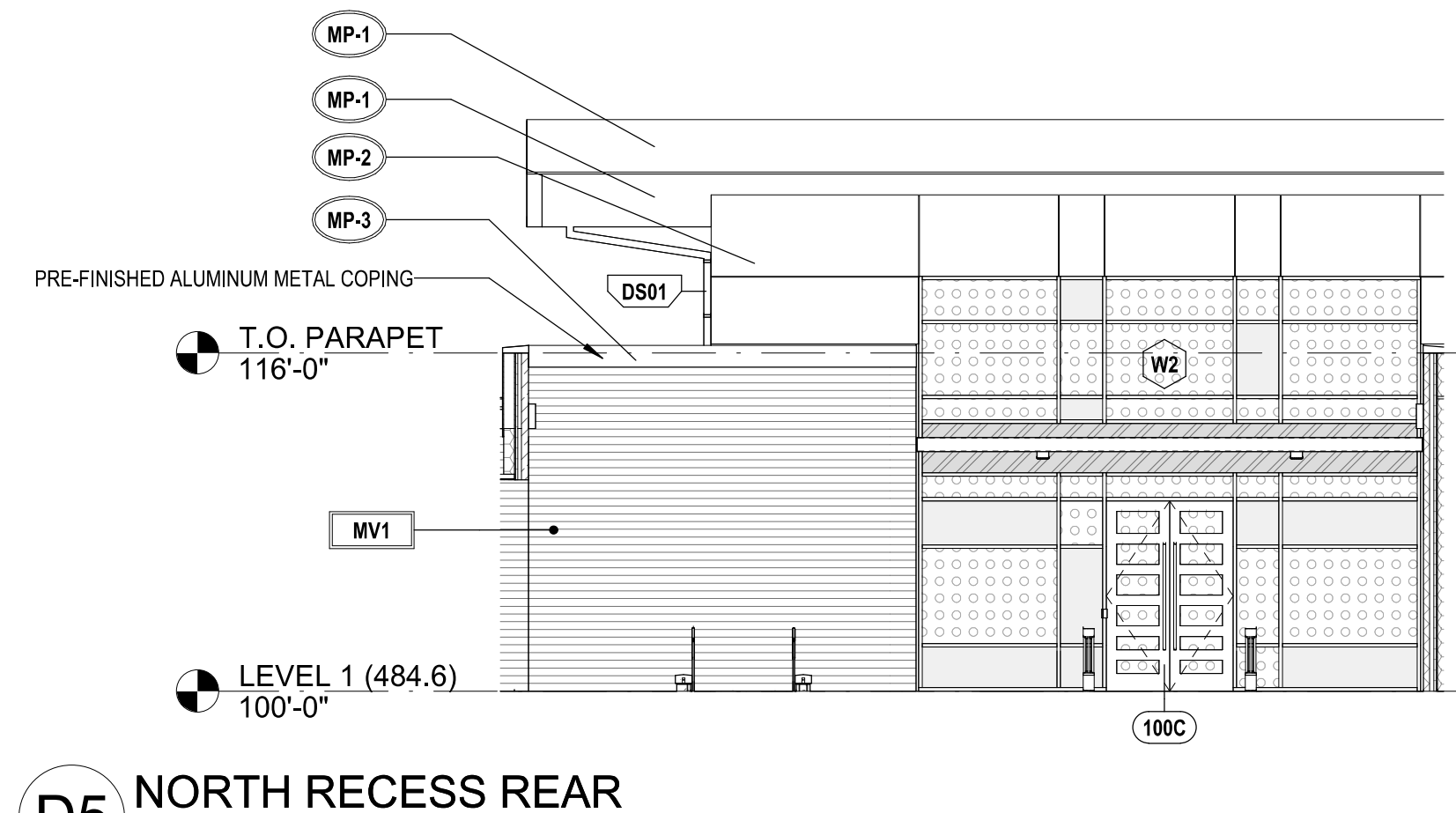
E1 EAST ELEVATION
1/8" = 1'-0"



E5 NORTH RECESS LEFT
1/8" = 1'-0"

