



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, August 04, 2025 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, August 4, 2025 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 Raymond Elmore
Councilmember Demarcus Odom
Councilmember America Rodriguez

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

1. Consider approval of city council meeting minutes for April, May and June 2025. Presented by: Cynthia Olguin

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.*

2. DISCUSS AND CONSIDER ORDINANCE NO. 2025 _____ AUTHORIZING THE ISSUANCE OF CITY OF HUTCHINS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A; PRESCRIBING THE TERMS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO Presented by: Maria Joyner, Director of Finance

- [3.](#) DISCUSS AND CONSIDER RESOLUTION R2025-08-1279 OF THE CITY OF HUTCHINS, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT. Presented By: Maria Joyner, Director of Finance
4. Discuss and consider the status of the animal shelter. This item was placed on the agenda by Council Member Odom.

F. EXECUTIVE SESSION

5. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.
6. 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) 1220 Dowdy Ferry Road. Presented by: Guy Brown HEDC Executive Director

G. RECONVENE INTO REGULAR SESSION

7. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

- [8.](#) Action, if any, as a result of Executive Session:

Deliberation and action regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation and action regarding economic development negotiations. 1220 Dowdy Ferry Road

H. ITEMS OF COMMUNITY INTEREST

9. Keep Hutchins Beautiful Board Meeting, Tuesday, August 12, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

City Council Meeting, Monday, August 18, 2025, 6:30 pm, Hutchins City Hall, 321 N. Main St., Hutchins.

Planning and Zoning Commission Meeting, Monday, August 25, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

I. ADJOURN

CERTIFICATION

I certify that a copy of the August 4, 2025, 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 August 1, 2025, before 6:30 p.m.

Cynthia Olguin

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: August 4, 2025

MEETING TYPE: City Council Meeting

SUBMITTED BY: Cynthia Olguin

AGENDA CAPTION: Consider approval of city council meeting minutes for April, May and June 2025 Presented by: Cynthia Olguin

Background Information

Consider approval of the meeting minutes for:

April City Council Meetings: April 7, 2025, and April 21, 2025

May City Council Meetings: May 13, 2025, and April 21, 2025

June City Council Meetings: June 2, 2025, and June 16, 2025

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approval of the minutes.

Supporting Documentation and Attachments



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES
Monday, April 21, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council to be held on Monday, April 21, 2025, at 6:30 p.m. located 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 regular meeting to order at 6:30 p.m. and announced a quorum. Councilmembers Nichols and Odom were absent.

PRESENT

- Mayor Mario Vasquez
- Councilmember Brenda Campbell
- Councilmember Dominic Didehbani
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom

ABSENT

- Mayor Pro Tem Steve Nichols
- Councilmember Demarcus Odom

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. CITIZEN COMMENTS

- Teronika Gaines, Hutchins’s resident, spoke on the need for speed humps on Oak Creek Drive.
- Paul James, Hutchins’s resident, spoke on the need for street repairs on Palestine and JJ Lemmon.

D. PRESENTATIONS

1. Hutchins Police Department update on the Wilmer Hutchins School Incident. Presented by: Steve Perry Police Chief

Chief Perry provided the Council with an update on the Wilmer-Hutchins school shooting incident and recognized the Hutchins police officers—who were the first to arrive on the scene—for their bravery and swift response.

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.*

2. Discuss Council Retreat Agenda. Presented by James Quin, City Administrator

City Administrator Quin asked for input from Council Members regarding the agenda for the upcoming Council retreat.

Councilmember Didehbani asked Mr. Quin to include a discussion on the location of the proposed recreation center/library complex. Mayor Vasquez asked to include a traffic signal at Palestine and Main. City Administrator Quin informed the council that a traffic study will determine the need for a traffic signal.

3. Discuss and consider a re-plat submitted by Dylan Adame of Kimley-Horn representing (DP Terminal, LP, KTN) for a 78.460-acre tract of land situated in the William L. Wilson Survey, Abstract No. 1553, and the Joseph Manley Survey, Abstract No. 867, City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700285544, Official Public Records, Dallas County, Texas, all of Lot 2, Block B, Prime Pointe Addition, according to plat thereof recorded in Instrument No. 201700233259, Official Public Records, Dallas County, Texas, and being all of that tract of land in the Special Warranty Deed to DP Terminal, LP, recorded in Instrument No. 201700239344 and Instrument No. 202300241028, Official Public Records, Dallas County, Texas, and being more particularly described as 1600 W. Wintergreen Rd.. Presented by: Tim Rawlings

Councilmember Elmore made the motion, seconded by Councilmember Didehbani, to approve the replat as submitted for the 78.460-acre tract of land described as 1600 W. Wintergreen Road. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Dominic Didehbani

Voting Nay:

4. Discuss and consider Resolution No. R2025-04-1257 authorizing the City Administrator to purchase a Generac SG400, 400KW Natural Gas Generator from Waukesha-Pearce Industries, including installation for \$432,245.00. Presented by: Tim Rawlings

Councilmember Didehbani asked about the performance bond and requested additional information regarding the agreement provided.

