



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, September 16, 2024 at 5:30 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, 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 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

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. PRESENTATIONS

1. Library Update Presented by Olivia Daniels

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

2A Open Public Hearing and receive comments.

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

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

3A Open Public Hearing and receive comments.

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

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

4A. Open Public Hearing and Receive Comment.

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

5. Conduct a Public Hearing to consider FY2024-2025 Hutchins Economic Development Corporation Proposed Budget. Presented by Guy Brown, HEDC Executive Director

5A. Open Public Hearing and Receive Comments

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.

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

6A. Open Public Hearing and Receive Comments

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

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

7A: Open Public Hearing and Receive Comments

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

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
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
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
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
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)
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

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

H. RECONVENE INTO REGULAR SESSION

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

I. ITEMS OF COMMUNITY INTEREST

16. Atwell Public Library Board Meeting - Tuesday, September 17, 2024, at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins.

Planning and Zoning Commission Meeting, Thursday, September 26, 2024, at 6:00 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins

National Night Out, Tuesday, October 1, 2024, from 6 p.m. - 8 p.m., Hutchins Public Safety Building, 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 September 16, 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, September 13, 2024, before 5:00 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 the 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