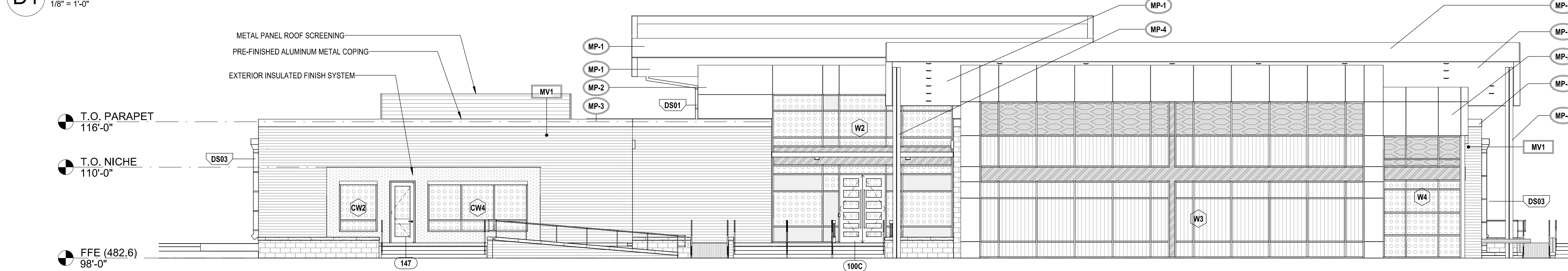


D1 NORTH RECESS RIGHT
1/8" = 1'-0"

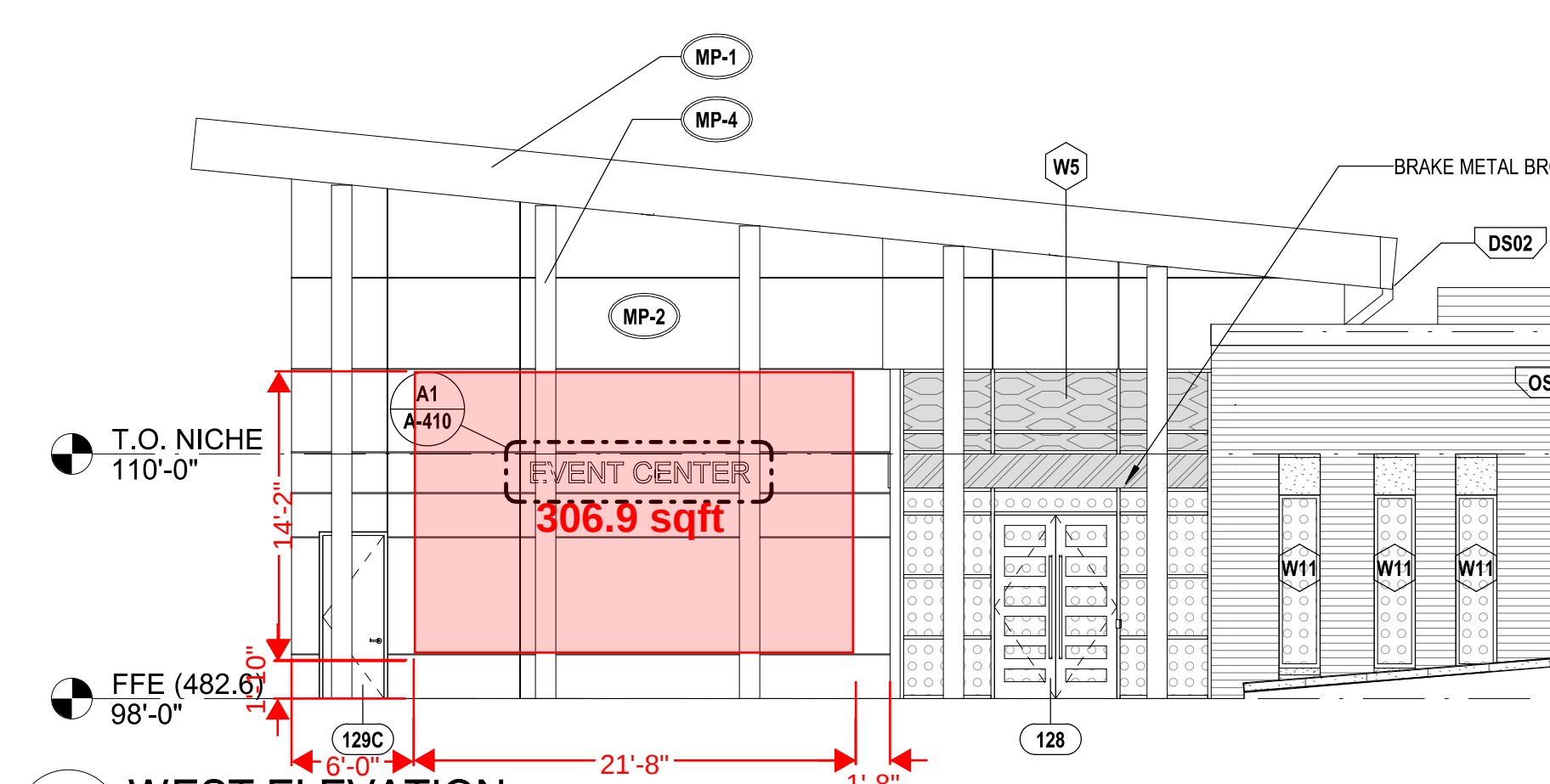


D5 NORTH RECESS REAR
1/8" = 1'-0"

