



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Tuesday, September 02, 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 Tuesday, September 2, 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. PRESENTATIONS

1. 2025-2026 Proposed Budget. Presented by: Maria Joyner, Director of Finance

E. EXECUTIVE SESSION

2. 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

3. 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.

F. RECONVENE INTO REGULAR SESSION

4. 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

5. 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.

G. ITEMS OF COMMUNITY INTEREST

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

City Council Meeting, Monday, September 15, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

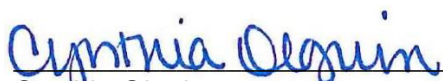
Hispanic Heritage Month Celebration, Thursday, September 18, 2025 4:30 p.m. - 7:00 p.m., Hutchins Community Center, 500 W. Hickman St., Hutchins.

National Night Out, Tuesday, October 7, 2025 6:00 p.m. - 8:00 p.m. at Campbell Park, 205 S. Denton St., Hutchins.

H. ADJOURN

CERTIFICATION

I certify that a copy of the September 2, 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 29, 2025, before 6:30 p.m.


Cynthia Olguin
City Secretary



ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Requests 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 2, 2025

MEETING TYPE: City Council

SUBMITTED BY: Maria Joyner

AGENDA CAPTION: 2025-2026 Proposed Budget

Presented by: Maria Joyner, Director of Finance

Background Information

As development of the Fiscal Year 2026 budget continues, City staff would like to provide information and analysis related to proposed revenues and expenditures associated with the Fiscal Year 2026 budget.

In accordance with State law, the Dallas Central Appraisal District (DCAD) certifies property values within the city by July 25 of each year. The City received the Certified appraisal values from the Dallas Central Appraisal District on July 24, 2025. The Certified values reflects an increase in **taxable** value of 8.66%, or \$134,131,201 from \$1,548,058,477 (2024 Certified Value) to \$1,682,189,678 (2025 certified value). The increase for the previous five years is presented below:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Taxable Value	\$ 816,133,225	\$ 994,531,800	\$ 1,236,605,271	\$ 1,548,058,477	\$ 1,682,189,678
\$Change	\$ 164,365,014	\$ 178,398,575	\$ 242,073,471	\$ 311,453,206	\$ 134,131,201
%Change	25.22%	21.86%	24.34%	25.19%	8.66%

The categories of property values are Commercial, Business Personal Property(BPP), and Residential. The majority of the City's property tax (55.19%) is derived from Commercial properties. The category breakdown of property tax is provided below:

COMMERCIAL	\$928,415,260	55.19%
BPP	\$490,095,769	29.13%
RESIDENTIAL	\$263,678,649	15.67%
	\$1,682,189,678	100.00%

Based on the 2025 Certified Values, the City experienced a 10.49% increase in Commercial Values, a 10.70% increase in BPP, and a 0.52% decrease in Residential properties.

Category	July 2024 Certified Values	July 2025 Certified Values	Dollar Change	Percent Change
Commercial	840,281,197	928,415,260	88,134,063	10.49%
BPP	442,719,953	490,095,769	47,375,816	10.70%
Residential	265,057,327	263,678,649	-1,378,678	-0.52%
TOTAL	\$1,548,058,477	\$1,682,189,678	\$134,131,201	8.66%

Additional information related to the proposed budget will be presented via PowerPoint presentation during the council meeting.

Budget Implications

The budget is the financial plan for the City. The first budget work session was held on August 18, 2025. The annual budget and tax rate is scheduled for adoption on September 15, 2025.

Staff Recommendation

No action required