Councilmember Elmore made the motion, seconded by Councilmember Didehbani, to table this item until the next meeting. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Dominic Didehbani

Voting Nay:

5. Discuss and consider Resolution R2025-04-1258 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH KEISER ELECTRIC INC. TO PROVIDE AND INSTALL A BACKUP GENERATOR AT DALLAS WASEWATER LIFT STATION ON LANGDON ROAD. Presented by: Mamun Yusuf, Director of Public Works

Councilmember Elmore made the motion, seconded by Councilmember Didehbani, to approve Resolution R2025-04-1258. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Dominic Didehbani
Voting Nay:

- 6. **Discuss and consider Ordinance 2025-04-1207 OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 1 TITLED “GENERAL PROVISIONS” BY AMENDING ARTICLE 1.14 TITLED “PUBLIC GATHERINGS” BY REPEALING DIVISION 2 TITLED “PARADES, CARNIVALS, CIRCUSES AND TENT SHOWS” IN ITS ENTIRETY AND REPLACING IT WITH A NEW DIVISION 2 TITLED “SPECIAL EVENTS” ESTABLISHING REQUIREMENTS FOR SPECIAL EVENTS; AND AMENDING APPENDIX A TITLED “FEE SCHEDULE” BY AMENDING ARTICLE A1.000 TITLED “GENERAL PROVISIONS” BY REPEALING SECTION A1.003 TITLED “PERMIT FEES FOR PARADES, CARNIVALS, CIRCUSES, AND TENT SHOWS” IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION A1.003 TITLED “SPECIAL EVENTS”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EX-CEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Elmore made the motion, seconded by Councilmember Didehbani, to approve Ordinance 2025-04-1207. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Dominic Didehbani
Voting Nay:

F. EXECUTIVE SESSION

- 7. **Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice regarding pending litigation, to wit: *Atkins Bros. Equipment Co., Inc. vs City of Hutchins; Cause No. DC-25-03945***

Mayor Vasquez convened into Executive Session at 7:20 p.m.

G. RECONVENE INTO REGULAR SESSION

- 8. **Take action, if any, as a result of the Executive Session**

Mayor Vasquez reconvened into Regular Session at 7:35 p.m. No action taken.

H. ITEMS OF COMMUNITY INTEREST

- 9. City Secretary Olguin announced the items of community interest.

I. ADJOURN

Councilmember Campbell made the motion, seconded by Councilmember Elmore, to adjourn the meeting at 7:37 p.m. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Dominic Didehbani
Voting Nay:

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

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES
Monday, April 07, 2025, at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, April 7, 2025, 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.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

PRESENT

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. CITIZEN COMMENTS -

Tyne Rogers, Hutchin’s resident, commented on the need for speed humps and signage on this street.

D. PRESENTATIONS

- 1. Receive a presentation regarding the new Recreation Center and Library Building site plan. Presented by: MaryAnn Mitchell, BCI**

This item was postponed until the April 21, 2025, meeting.

- 2. Receive a presentation pertaining to IPTMA and STAR Transit general updates and funding. Presented by: Laura Freeland and STAR Transit**

Laura Freeland introduced Kim Britton, Deputy Executive Director for STAR Transit, and Tommy Henrick, Executive Director for STAR Transit.

Ms. Freeland provided an overview of the STAR Transit program, expansion efforts since 2019, an overview of services offered within the STAR Transit portfolio, key elements of the business

model, and the notice that NCTCOG funding for STAR Transit is scheduled to expire in September 2025.

The council discussed service options for the city, proposed door-to-door service, educating riders, costs paid by the city, and the current fee of \$15,000 no longer be paid to TMA.

Mayor Vasquez changed the order of the agenda and asked for Item F.11 to be moved from the Regular Agenda to be discussed and considered.

F. 11. Discuss presented items pertaining to IPTMA and STAR Transit general updates and funding. Presented by: Laura Freeland and STAR Transit

The motion was made by Councilmember Elmore and seconded by Councilmember Didehbani to approve funding for IPTMA and Star Transit. All in favor the motion passed.

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

Voting Nay: 0

3. Presentation for City Ordinance for Window Signs. Presented by: Tim Rawlings

Building Official Tim Rawlings provided an update on the Ordinance for Window Signs. Mr. Rawlings informed the council that no business was given warnings or citations. Code Compliance shared information regarding the sign ordinance. The Certificates of Occupancy were issued before the signage was installed. Staff is working on the Zoning ordinance and revisions for improved signage language.

4. A report by Mayor Vasquez on a proposed development in the ETJ area. Presented by Mayor Vasquez

Mayor Vasquez reported that after a meeting with Commissioner John Wiley Price regarding the city's concerns about a multi-family project in the area, Commissioner Price informed him that the project would not be moving forward.

5. Proclamation Communications Officer Appreciation Week. Presented by: Steve Perry, Police Chief, Becky Blanton, Communications Supervisor

Mayor Vasquez presented Chief Perry and Communications Supervisor Becky Blanton a Proclamation in recognition of Communication Officer Appreciation Week.

E. PUBLIC HEARINGS

6. Conduct first Public Hearings for the Post Oak Annexation. Presented by Mamun Yusuf, Director of Public Works, and City Secretary Cynthia Olguin

Director of Public Works Mamun Yusuf presented the item and explained that the annexation was requested by Dallas County. He showed a map highlighting the small area proposed for annexation.

