



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, August 19, 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 Meeting of the Hutchins City Council to be held on Monday, August 19, 2024, with Work Session beginning 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 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. WORK SESSION

1. 2024-2025 Proposed Budget. Presented by: Maria Joyner, Director of Finance

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

C. INVOCATION AND PLEDGE OF ALLEGIANCE

- D. 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.*

E. PRESENTATIONS

2. Discuss the Animal Shelter Agreement with the City of Ferris. 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.*

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

4. Consideration and Action regarding the proposed FY2024-2025 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance
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. Council Member Campbell has requested the City Council reconsider action taken at the August 5, 2024, Regular Meeting regarding Resolution 2024-08-1205.

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

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

I. ITEMS OF COMMUNITY INTEREST

8. Atwell Public Library Board Meeting - Tuesday, August 20, 2024, at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins.

Voter Registration Drive Thursday, August 22, 2024, from 5 pm - 7 pm at Atwell Public Library, 300 N. Denton St.

September 2, 2024 - City Offices Closed in observance of the Labor Day Holiday

City Council Meeting, Tuesday, September 6, 2024 at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins

Keep Hutchins Beautiful Board, Tuesday, September 10, 2024 at 6 pm. City Hall Council Chamber, 321 N. Main St., Hutchins

City Council Meeting, Monday, September 16, 2024 at 6:30 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins

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 19, 2024, at 6:00 p.m. City Hall Council Chamber, 321 N. Main St., Hutchins

J. ADJOURN

CERTIFICATION

I certify that a copy of the August 19, 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, August 17, 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:	August 19, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Maria Joyner
AGENDA CAPTION:	2024-2025 Proposed Budget
	Presented by: Maria Joyner, Director of Finance

Background Information

The proposed budget will be presented via PowerPoint presentation during the council meeting.

Budget Implications

The annual budget and tax rate is scheduled for adoption on September 16, 2024.

Legal Review

N/A

Staff Recommendation

No action required



STAFF REPORT

MEETING DATE:	August 19, 2024
MEETING TYPE:	Regular Council meeting
SUBMITTED BY:	Chief Steve Perry (Animal Shelter Agreement with the City of Ferris)
AGENDA CAPTION:	Presented by: [Steve Perry Police Chief]

Background Information

Discussion Ferris shelter agreement.

Budget Implications

Operational Impact

Search for alternative temporary shelter service.

Legal Review

N/A

Staff Recommendation

Supporting Documentation and Attachments

Ferris termination letter

Ferris email closing intake

Steve Perry

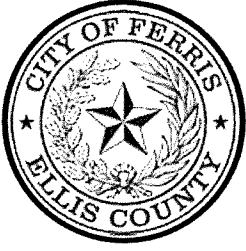
From: Drewrey Daily
Sent: Monday, August 12, 2024 5:55 PM
To: Steve Perry
Subject: Fw: Intake

FYI

From: Brandi Lee <BrandiLee@ferristexas.gov>
Sent: Monday, August 12, 2024 3:40 PM
To: Drewrey Daily <ddaily@cityofhutchins.org>
Cc: Brian Horton <brianhorton@ferristexas.gov>; John DeLeon <johndeleon@ferristexas.gov>; Payne Allsup <PayneAllsup@ferristexas.gov>; Benny Puckett <bpuckett@cityofhutchins.org>
Subject: Intake

Intake at the shelter is CLOSED. We are not taking any animals including quarantine without the approval from Brian Horton. Please respond reply-all that you received and understand this email.

Thank you



CITY MANAGER'S OFFICE

MAYOR
Fred C. Pontley

August 12, 2024

Dear Mr. Quin –

CITY COUNCIL

Mayor Pro Tem
Tommy W. Scott

Place 1
Clayton Hunter

Place 2
Norman M. Heckathorn

Place 4
Jay Walsh

Place 5
Norris Elverton

CITY MANAGER
Brooks Williams

This letter serves as official notice from the City of Ferris of our intent to terminate the First Amended and Restated Interlocal Agreement for Animal Control Shelter Services ("Agreement") between the City of Ferris and the City of Hutchins, dated September 18, 2023. Pursuant to Article VIII of the Agreement, either party may terminate the Agreement by providing written notice thirty (30) days prior to the intended termination date.