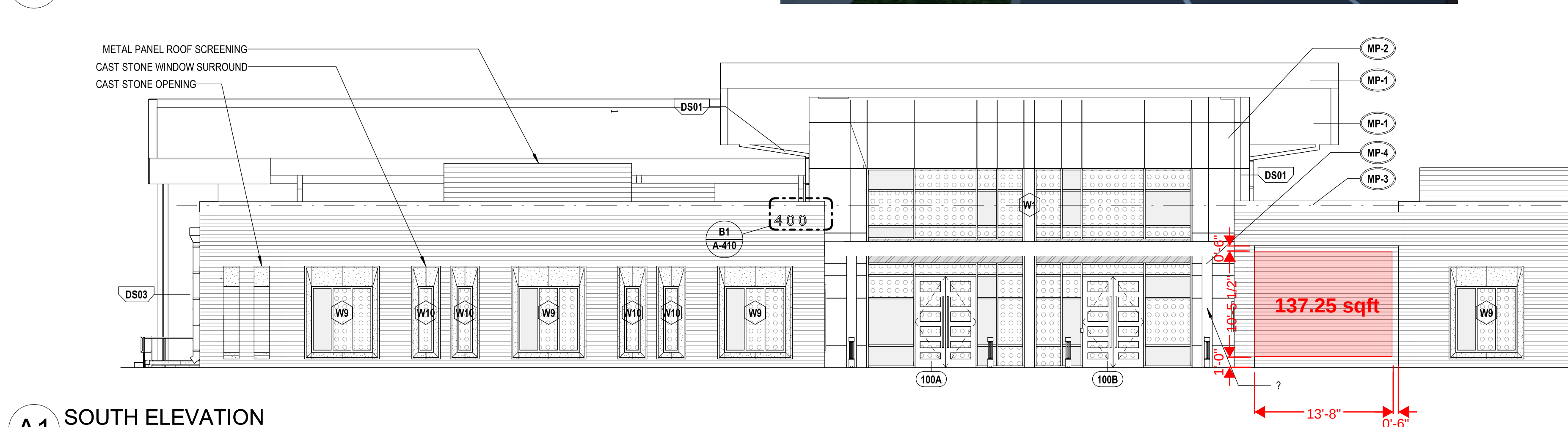
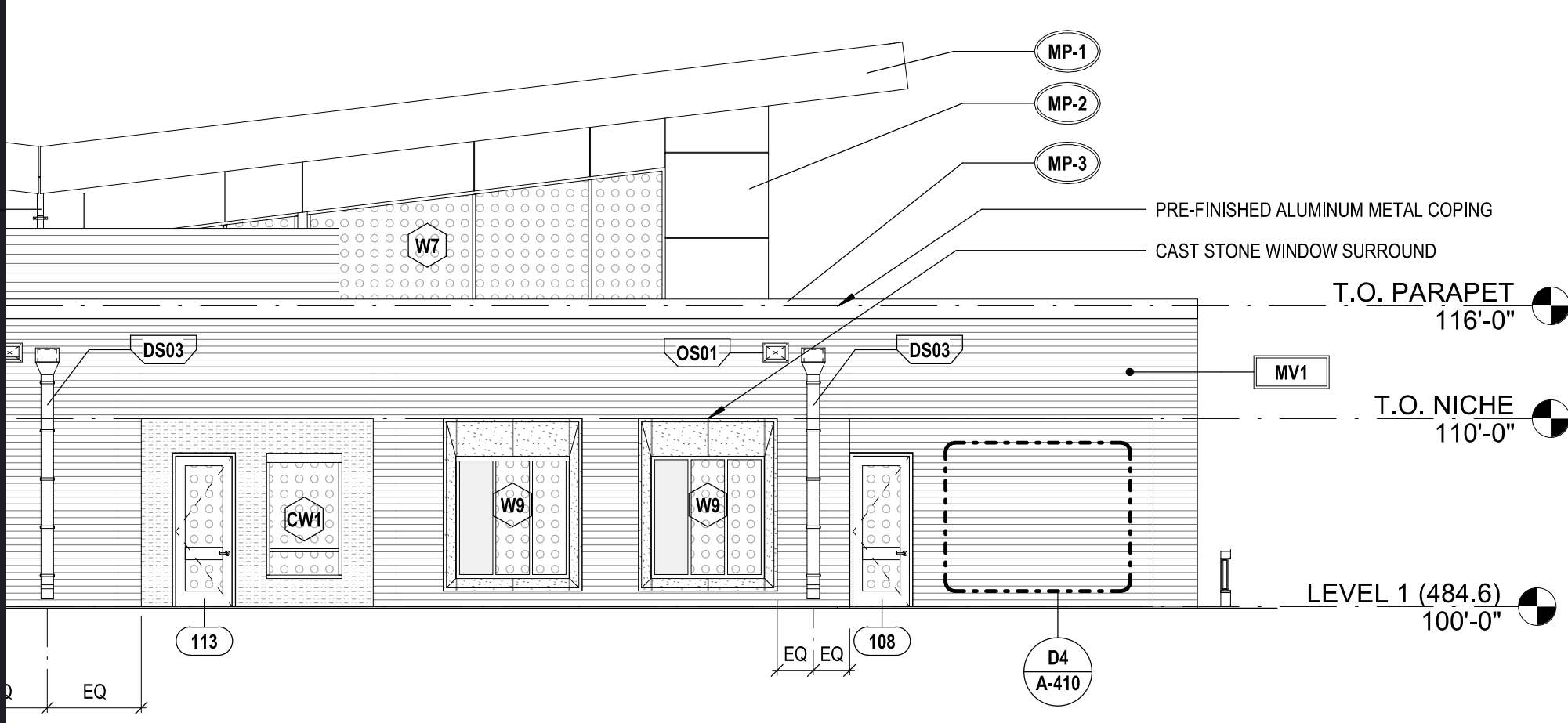
EXTERIOR ELEVATION LEGEND	
	LIME STONE MASONRY VENEER - ALKUSARI STONE, CORDOVA CREAM
	CMU VENEER
	EIFS
	ALPOLIC METAL PANEL - DCX METALLIC COPPER
	ALPOLIC METAL PANEL - SJP LAGOON PRSMTC
	PRE-FINISHED ALUMINUM METAL COPING TO MATCH ALPOLIC METAL PANEL - MBR MED BRNZ ANOZD
	ALPOLIC METAL PANEL - MNC MICA ANODIC CLEAR