Mayor Vasquez opened the second public hearing at 7:38 p.m. With no registered speakers, the public hearing was closed at 7:39 pm.

7. Conduct second Public Hearings for the Post Oak Annexation. Presented by Mamun Yusuf, Director of Public Works, and City Secretary Cynthia Olguin

Mayor Vasquez opened the second public hearing at 7:38 p.m. With no registered speakers, the public hearing was closed at 7:39 pm.

8. Discuss and consider Ordinance 2025-04-1206 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF HUTCHINS, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE A ±7.87-ACRE TRACT OF LAND (POST OAK ROAD) WITHIN THE CITY’S LIMITS, GRANTING TO ALL INHABITANTS AND OWNERS OF THE TERRITORY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, AND BINDING THE INHABITANTS BY ALL THE ACTS, ORDINANCES AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN FOR THE DESCRIBED TERRITORY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Presented by: Mamun Yusuf, Director of Public Works

The motion was made by Councilmember Didehbani and seconded by Councilmember Elmore to approve Ordinance 2025-04-1206. 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.

9. Discuss and consider Resolution R2025-04-1256 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING BIDS RECEIVED IN ASSOCIATION WITH THE NEW CITY HALL BUILDING FURNITURE, FIXTURES, AND EQUIPMENT PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH INTERIOR RESOURCES GROUP, LLC., IN AN AMOUNT NOT TO EXCEED \$674,796.87; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to approve Resolution R2025-04-1256. 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 Board Appointments. Presented by Cynthia Olguin.

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to appoint Skyla Pellum as a regular member of the Atwell Public Library Board for the remainder of a two-year term expiring in 2026; and to appoint Cornelius Caldwell as an alternate board member of the Planning and Zoning Commission for the remainder of a two-year term expiring in 2025. All in favor, the motion passed.

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

Voting Nay: 0

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Motion made by Councilmember Campbell, seconded by Councilmember Nichols to adjourn the meeting at 7:47 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 4th DAY OF August 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES
Tuesday, May 13, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Tuesday, May 13, 2025, at 6:30 p.m., located 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 regular meeting to order at 6:30 p.m. and announced a quorum. Councilmembers Didehbani and Odom were absent.

PRESENT

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

ABSENT

- Councilmember Dominic Didehbani
- Councilmember Demarcus Odom

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. ELECTION MATTERS

- 1. Discuss and consider Resolution R2025-05-1257 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, CANVASSING THE RETURNS OF THE MAY 3, 2025, GENERAL ELECTION TO ELECT THREE (3) COUNCIL MEMBERS AT LARGE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Cynthia Olguin**

The motion was made by Councilmember Nichols and seconded by Councilmember Campbell to approve Resolution R2025-05-1257. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols.
Voting Nay:

- 2. Issue Statement of Officer and administer Oaths of Office to newly elected Councilmembers.**

The Honorable Cass Calloway issued the Statements of Officer and administered the Oaths of Office to Raymond Elmore and America Rodriguez. Following the oath, Councilmember Rodriguez took her seat on the dais.

3. Discuss and consider the appointment of Mayor Pro-Tem for 2025-2026. Presented by: Cynthia Olguin

The motion was made by Councilmember Elmore and seconded by Councilmember Campbell to appoint Steve Nichols as Mayor Pro Tem for 2025-2026. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

D. CITIZEN COMMENTS:

Aurora Madrigal, a Hutchins resident, congratulated Councilwoman Rodriguez and stated that she represents the diversity of the city.

Felix Madrigal, a Hutchins resident, congratulated newly elected officials and read a statement in support of our elected officials and expectations for council decorum.

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.

4. Consider approval of the city council meeting minutes for March 2025. Presented by: Cynthia Olguin

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to approve the consent agenda as presented. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

F. PRESENTATIONS

5. 2025 Police Week Proclamation. Presented by: Steve Perry, Police Chief

Mayor Vasquez presented Chief Perry a Proclamation in recognition of Police Week.

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

6. Discuss and consider Resolution R2025-05-1259 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING AN ECONOMIC DEVELOPMENT AGREEMENT MADE BY AND BETWEEN THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION AND CYNTHIA MICKENS MINISTRIES, INC., A TEXAS NONPROFIT CORPORATION. Presented by Guy Brown

The motion was made by Councilmember Elmore and seconded by Councilmember Rodriguez to approve the consent agenda as presented. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

- 7. **Discuss and consider Resolution No. R2025-05-1260 authorizing the City Administrator to purchase a Generac SG400, 400KW Natural Gas Generator from Waukesha-Pearce Industries, including installation for \$435,183.00. Presented by: Tim Rawlings**

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to approve Resolution R2025-05-1260. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