The City of Ferris has decided not to renew this Agreement and hereby provides notice that the Agreement will be terminated effective September 18, 2024.

Additionally, please be advised that from the date of this notice, any failure by the City of Hutchins to comply with all established Standard Operating Procedures (SOPs), rules, regulations, standards, and/or lawful direction (whether verbal or written) issued by the City of Ferris will result in immediate termination of the Agreement and expulsion from the Ferris Animal Shelter.

We appreciate the partnership that the City of Ferris and the City of Hutchins have shared during the term of this Agreement. Should there be any further details to address, please do not hesitate to contact my office.

Thank you for your attention in this matter.

Sincerely,

Brooks Williams
City Manager
City of Ferris, TX



STAFF REPORT

MEETING DATE:	August 19, 2024
MEETING TYPE:	Regular Council meeting
SUBMITTED BY:	Chief Steve Perry
AGENDA CAPTION:	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

Background Information

The City of Hutchins City council approved resolution 2023-1105 approving a new 700/800 MHZ radio system for the Police and Fire department. Council approved the preliminary quote for this project not to exceed \$ 974,000.00. Upon receiving the final HGAC bid for the project, the quote received came back at \$ 925,056.00, leaving a surplus of \$ 48,944.00. Upon approval of this contract equipment was ordered for the communications center, fire department and police and fire vehicles. The implementation of this project began October 2023 and equipment install began May of 2024. The target date to complete the project in end of 2024.

During the initial site walk the following equipment was not accounted for in the scope of the project.

1. VHF Duplexer
2. Fire Station # 2 Antenna
3. Fire station # 1 Alerting radio
4. Radios for Code compliance, Animal Services and programming

Budget Implications

The new proposed budget for this change order is \$ 959,342.33.

Operational Impact

The VHF duplexer is needed to ensure that we have inoperable communications with public safety agencies who are not on the 700/800 MHZ system including maintain the capability of utilizing our current conventional radio channels for future use. Fire department needs the Antenna and Radio to be able to receive tones, and alerting.

Legal Review

N/A

Staff Recommendation

Approve the additional expenditure to complete the project.

Supporting Documentation and Attachments

Motorola quote

CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R2024-08-1209

A RESOLUTION 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.

WHEREAS, the City Council of the City of Hutchins has been presented with the proposed H-GAC Master Service Agreement (RA05-21) (the “Agreement”) by and between the City of Hutchins and Motorola Solutions, Inc. (“Motorola”) 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

WHEREAS, the City Council finds that it is in the public interest to approve the Agreement and change order between the City of Hutchins and Motorola; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Administrator is authorized to execute the Agreement on behalf of the City of Hutchins, Texas.

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

SECTION 1. The City Administrator is hereby authorized to negotiate and execute the change order, which is attached hereto as Exhibit “A,” on behalf of the City of Hutchins.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 19th day of August 2024.

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

**EXHIBIT “A”
MOTOROLA CHANGE ORDER #1**



CHANGE ORDER

#1

Change Order Number: #1
Date: 8/9/2024
Project Name and Number: USTX22D068M HUTCHINS MOVE TO DALLAS
Customer Name: City of Hutchins
Customer Project Mgr: Becky Blanton

The purpose of this Change Order is to: *(highlight the key reasons for this Change Order)*

The parties agree to make the following changes to the project:

- City of Hutchins will purchase additional equipment. (Equipment list is below)
- Motorola will install an antenna with a magnetic mount at Fire Station 2.
- Motorola will provide flash upgrades and program consolettes to support VHF.
- Motorola will install a mobile radio at the Public Safety Building to be used for Fire Station Alerting.
- Motorola will install multiplexers at the Public Safety Building, so the City of Hutchins can utilize VHF and 7/800.
- Originally, the project schedule was to complete on May 31st, 2023. The project's new completion date is January 31st, 2025.