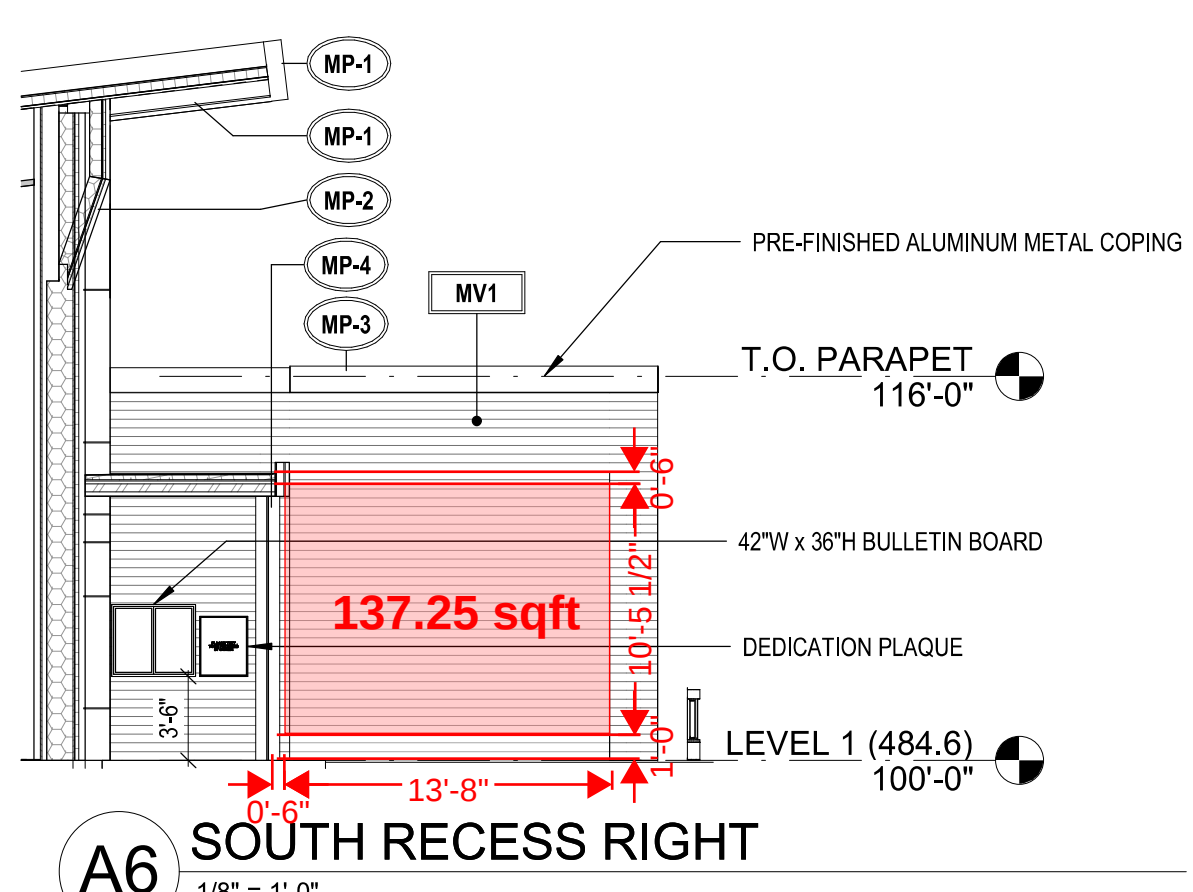
C1 NORTH ELEVATION
1/8" = 1'-0"