- 8. **Discuss and consider Resolution R2025-05-1261 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CHIEF OF POLICE TO APPLY FOR GRANT FUNDING TO FUND IN WHOLE OR IN PART A NEW RECORDS MANAGEMENT SYSTEM, FROM THE OFFICE OF THE GOVERNOR (OOG) CRIMINAL JUSTICE DIVISION (CJD) FOR THE FY 2025/2026 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AND AUTHORIZING THE CITY ADMINISTRATOR OR THEIR DESIGNEE TO ACT ON THE CITY'S BEHALF TO ADMINISTER THE GRANT, AND PLEDGING THAT THE CITY OF HUTCHINS WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE CRIMINAL JUSTICE DIVISION (CJD) OFFICE OF THE GOVERNOR (OOG). Presented by Chief Steve Perry**

The motion was made by Councilmember Campbell and seconded by Councilmember Nichols to approve Resolution R2025-05-1261. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

- 9. **Discuss and consider Resolution R2025-05-1262 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH FALKENBERG CONSTRUCTION CO., INC. TO PROVIDE AND INSTALL TWO GATEWAY SIGNS AT THE INTERSECTION OF I-45 AND PALESTINE ROAD & DOWDY FERRY ROAD. Presented by: Mamun Yusuf, Director of Public Works**

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to approve Resolution R2025-05-1262. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

- 10. **Discuss and consider a request to purchase a replacement vehicle. Presented by Fire Chief Stacey Hickson**

The motion was made by Councilmember Elmore and seconded by Councilmember Nichols to approve the purchase of a fire department replacement vehicle. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

11. Discuss and consider Hutchins Animal Shelter Artwork and contract, and authorizing the City Administrator to negotiate and execute the contract. Presented by: Steve Perry, Police Chief

The motion was made by Councilmember Rodriguez and seconded by Councilmember Campbell to approve a contract for Animal Shelter Artwork. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, America Rodriguez.
Voting Nay:

H. ITEMS OF COMMUNITY INTEREST

12. City Secretary Olguin announced the items of Community Interest.

I. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Rodriguez, to adjourn the meeting at 7:17 p.m. All in favor, the motion passed.

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

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
WORK SESSION
MINUTES**

**Monday, May 19, 2025 at 5:30 PM
Hutchins Community Center, 500 W. Hickman Street**

A Work Session of the Hutchins City Council was held on Monday, May 19, 2025, at 5:30 p.m. at the Hutchins Community Center, 500 W. Hickman 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 roll, announced a quorum, and called the meeting to order at 5:42 p.m.

PRESENT

- Mayor Mario Vasquez
- Councilmember Brenda Campbell
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom
- Councilmember America Rodriguez

ABSENT

- Mayor Pro Tem Steve Nichols

B. WORK SESSION

1. Salary Study Presented by: Karen Steward, HR Director

Human Resources Director Karen Steward presented the proposed Cost of Living Adjustment (COLA) and the Salary Compensation Study and Analysis. Ms. Steward outlined the purpose of the COLA and salary adjustments, steps involved in data collection, and the surrounding cities selected for comparative analysis.

After addressing several questions from the council, Human Resources Director Karen Steward was directed to proceed with the pay plan.

C. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Odom, to adjourn the meeting. All in favor, the motion passed 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Demarcus Odom, America Rodriguez
Voting Nay: 0

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

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**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:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES
Monday, June 16, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, June 16, 2025, 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. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the regular 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

Resident James Spence gave the invocation, and Councilmember Campbell led the Pledge of Allegiance.

C. CITIZEN COMMENTS – None

D. 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. Consider all matters incident and related to approving and authorizing publication and posting of notice of intention to issue certificates of obligation, including the adoption of a Resolution R2025-06-1265 pertaining thereto. Presented by: Jim Sabonis, Hilltop Securities

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to postpone approval until August 4, 2025.

Following legal consultation and clarification, the council was prepared to proceed with the vote.

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve the Resolution R2025-06-1265. All in favor, the motion passed.

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

Voting Nay:

2. Discuss and consider Resolution R2025-06-1266 for Benefit Renewal Presented by: Karen Steward, HR Director

Councilmember Nichols made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-06-1266. All in favor, the motion passed.

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

Voting Nay:

3. Discuss and consider Resolution R2025-06-1267, Police department replacement vehicle. Presented by Steve Perry, Police Chief

Councilmember Elmore made the motion, seconded by Councilmember Odom, to approve Resolution R2025-06-1267. All in favor, the motion passed.

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

Voting Nay:

4. Discuss and consider Resolution R2025-06-1268, authorizing the City Administrator to execute a Professional Service Agreement with TurningArt. Presented by Wanda Randle

Councilmember Campbell made the motion, seconded by Councilmember Rodriguez, to approve Resolution R2025-06-1268. All in favor, the motion passed.

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

Voting Nay:

5. Discuss and consider Resolution R2025-06-1269 authorizing the City Administrator to execute a Professional Service Agreement with DENNIS FAGANS Still & Moving Pictures. Presented by Wanda Randle

Councilmember Odom made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-06-1269. All in favor, the motion passed.

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

Voting Nay:

6. Discuss and consider Resolution R2025-06-1270, MOU between Dallas College and the City of Hutchins. Presented by Steve Perry, Police Chief

Councilmember Campbell made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-06-1270. All in favor, the motion passed.

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

Voting Nay:

E. EXECUTIVE SESSION

- 7. 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 551.071 (1) Consultation with Attorney regarding Economic Development Agreement for Project Cedar and

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

Mayor Vasquez convened into Executive Session at 7:03 p.m.