Contract Project Identifier (Name or Number):

R2023-1105

Contract Date: 5/15/23

In accordance with the terms and conditions of the contract identified above between City of Hutchins and Motorola Solutions, Inc., the following changes are approved:

Contract Price* Adjustments

Original Contract Price:	\$ 925,056.00
Previous Change Order amounts for Change Order numbers [#####] through [#####]:	\$ 0.00
This Change Order:	\$ 34,286.33
Contract Credit (If Applicable):	\$ N/A
New Contract Price:	\$ 959,342.33

*"Contract Price" does not include taxes.



CHANGE ORDER

#1

Completion Date Adjustments

Original Completion Date:	12/31/2025
Current Completion Date prior to this Change Order:	12/31/2025
New Completion Date:	12/31/2025

Equipment Changes: (additions, deletions or modifications) Include attachments if needed.

The following equipment will be added to the project:

2	H1926B MULTIPLEXER QMA APX CONSOLETTTE
1	T8426A TDMA
2	GA00306AE ENH: ENABLE VHF FLP
1	H92UCF9PW6AN APX 900 7/800 MHZ MODEL 2 PORTABLE
1	Q667BB ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)
1	QA04096AA ENH: P25 TRUNKING
1	QA00580AF ADD: TDMA OPERATION
1	QA09113AB ADD: BASELINE RELEASE SW
1	H885BK ADD: 3Y ESSENTIAL SERVICE
1	PMMN4065AL MICROPHONE,IMPRES RSM, IP57
1	PMPN4576A CHARGER,CHGR DESKTOP SINGLE UNIT IMPRES EXT PS US/NA/TW
1	PMNN4491D BATT IMPRES LIION IP68 2100T
1	HAF4016A UNITY GAIN ANTENNA QUARTERWAVE 762-870MHZ - ROOF MOUNT
1	3080384M45 CABLE,CHROME MAG MOUNT MINI UHF

Scope of Work Changes: (additions, deletions or modifications) Include attachments if needed.

- Motorola will install an antenna with a magnetic mount at Fire Station 2.
- Motorola will provide 2 flash upgrades and program consolettes to support VHF.
- Motorola will install a mobile radio at the Public Safety Building to be used for Fire Station Alerting.
- Motorola will install multi-plexers at the Public Safety Building.
- Motorola will use commercially reasonable efforts to integrate with City of Hutchins' existing Fire Station Alerting system provided by US Digital.
- Originally, the project schedule was to be completed on May 31st, 2023. The project's new completion date is January 31st, 2025.

SUA/Support Service Changes: (additions, deletions or modifications) Include attachments if needed. Must be completed by Project CSM.

N/A

Schedule Changes: (describe change or N/A)



CHANGE ORDER
#1

The project schedule has been extended to 1/31/2025.

Contract Price Changes: *(describe change or N/A)*
Price increase to add the additional radio equipment needed for project is \$ 29,122.27.
Price increase for radio programming, fire station alerting integration, and installation is \$ 5,164.06.
The total contract value increases from \$ 925,056.00 to \$ 959,342.33.

Customer Responsibilities: *(describe change or N/A)*
If additional equipment or services not mentioned in this change order are needed for Fire Station Alerting, the customer will be responsible for paying for equipment or services necessary to integrate the radio system with the US Digital Fire Station Alerting.

Payment Schedule for this Change Order:
(describe new payment terms applicable to this change order)
Payment for this change order is due upon Final Acceptance of the project.

Purchase Order Requirements for this Change Order (select only one).

- ☐ A Purchase Order is required - included with this change order and is attached.
- ☐ No Purchase Order is required - Customer affirms that this change order document is the only notice to proceed required, that funding has been encumbered for this change order in its entirety, and that no further purchase orders will be issued against this change order,
- ☐ No Purchase Order required - this is a \$0 Change Order, or a decrease in scope.