B1 WEST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"



A6 SOUTH RECESS RIGHT
1/8" = 1'-0"

Revisions: NUMBER DATE DESCRIPTION
Issue Date: APRIL 15, 2024

Hutchins City Hall

400 N. JJ Lemon Rd.
Hutchins, TX 75141

EXTERIOR ELEVATIONS

Project No.

23046

A-401



STAFF REPORT

MEETING DATE:	October 7, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	Discuss and consider Resolution R2024-10-1215 authorizing the City Administrator or City Administrator's designee to solicit proposals from firms to assist the City of Hutchins with updating its zoning ordinance. Presented by: Katherine Lindsey, Assistant to the City Administrator

Background Information

The City's zoning ordinance was last updated in the year 2000. Since then, the City has experienced exponential growth, including new commercial and residential developments. Recently, the City adopted a new comprehensive plan and aims to begin work on developing a strategic plan later this fiscal year. Therefore, it is necessary to ensure that the zoning ordinance reflects the comprehensive plan's goals and pave the way for future strategic planning.

Budget Implications

The 2024-2025 Adopted Budget allows \$75,000 for this project.

Operational Impact

Having an updated zoning ordinance will help with future decision-making.

Legal Review

The Resolution was approved by the City Attorney.

Staff Recommendation

Staff recommends that the City Council adopts the resolution.

Supporting Documentation and Attachments

Resolution

CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2024 -10-1215

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR OR CITY ADMINISTRATOR’S DESIGNEE TO SOLICIT PROPOSALS FROM FIRMS TO ASSIST THE CITY OF HUTCHINS WITH UPDATING ITS ZONING ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hutchins City Council approved \$75,000 of funding for a project to update the City’s zoning ordinance in the FY 2024-2025 budget as part of the General Fund; and

WHEREAS, the City’s zoning ordinance was last updated in the year 2000 after which the City experienced exponential growth, including new commercial and residential developments; and

WHEREAS, it is necessary to update the zoning ordinance to reflect the comprehensive plan adopted by the City Council on July 15, 2024, as well as help provide a foundation for future planning and decision-making.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, THAT:

SECTION 1. The City Administrator is hereby authorized to coordinate the solicitation of proposals from firms to assist the City of Hutchins with updating its zoning ordinance.

SECTION 2. That this Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 7th day of October 2024.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(09-25-2024: 4879-1916-4137, v. 1)



STAFF REPORT

MEETING DATE:	October 7, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Tim Rawlings
AGENDA CAPTION:	Discuss and consider a request from Dallas County Replacement Housing Program for wavers to the City of Hutchins Zoning Ordinance for the SF-8.5 district and permit fees. Presented by: Tim Rawlings

Background Information

Karen Wavada representing the Dallas County Replacement Housing Program has ask for wavers to the City of Hutchins Zoning Ordinance for the SF-8.5 district. They are wanting to demolish the house at 310 W. Dallas St. which was built in 1947 and is 1291 sq. ft. with a 750 sq. ft. detached garage. They are wanting to replace it with a new 3 bdrm. 2 bath 1050 sq. ft. home with no garage. The wavers requested are for required square footage 1500 sq. ft. and required 2 car garage. They also seek a waiver of all permitting fees in the amount of \$1,699.37.

