



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
MINUTES**

**Monday, June 02, 2025 at 6:30 PM  
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council to be held on Monday, June 2, 2025, at 6:30 PM at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

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

**PRESENT**

Mayor Mario Vasquez  
Mayor Pro Tem Steve Nichols  
Councilmember Brenda Campbell  
Councilmember Raymond Elmore  
Councilmember Demarcus Odom  
Councilmember America Rodriguez

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**C. CITIZEN COMMENTS - None**

**D. PRESENTATIONS**

**1. Introduce new employees. Presented by Steve Perry, Police Chief**

Chief Perry introduced the new employees of the police department: Blythe Bingham and Peter O'Reilly.

**2. Presentation of Financing Plan for Series 2025A Tax Note. Presented by: Jim Sabonis, Hilltop Securities**

Jorge Delgado from Hilltop Securities presented the plan of finance for the proposed 2025 Tax Note. The plan will allow for an amount not to exceed a specified limit; however, the city can issue general obligation bonds for a lesser amount. Mr. Delgado discussed the city's strong financial position, outstanding debt, historical tax rates, and strong AA- bond rating. He emphasized that there is no need for a property tax increase to fund this project.

## E. PUBLIC HEARINGS

3. **Discuss and consider a request by John Williams representing GSI Highway Products for a Specific Use Permit (SUP) to allow Light Manufacturing in the Highway Commercial zoning district at 720 W. Wintergreen Road. Presented by: Tim Rawlings**

Building Official Tim Rawling announced that the applicant had withdrawn the application after the item was advertised and posted. No action.

4. **Discuss and consider a Site Plan submitted by Mishal Anwer of Ark Architects Inc. representing property owner Andy Thind for 301, 311, 321 E Wintergreen Rd. Presented by: Tim Rawlings**

Building Official Tim Rawlings presented the item.

Mayor Vasquez opened the second public hearing at 6:54 p.m. With no registered speakers, the public hearing was closed at 6:55 pm.

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve the site plan. All in favor, the motion passed.

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

Voting Nay:

## 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 Resolution R2025-06-1263 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS ADOPTING THE DALLAS COUNTY 2025 HAZARD MITIGATION ACTION PLAN; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Stacey Hickson, Fire Chief**

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to approve the Resolution R2025-06-1263. All in favor, the motion passed.

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

Voting Nay:

6. **Discuss and consider Ordinance 2025-06-1208 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ARTICLE II, ENTITLED "BOARDS AND COMMISSIONS," BY ADDING A NEW DIVISION 9, ENTITLED "FRIENDS OF THE HUTCHINS ANIMAL SERVICES"; ESTABLISHING THE COMPOSITION, QUALIFICATIONS, DUTIES AND RESPONSIBILITIES OF THE FRIENDS OF THE COLONY ANIMAL SERVICES BOARD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Steve Perry, Police Chief**

Councilmember Nichols made the motion, seconded by Councilmember Rodriguez, to approve Ordinance 2025-06-1208. All in favor, the motion passed.

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

Voting Nay:

7. **Discuss and consider Resolution R2025-06-1264 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE SUBMISSION OF A PROJECT/ACTIVITY APPLICATION TO DALLAS COUNTY FOR FUNDING UNDER THE FISCAL YEARS 2025-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM FOR SPECIFIC PROJECTS THE CITY WISHES TO FUND THROUGH THE CDBG PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE IMPLEMENTATION AGREEMENTS WITH DALLAS COUNTY FOR THE CDBG PROJECTS; DESIGNATING THE CITY ADMINISTRATOR OR HIS DESIGNEE AS A REPRESENTATIVE FOR ALL MATTERS RELATED TO THE PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Mamun Yusuf, Director of Public Works**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-06-1264. All in favor, the motion passed.

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

Voting Nay:

#### **G. EXECUTIVE SESSION**

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

Mayor Vasquez moved into Executive Session.

#### **H. RECONVENE INTO REGULAR SESSION**

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

a. **Deliberation regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations. Project Cedar**

b. **Deliberation Regarding Real Property: Land Acquisition**

Mayor Vasquez reconvened from Executive Session at 8:08 p.m.

No action taken as a result of Executive Session.

**I. ITEMS OF COMMUNITY INTEREST**

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

**J. ADJOURN**

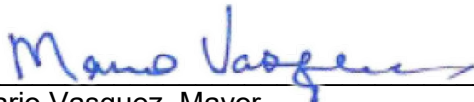
Councilmember Elmore made the motion, seconded by Councilmember Nichols, to adjourn the meeting at 8:09 p.m. All in favor, the motion passed.

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

Voting Nay:

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 4th DAY OF AUGUST 2025.**

APPROVED:

  
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Mario Vasquez, Mayor

ATTEST:

  
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Cynthia Olguin, City Secretary