Unless amended above, all other terms and conditions of the Contract shall remain in full force. If there are any inconsistencies between the provisions of this Change Order and the provisions of the Contract, the provisions of this Change Order will prevail.

IN WITNESS WHEREOF the parties have executed this Change Order as of the last date signed below.

Motorola Solutions, Inc.

Customer

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: _____
Title: _____
Date: _____



CHANGE ORDER

#1

Reviewed by: _____
Motorola Solutions Project Manager

Date: _____

DRAFT
Draft document is subject to change pending
Motorola Solutions, Inc. internal review process.



STAFF REPORT

MEETING DATE:	August 19, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Maria Joyner
AGENDA CAPTION:	Consideration and Action regarding proposed FY2024-2025 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance

Background Information

State law requires that an entity must vote to place a proposal to adopt the tax rate on the agenda of a future meeting as an action item. **This must be a record vote.** Once the record vote has passed, State law requires an entity must schedule and hold a public hearing before adopting a tax rate if the proposed tax rate exceeds the No-New Revenue or Voter-Approval Tax Rate (whichever is lower). The proposed tax rate exceeds the No-New-Revenue Tax Rate and requires a public hearing to be scheduled. The rate and record vote will be published in the newspaper and on the City website.

Budget Implications

This item will have a financial impact, as tax revenue is a primary funding source of the budget. Estimated tax revenues will be determined by the adopted tax rate but the purpose of tonight's action is to satisfy the requirements of State law.

Legal Review

N/A

Staff Recommendation

Staff recommends the City Council vote on the proposed tax rate in preparation of the public hearing on the FY2024-2025 tax rate that will be held at the City Council meeting on September 16, 2024



STAFF REPORT

MEETING DATE: August 19, 2024

MEETING TYPE: Regular Council meeting

SUBMITTED BY: Council Member Campbell

AGENDA CAPTION: 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.

Background Information

Council Member Campbell has requested the City Council reconsider action taken at the August 5, 2024, Regular Meeting regarding Resolution 2024-08-1205.

**CITY OF HUTCHINS
RESOLUTION NO. R 2024-08-1205**

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.

WHEREAS, the Cities of Cedar Hill, Glenn Heights, Hutchins, Lancaster, and Wilmer recognize the importance of working together to promote green economic development by attracting and retaining new businesses to the southern sector of Dallas County that create sustainable jobs; and

WHEREAS, the Cities recognize that their Blue Zone endeavors will yield greater success through collaborative partnership, focusing on promoting environmentally sustainable green economic development within the District; and

WHEREAS, the Cities recognize that a site location of the proposed master planned development to be within District 109 will stimulate green economic development throughout the District for which participating cities will submit data and necessary market analysis to the District Office of State Representative Carl O. Sherman or District 109 Representative to be considered for site selection for BZ109 final site selection; and

WHEREAS, the Cities will work towards the certification of Blue Zone designation established by Blue Zones, LLC where in this joint effort can maximize the ability to attract and retain a major business to the Project Site Location and through such intentional and collaborative effort with all participating cities.

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

SECTION 1. That the Cities recognize the importance of working together to promote green economic development by attracting and retaining new business to the designated location for Project Blue Zone 109 and such businesses will create sustainable jobs and promote green economic development within District 109.

SECTION 2. That the Cities agree to partner together to promote green economic development within the District by participating in the strategic selection process for Project Blue Zone 109.

SECTION 3. That the Cities agree to discuss and consider economic development incentives and grants, which will set forth the understandings and obligations of the Cities to be considered for the Project Site Location.

SECTION 4. 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 _____ day of _____, 2024.

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(07-31-2024: 4870-6339-4004, v. 1)



CARL OSCAR SHERMAN

"Fighting for a better quality of life, through an in-depth understanding of humanity - driven by hope, preparation, unity, and consistency."



PROJECT BLUE ZONE 109



CARL OSCAR SHERMAN



TEXAS STATE REPRESENTATIVE

DISTRICT 109



WHAT IS A BLUE ZONE?