Homes previously built by the program include the following:

5002 N. Goode Rd.	707 W. Hickman St.	427 N. Main	209 Chapman St.
5012 N. Goode Rd.	407 E. Hickman St.	101 N. Main	301 E. Palestine
5016 N. Goode Rd.	405 E. Hickman St.	124 S. Pacific	5027 Garden Dr.
5024 N. Goode Rd.			

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Council discuss and consider the item.

Supporting Documentation and Attachments

Request for Variance from City of Hutchins, Texas

Name of Project: Dallas County Replacement Housing Program

Physical Description of Property: 310 W. Dallas Street, Hutchins, TX 75141

Legal Description of Property:

ORIG TOWN HUTCHINS

BLK 49 N ½ LOTS 11 -14 & 6 FT LOT 15

201300080785 DD03142013 CO-DC

0005004901101 4CU00050049

Detailed Description: Existing home would be demolished and replaced with new construction consisting of an energy-efficient, 3 bed, 2 bath, 1050 sq. ft. home without a garage

Owner's Name: Aubrey Jean Buxton

Representative's Name: Karen Wavada

Company Name: DALLAS COUNTY REPLACEMENT HOUSING PROGRAM

500 ELM ST., SUITE 3100, DALLAS, TX 75202

PHONE: 214-653-7627 EMAIL: KAREN.WAVADA@DALLASCOUNTY.ORG

I hereby certify that I am the duly authorized agent of the Owner or the Applicant for the purposes of this application and that all information submitted herein is complete, true and correct to the best of my knowledge.

Signed: *Karen Wavada*

Title: Coordinator

Date: August 26, 2024

Residential Account #30000500490110100

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2025)

Address: 310 W DALLAS ST
Neighborhood: 4WSG04
Mapsc0: 77-D (DALLAS)

DCAD Property Map

2024 Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2025)

BUXTON AUBREY JEAN
 310 W DALLAS ST
 HUTCHINS, TEXAS 751413023

Multi-Owner (Current 2025)

Owner Name	Ownership %
BUXTON AUBREY JEAN	100%

Legal Desc (Current 2025)

- 1: ORIG TOWN HUTCHINS
- 2: BLK 49 N 1/2 LOTS 11 - 14 &
- 3: 6 FT LOT 15
- 4: 201300080785 DD03142013 CO-DC
- 5: 0005004901101 4CU00050049

Deed Transfer Date: 3/15/2013

Value

2024 Certified Values	
Improvement:	\$99,190
Land:	+ \$18,590
Market Value:	= \$117,780
Capped Value: \$57,944	
Revaluation Year:	2024
Previous Revaluation Year:	2023

Main Improvement (Current 2025)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	1/ 0
Year Built	1947	Foundation	POST	# Kitchens	1
Effective Year Built	1947	Roof Type	GABLE	# Bedrooms	3
Actual Age	78 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	NONE	# Fireplaces	1
Living Area	1,291 sqft	Ext. Wall Material	VINYL	Sprinkler (Y/N)	N
Total Area	1,291 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	GAS HEATERS	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	WINDOW	Pool (Y/N)	N
Depreciation	50%			Sauna (Y/N)	N

Additional Improvements (Current 2025)

Section F, Item7.

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
2	DETACHED GARAGE		UNASSIGNED	VINYL	750

Land (2024 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY R-1	57	106	5,311.0000 SQUARE FEET	STANDARD	\$3.50	0%	\$18,589	N

* All Exemption information reflects 2024 Certified Values. *

Exemptions (2024 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	HUTCHINS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$5,794	\$57,944	\$11,588	\$11,588	\$11,588	\$0
OTHER EXEMPTION	\$30,000	\$0	\$46,356	\$46,356	\$46,356	\$0
Taxable Value	\$22,150	\$0	\$0	\$0	\$0	\$0

Exemption Details

Estimated Taxes (2024 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	HUTCHINS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.630082	\$0.997235	\$0.215718	\$0.105595	\$0.2195	N/A
Taxable Value	\$22,150	\$0	\$0	\$0	\$0	\$0
Estimated Taxes	\$139.56	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Tax Ceiling	N/A	\$0.00	\$0.00	N/A	N/A	N/A
Total Estimated Taxes:						\$139.56

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

SF-8.5 – SINGLE-FAMILY RESIDENTIAL-8.5 DISTRICT.**16.1 GENERAL PURPOSE AND DESCRIPTION:**

The SF-8.5, Single-Family Residential-8.5, district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than eight thousand five hundred (8,500) square feet.