F. RECONVENE INTO REGULAR SESSION

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

Mayor Vasquez reconvened the meeting into Regular Session at 7:35 p.m. and called for a brief recess. The Council returned at 7:37 p.m., and Mayor Vasquez announced that no action was taken.

G. ITEMS OF COMMUNITY INTEREST

- 9. City Secretary Olguin announced the items of community interest.

H. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Nichols, to adjourn the meeting at 7:39 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:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



STAFF REPORT

MEETING DATE: August 4, 2025

MEETING TYPE: City Council

SUBMITTED BY: Maria Joyner

AGENDA CAPTION: DISCUSS AND CONSIDER ORDINANCE NO. 2025 _____ AUTHORIZING THE ISSUANCE OF CITY OF HUTCHINS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A; PRESCRIBING THE TERMS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO
Presented by: Maria Joyner, Director of Finance

Background Information

Attached for consideration is an ordinance related to the issuance of City of Hutchins, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025A. The debt is being issued for the following items:

PROJECTS - SERIES 2025A DEBT

PARKLAND ACQUISITION & IMPROVEMENT	\$ 2,500,000
LIBRARY & REC CENTER	\$ 3,000,000
LIBRARY & REC CENTER FF&E	\$ 1,000,000
CITY EQUIPMENT	
ERP - FINANCIAL SYSTEM	\$ 500,000
AMBULANCE	\$ 275,000
POLICE DEPT VEHICLES & EQUIPMENT	\$ 1,225,000
TOTAL	<u>\$8,500,000</u>

Legal Review

The Ordinance was prepared by Bond Counsel.

Staff Recommendation

City Staff recommends tabling the item until September 15, 2025.

Recommended Motion:

“I move to table consideration of this item until the September 15, 2025 Council meeting, with the statutory notice period being extended until that date.”



STAFF REPORT

MEETING DATE: August 4, 2025

MEETING TYPE: City Council

SUBMITTED BY: Maria Joyner

AGENDA CAPTION: DISCUSS AND CONSIDER RESOLUTION R2025-08-1279 OF THE CITY OF HUTCHINS, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT. Presented By: Maria Joyner, Director of Finance

Background Information

Attached is a proposed reimbursement resolution for your consideration. The purpose of a reimbursement resolution is to allow for advanced moneys used for the acquisition of land and other project related expenditures incurred prior to the closing of any (tax-free) financing to be reimbursed from the financing proceeds. The Resolution allows any project to go forward when needed rather than awaiting the final closing of the financing.

The debt is being issued for the following items:

PROJECTS - SERIES 2025A DEBT

PARKLAND ACQUISITION & IMPROVEMENT	\$ 2,500,000
LIBRARY & REC CENTER	\$ 3,000,000
LIBRARY & REC CENTER FF&E	\$ 1,000,000
CITY EQUIPMENT	
ERP - FINANCIAL SYSTEM	\$ 500,000
AMBULANCE	\$ 275,000
POLICE DEPT VEHICLES & EQUIPMENT	\$ 1,225,000
TOTAL	<u>\$8,500,000</u>

Legal Review

The Resolution was prepared by Bond Counsel.

Staff Recommendation

Staff recommend Council approve Resolution R2025-08-1279 which would permit the reimbursement from the proceeds of tax-exempt debt proceeds.

Supporting Documentation and Attachments

Resolution R2025-08-1279

RESOLUTION NO. R2025-08-1279

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS
REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS

WHEREAS, the City Council of the City of Hutchins (the “City”) desires to finance the costs of acquiring, constructing, reconstruction and/or equipping certain public facilities and improvements, as provided in Exhibit A attached hereto and incorporated herein (the “Project”);

WHEREAS, the City intends to finance the acquisition, construction, reconstruction and/or equipping of the Project or portions of the Project with the proceeds of the sale of obligations the interest upon which is excluded from gross income for federal income tax purposes (the “Obligations”); and

WHEREAS, prior to the issuance of the Obligations the City desires to incur certain capital expenditures (the “Expenditures”) with respect to the Project from available moneys of the City;

WHEREAS, the City Council has determined that those moneys to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the City for the Expenditures from the proceeds of the Obligations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUTCHINS DOES HEREBY RESOLVE, ORDER AND DETERMINE AS FOLLOWS:

SECTION 1. The City hereby states its intention and reasonably expects to reimburse costs of the Project incurred prior to the issuance of the Obligations with proceeds of the Obligations. Exhibit A describes the general character, type, purpose, and function of the Project.

SECTION 2. The reasonably expected maximum principal amount of the Obligations is \$9,000,000.

SECTION 3. This resolution is being adopted no later than 60 days after the date on which the City will expend moneys for the portion of the Project costs to be reimbursed from proceeds of the Obligations.

SECTION 4. The City will make a reimbursement allocation, which is a written allocation that evidences the City's use of proceeds of the Obligations to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid.

SECTION 5. Proceeds of the Obligations to be used to reimburse for Project costs are not expected to be used, within one year of reimbursement, directly or indirectly to pay debt service with respect to any obligation (other than to pay current debt service coming due within the next succeeding one year period on any tax-exempt obligation of the City (other than the Obligations)) or to be held as a reasonably required reserve or replacement fund with respect to an obligation of the City or any entity related in any manner to the City, or to reimburse any expenditure that was originally paid with the proceeds of any obligation, or to replace funds that are or will be used in such manner.