- A Blue Zone is a geographic area or community where efforts are concentrated on improving the quality of life while addressing environmental injustices. This involves a **holistic approach to tackling interconnected issues**, such as disparities in environmental benefits and burdens that disproportionately affect marginalized populations.
- Promotes Equity and Sustainability
- Key pillars: Social equity, resource accessibility, environmental stewardship, sustainable development
- Objective: Cultivating resilient communities where residents thrive in harmony with the environment.

KEY TRAITS OF A BLUE ZONE

- ❑ Natural Movement
- ❑ Purposeful Living
- ❑ Family First
- ❑ Eating 80% Rule
- ❑ Plant-Based Diet
- ❑ Moderate alcohol consumption
- ❑ Faith-Based Belonging
- ❑ Stress Reduction Techniques
- ❑ Strong Social Networks



WHERE ARE THE BLUE ZONES

Section F, Item5.



Blue Zone Cities can be found around the world. Currently, there are 7 in the United States and 5 Internationally.

Section F, Item5.

BLUE ZONE EXAMPLES

LOMA LINDA, CALIFORNIA

- Driven by Seventh-day Adventists
- Population - 24,712
 - 44% White
 - 26.4% Asian
 - 6.5% African American
 - 1.1% American Indian
- Economic drivers: healthcare, education, research, and innovation.

NICOYA, COSTA RICA

- High life expectancy despite low income
- Factors contributing to longevity

SINGAPORE

- Man-Made Blue Zone
- Prioritizing walking, public transit, healthier foods

KEYS TO UNLOCKING EQUITY



In today's dynamic landscape, vibrant communities are defined not just by their geographic boundaries, but by the richness of amenities they provide to residents, tourists, and visitors. Project Blue Zone 109 focuses on addressing critical gaps within District 109 by establishing essential facilities; such as grocery stores, banks, wellness centers, restaurants, and premier boutique hotels.

By strategically introducing these elements, our aim is not only to meet the immediate needs of District 109's population, but also to catalyze economic growth and foster a thriving, healthy environment that encourages foot traffic and local commerce.

UNLOCKING EQUITY: TOOLS AND STRATEGIES



CREATE DYNAMIC PUBLIC-PRIVATE PARTNERSHIPS (P3)

- Engage with small to large private sector employers, local Economic Development Corporations (EDCs), the Texas EDC, and the Small Business Administration (SBA).
- Establish interdependent mechanisms to drive healthier communities and robust growth.
- Foster innovation and healthier communities through collaboration between the public and private sectors.

PRIORITIZE COMMUNITY ENGAGEMENT

- Ensure that projects benefit residents and businesses.
- Invest in initiatives promoting environmental stewardship, social equity, and economic resilience.
- Contribute to building a prosperous and resilient local economy through effective Public-Private Partnerships (PPPs).

PROJECT BLUE ZONE 109 GOALS



PROJECT BLUE ZONE 109 GOALS

1. Addressing Commercial Inequities
2. Creating a Healthy Ecosystem
3. Fostering Community Engagement



ADDRESSING COMMERCIAL INEQUITIES

Addressing commercial inequities often involves implementing policies and practices aimed at promoting fairness, diversity, and inclusivity in the business environment. Project Blue Zone 109 (BZ109) stems from an analysis of the current landscape and a recognition of the deficiencies within our communities.

Project Blue Zone 109 aims to **foster a sense of belonging, convenience, and health-centric options for residents.** Together, we can realize our community's full health and economic potential.

CREATING A HEALTHY ECOSYSTEM

Central to Project BZ 109's mission is the belief that robust economic growth is contingent upon the presence of key infrastructural elements. By introducing a diverse array of amenities, we seek to create a **dynamic ecosystem** that encourages local spending, attracts investment, and stimulates quality job creation.