16.2 PERMITTED USES:**A.**

- 1.** Those uses specified in Section **32** (Use Charts).
- 2.** Such uses as may be allowed by Specific Use Permits, Section **31**.

16.3 HEIGHT REGULATIONS:**A. Maximum Height:**

- 1.** Two and one-half (2 1/2) stories, or thirty-five feet (35') for the main building/house.
- 2.** One (1) story for accessory buildings.
- 3.** Other (see Section **37.5**).

16.4 AREA REGULATIONS:**A. Size of Lots:**

- 1.** Minimum Lot Area - Eight thousand five hundred (8,500) square feet
- 2.** Minimum Lot Width - Seventy feet (70')
- 3.** Minimum Lot Depth - One hundred ten feet (110')

B. Size of Yards:

- 1.** Minimum Front Yard - Twenty-five feet (25')
- 2.** Minimum Side Yard - Ten percent (10%) of the lot width, but need not exceed fifteen feet (15'); 50% of the front yard setback (i.e., 12.5') from a street right-of-way for a corner lot
- 3.** Minimum Rear Yard - Twenty-five feet (25') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.

C. Minimum Floor Area per Dwelling Unit - One thousand five hundred (1,500) square feet.**D. Maximum Lot Coverage - Thirty-five percent (35%) by main buildings and accessory buildings**

E. Parking Regulations:

- 1.** Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line and on the same lot as the main structure
- 2.** Other - (See Section **33**, Off-Street Parking and Loading Requirements)

16.5 SPECIAL REQUIREMENTS:

A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.

C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).

D. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.

E. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

F. Site plan approval (see Section 12) shall be required for any nonresidential use (e.g., school, church, childcare center, private recreation facility, etc.) in the SF-8.5 district.

G. All single-family structures shall have a minimum roof pitch of 6:12.

H. Other Regulations - As established in the Development Standards, Sections **33** through **41**.





**Permit #:** 240735**Permit Date:** 09/26/24**Permit Type:****Permit Type:** Residential**Applicant Name:****Type of Construction:** New**Phone Number:****Applicant Address:** 310 W Dallas**City, State, Zip:****Description:****Valuation:** 0**Square Feet A/C:** 1050**Garage/Other Sq Ft:** 0**Total Sq Ft Under Roof:** 0**Type of Material:****Height:****Linear Feet:****Status:****TAHPDR and NEWSHAP Approval:****TAHPDR and NEWSHAP Approval Date:****Roadway Impact:** 0**Sewer Impact:** 0**Water Impact:** 0**Additional Impervious Surface Area:** 0.00**Assigned To:****Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Fees

Fee	Description	Notes	Amount
Residential Approach/Sidewalk	PERM		\$50.00
Residential Certificate of Occupancy	PERM		\$50.00
Residential Electrical	PERM		\$100.00
Residential Mechanical	PERM		\$100.00
Residential New	PERM		\$787.50
Residential Plumbing	PERM		\$100.00
Plan Review - Residential New Construction	PERM		\$511.87
Total			\$1,699.37



STAFF REPORT

MEETING DATE:	October 7, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Mamun Yusuf
AGENDA CAPTION:	Discuss and consider RESOLUTION R2024-10-1216 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH ESTRADA CONCRETE CO. TO INSTALL LOWER RAWLINS (ARPA) WASTEWATER MAIN. Presented by: Mamun Yusuf, Director of Public Works

Background Information

BHC has reviewed the 11 bids submitted to City of Hutchins on September 17, 2024. Estrada Construction, Inc submitted the low bid of \$579,417.00. The engineer's estimated construction cost was \$1,260,000.00. BHC reached out to references and received positive feedback.

Budget Implications

\$579,417.00

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approving resolution R2024-10-1216

Supporting Documentation and Attachments

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
 GARY C. HENDRICKS, P.E., R.P.L.S.
 JOE R. CARTER, P.E.
 ANDREW MATA, JR., P.E.
 DEREK B. CHANEY, P.E., R.P.L.S.

CRAIG M. KERKHOFF, P.E., CFM
 JUSTIN R. IVY, P.E.
 COOPER E. REINBOLD, P.E.
 MARC BENTLEY, P.E., CFM

September 27, 2024

Mr. Mamun Yusuf
 Director of Public Works
 City of Hutchins, TX
 321 N. Main Street
 Hutchins, TX 75141

Re: Rawlins 21-Inch Trunk Sewer
 Bid Award Recommendation

Dear Mr. Yusuf:

We have checked the bids received at 1:30 p.m., Tuesday, September 17, 2024, for the Rawlins 21-Inch Trunk Sewer project. Eleven (11) contractors submitted bids on this project. We are enclosing one (1) copy of the Bid Summary and itemized Tabulation of Bids for the City's reference and files. Also enclosed is a summary of the Reference Checks for Estrada Concrete Company, LLC.