SECTION 6. This resolution is adopted as official action of the City in order to comply with Treasury Regulation §1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of City expenditures incurred prior to the date of issue of the Obligations.

SECTION 7. All the recitals in this Resolution are true and correct and this City Council so finds, determines and represents.

MARIO VASQUEZ, MAYOR

ATTEST:

CYNTHIA OLGUIN, CITY SECRETARY

AYES:

NOES:

ABSENT:

EXHIBIT A

The City of Hutchins plans to (i) construct, acquire, purchase, renovate, enlarge, equip and improve the City's park and recreation facilities, including the acquisition of land and equipment therefor; (ii) construct, repair, improve the City's recreation and library facilities; (iii) purchase furniture, fixtures and equipment for the City's library and recreational center; (iv) acquire and install information technology equipment and software for City financial, human resources, public safety, city council and general municipal needs and administrative purposes; and (v) acquire public safety equipment, to-wit: an ambulance, police department vehicles and related equipment.



AGENDA STAFF REPORT

MEETING DATE: August 4, 2025

SUBMITTED BY: Guy Brown, Ex. Dir HEDC

AGENDA CAPTION: Deliberation regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations. 1220 Dowdy Ferry Road.

Background Information

The HEDC received a request for assistance from GFS Logistics related to property located at 1220 Dowdy Ferry Road in Hutchins. The applicant intends to build a warehouse facility at the location.

Budget Implications

The City of Hutchins could receive significant taxes and impact fees from the development. The Executive Director will present a cost/benefit estimate at the meeting.

Operational Impact

On June 26, 2005 this item was recommended by the HEDC Board of Directors, the item subsequently goes to the City Council for final approval.

Legal Review

The City Attorney has drafted an agreement related to the project.

Staff Recommendation

The HEDC recommends that the Council approve the attached Resolution and Agreement for GFS Logistics LLC for property located at 1220 Dowdy Ferry.

Supporting Documentation and Attachments

- Application from GFS Logistics LLC
- Resolution approving the 380 Agreement
- Draft Chapter 380 Agreement

**Hutchins Economic Development Corporation
PO BOX 361
Hutchins TX 75141
Tax Abatement and Incentive Application**

The City of Hutchins and the Hutchins Economic Development Corporation are committed to the promotion and retention of high quality development within the City of Hutchins and to better the quality of life for its citizens. These objectives can often be attained by the enhancement and expansion of the local economy. To meet these objectives, the City of Hutchins and the Hutchins Economic Development Corporation will, on a case-by-case basis, consider providing tax abatements or other economic development incentives to aid in the stimulation of economic development in Hutchins. The City of Hutchins and the Hutchins Economic Development Corporation will give such consideration in accordance with the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.

Nothing herein shall imply or suggest that the City of Hutchins or the Hutchins Economic Development Corporation is under any obligation to provide tax abatements or incentives to any applicant. All applicants and projects shall be considered on a case-by-case basis.

Completion of this application will allow the Hutchins Economic Development Corporation Board of Directors and the City Council for the City of Hutchins to predetermine a satisfactory level of return on investment. The application of a fiscal impact examination is a decision tool, and it is recognized that the guidelines are not all-inclusive.

Any consideration of the use of public resources for a business, regardless of whether they are direct financial investments, abatements, deferred taxes or regulatory considerations, requires that the fiscal impacts be considered as one of the measurement tools used to determine the incentives offered.

In order for the Hutchins Economic Development Corporation to determine the value of a project, it is necessary to obtain certain information. Incomplete applications will not be considered by the Hutchins Economic Development Corporation Board of Directors. Please provide us with the following:

I. Real Property

- 1. Acquisition cost of vacant property (if applicable)\$ N/A
- 2. Acquisition price of an existing land and facility or current taxable value..... \$ N/A
- 3. Total construction budget for new facility.....\$ 35,000,000
 - a. Percent allocated to materials..... \$15,250,000 (43%)
 - b. Percent allocated to soft costs..... \$4,700,000 (13%)
(Soft costs are permitting fees, architectural engineering, testing, inspections, environmental studies, developer management fees, legal and audit fees, etc.)
 - c. Percent allocated to labor..... \$15,250,000 (43%)
 - e. Percent of construction materials purchased in Hutchins.....TBD
 - f. Percent of soft costs purchased in Hutchins.....TBD
 - g. Percent of construction workforce residing in Hutchins.....TBD

- 4. *Appraised Land Value*\$ 625,000
- 5. *Projected appraised value if a new facility*..... \$ 40,000,000

II. Business Personal Property

- 1. *Value of newly purchased furniture and fixtures*\$ 180,000
- 2. *Value of furniture and fixtures relocated to Hutchins*\$ 300,000
- 3. *Value of newly purchased machinery and equipment*\$ 180,000
- 4. *Percent of new machinery and equipment purchased in Hutchins.*.. TBD
- 5. *Value of machinery and equipment relocated to Hutchins* \$ 300,000
- 6. *Value of inventory as of January 1 each year*\$ 12,000,000*
- 7. *Value of any freeport property*\$ 0