Estrada Concrete Company, LLC of Hutchins, Texas submitted the low bid in the amount of \$579,417.00. We have reviewed the statement of qualifications and references provided and find that Estrada Concrete Company has a record of satisfactorily completing projects similar to this project. It appears that Estrada Concrete Company has recently successfully completed similar construction type projects for the City of Dallas and the City of Mesquite. Our check of the contractor's references of found overall positive feedback on the projects listed, which have either been completed or are currently under construction.

Based on the information available to us, it is our opinion that Estrada Concrete Company, LLC has the experience and equipment necessary to properly pursue this project. We recommend the City accept the bid from Estrada Concrete Company, LLC and award a contract in the total amount bid of \$579,417.00 for the construction of the Rawlins 21-Inch Trunk Sewer project.

We are available to discuss this project and our recommendation further at your convenience.

Sincerely,

Cooper Reinbold, P.E.

Enclosures

Bid Summary
 Tabulation of Bids
 Reference Checks

**CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2024-10-1216**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING THE BID PROPOSAL RECEIVED IN ASSOCIATION WITH THE CONSTRUCTION OF RAWLINS 21-INCH TRUNK WASTEWATER MAIN PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH ESTRADA CONCRETE, LLC, IN AN AMOUNT NOT TO EXCEED \$579,417.00; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City accepted the buy-board proposal for the Rawlins 21-inch Trunk Wastewater Main Construction Project (“the “Project”); and

WHEREAS the City has accepted the bid proposal of Estrada Concrete, LLC. for the Project; and

WHEREAS the City Council of the City of Hutchins finds it in the best interest to the residents and businesses of the City of Hutchins to accept the bid proposal of Estrada Concrete, LLC, for the Project in an amount not to exceed \$579,417.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it accepts the bid proposal received by the City’s Department of Public Works on September 17, 2024.

SECTION 2. The City, acting through its governing body, hereby confirms that it awards the Project to Estrada Concrete, LLC, at the submitted buy-board proposal of \$579,417.00 as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 4. For and on behalf of the City Council, the City Administrator is hereby authorized to negotiate and execute a contract with Estrada Concrete, LLC, in the amount not to exceed \$579,417.00 for the Project.

SECTION 5. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 7th day of October 2024.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT “A”
The Estrada Concrete Company, LLC Bid

Bids Received Until 1:30 p.m., Tuesday, September 17, 2024
Lower Rawlins 21-Inch Sanitary Sewer Trunk

BID SUMMARY

Bids Received Until 1:30 p.m., Tuesday, September 17, 2024

<u>Contractor</u>	<u>Total Amount Bid</u>
1. Estrada Concrete Company, LLC 650 Skyline Drive Hutchins, Texas 75141 972-685-5477 Chris Leach	\$ <u>579,417.00</u>
2. A&M Construction & Utilities, Inc. 4950 Grisham Drive Rowlett, Texas 75088 972-412-0255 Marisela Banda	\$ <u>800,660.00</u>
3. Day Services, LLC P.O. Box 2403 Cleburne, Texas 76033 817-933-0657 Rick Day	\$ <u>818,417.50</u>
4. FM Utilities, LLC 4911 Redbird Trail Midlothian, Texas 76065 Francisco Mata 469-612-5081	\$ <u>880,802.00</u>
5. Atkins Bros.Equipment Co., Inc. 3516 Old Ft. Worth Road Midlothian, Texas 76065 Mike Atkins 92-775-7955	\$ <u>985,880.00</u>
6. La Banda, LLC 523 Neomi Avenue Dallas, Texas 75217 Arturo Banda 214-549-2147	\$ <u>1,012,334.00</u>
7. Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3399	\$ <u>1,013,195.00</u>

8.	Canary Construction, Inc. 802 N. Kealy Avenue, Suite 101 Lewisville, Texas 75057 Wayne Borstad 469-464-3823	\$ 1,111,985.00
9.	Pittard Construction 190 E. Stacy Road #306-306 Allen Texas 75002 Rob Pittard 903-818-2447	\$ 1,148,434.50
10.	Western Muncipal Construction of Tx, LLC 402 Gulf Avenue Justin, Texas 76247 Michael Herm 940-648-0020	\$ 1,202,572.36
11.	Triad Service Group, LLC 519 E. I-30 Frontage Road Rockwall, Texas 75087 Derrick Gage 210-823-6778	\$ 1,740,040.00