III. Sales Tax

- 1. *Annual Amount of Total Sales*\$ 0
- 2. *Annual Amount of sales and use taxes collected and paid to the state*.....\$ 0
- 3. *Percentage of Sales that are taxable in the City (amount of sales of taxable items that are consummated in the city)*.....\$ 0
- 4. *Annual Amount of anticipated local sales tax*\$ 0

IV. Employee Information

- 1. *Number of **existing** employees*..... 24
- 2. *Average annual wage of **existing** employees*.....\$ 60,000
- 3. *Annual wage growth rate (in %) of **existing** employees*..... 9%
- 4. *Percentage of **existing** employees who reside in Hutchins*..... 15%
- 5. *Anticipated number of **new** employees in*.....

	Year #1	Year #2	Year #3
<i>Exempt Employees</i>	<u>3</u>	<u>2</u>	<u>1</u>
<i>Non Exempt Employees</i>	<u>7</u>	<u>4</u>	<u>4</u>
- 6. *Average annual wage of **new** employees (indicate different levels within each category by labeling them as Class 1 or Class 2)*

<i>Exempt Employees</i> – <u>Class 1</u>	\$ <u>75,000</u>
<i>Non Exempt Employees</i> – <u>Class 2</u>	\$ <u>55,000</u>
- 7. *Annual wage growth rate (in %) of **new** employees*

*Based on tax consultant estimate for comparable supply chain solution facilities.

Exempt Employees	Class 1	10%
Non Exempt Employees	Class 2	8%

V. Operations

- 1. Total annual operating budget\$ 4,000,000
- 2. Value of materials purchased for operations (excluding inventory)..... \$ 60,000
- 3. Percentage of these materials bought in Hutchins.....

- 4. Average annual cost of each utility
 - a. Electricity\$ 48,000
 - b. Telephone\$ 16,000
 - c. Cable\$ 0
 - d. Natural Gas\$ 13,000
 - e. Sanitation\$ 21,000
 - f. Water & Sewer.....\$ 22,000
 - g. Labor\$ 900,000+
- 5. Cost of onsite infrastructure.....\$ Unknown
- 6. Cost of offsite infrastructure.....\$ Unknown

VI. Addition Information

Attach the following information:

- 1. Site plan and drawings.
- 2. A map of the facility location.
- 3. Photo's of similar facilities.
- 4. A time schedule for undertaking and completing the planned improvements.
- 5. The company's national industrial classification code 493110.

Attached to this application.

VII. Assurances

The undersigned certifies the following:

1. the information provided above is, to the best of my knowledge, complete and accurate.
2. *the undersigned certifies that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker.*
3. *the undersigned understands that if, after receiving a public subsidy, the business, or a branch, division, or department of the business, is convicted of a violation under 8 U.S.C. Section 1324a(f), the business shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Texas Government Code, Section 2264.053, not later than the 120th day after the date the public agency, state or local taxing jurisdiction, or economic development corporation notifies the business of the violation.*
4. the undersigned has received and read the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.
5. the undersigned understands that failure to comply with the terms and condition of an abatement agreement or incentive agreement may result in the recapture of the full incentive provided by the City of Hutchins and/or the Hutchins Economic Development Corporation related to the proposed project.
6. the undersigned understands that participation in an incentive does not eliminate any obligation to satisfy all the ordinances of the City of Hutchins or any other applicable governmental entity that has jurisdiction regarding this project.
7. the undersigned is authorized in all respects to submit this application behalf of the named company.

Type of Business (corporation, partnership, sole proprietorship): Limited Partnership

Name of Company (including d/b/a and assumed or trade names): GFS Logistics

Mailing Address: 3130 N Longhorn Dr

City, State & Zip Code: Lancaster, TX 75134

Phone #: 214-709-8112 Fax #: N/A

E-Mail Address: badams@holtlunsford.com

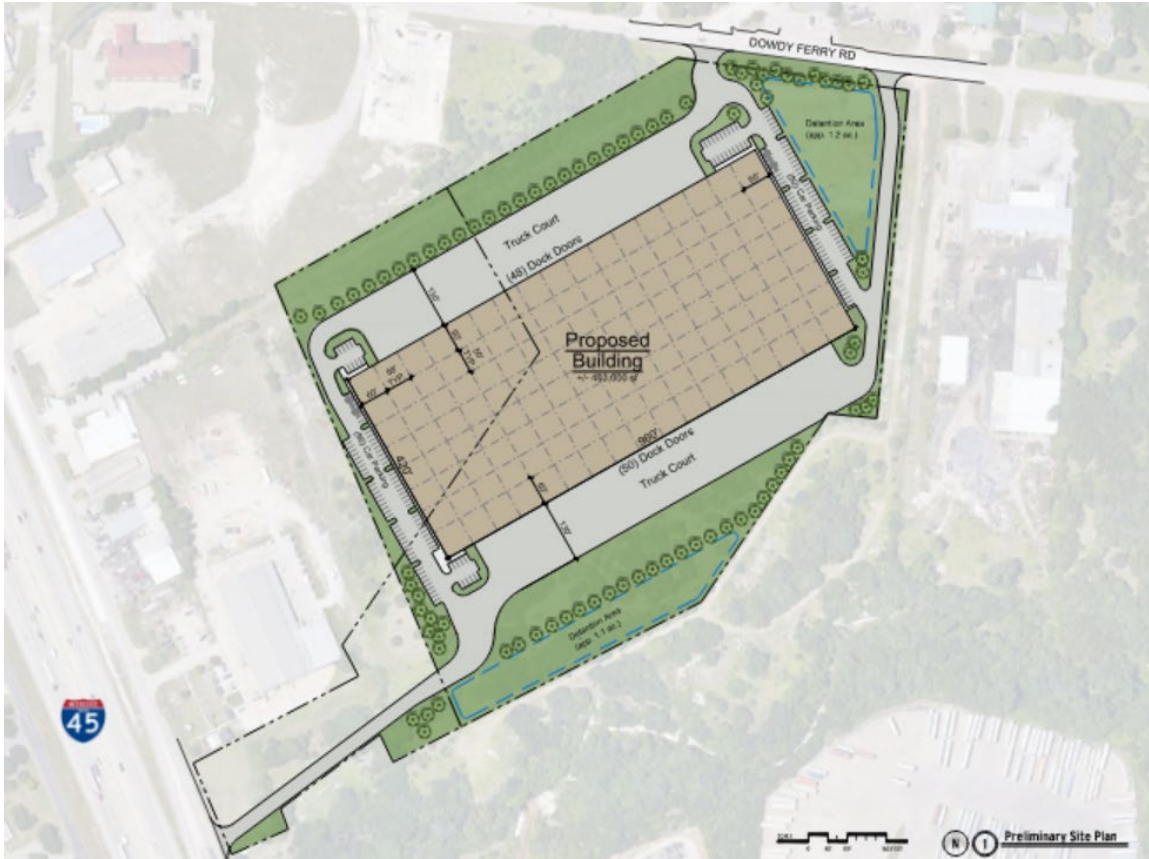
Name (Please Print): Joe Kernodle

Title: President

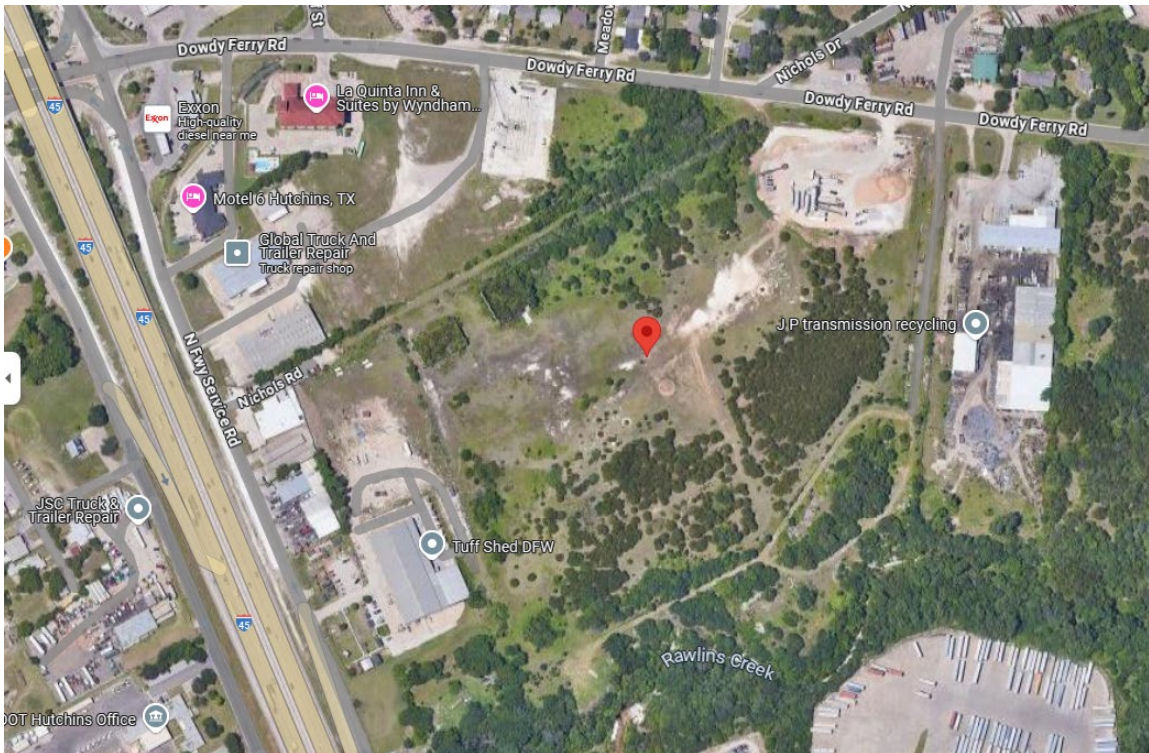
Joe Kernodle
Signature

5/27/2025
Date

Site plan



Map of the facility location



Photos of similar facilities



Schedule for undertaking the planned improvements.

Target Construction Start: Q3 2025

Target Construction Completion: Q3 2026