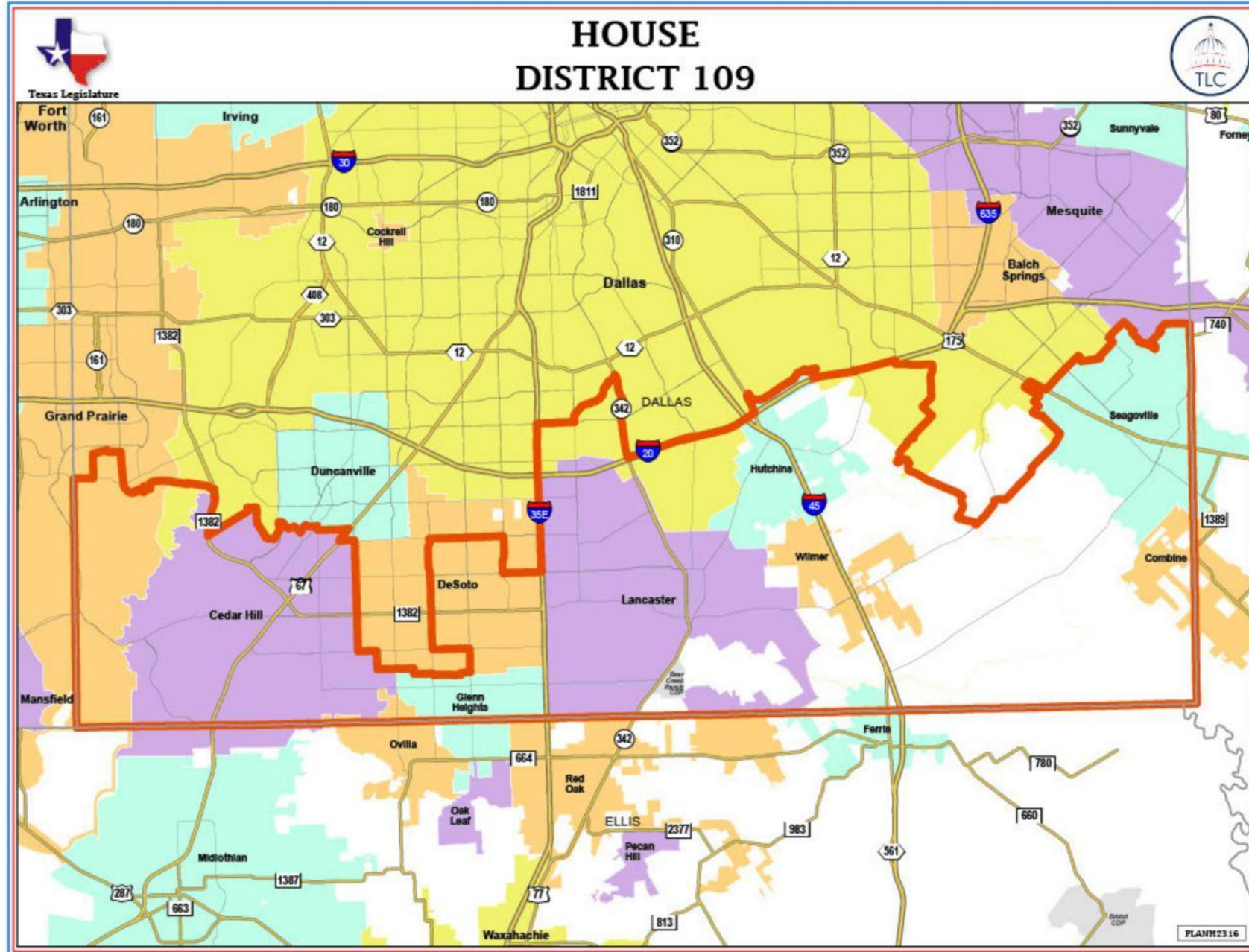
Targeting established high-caliber businesses enhances the quality of life for our residents, and serves as a magnet for tourists, thereby injecting vitality into our local economy.

Creating a healthy ecosystem for businesses fosters an environment where companies can thrive while promoting sustainable practices, innovation, and social responsibility.

FOSTERING COMMUNITY ENGAGEMENT

In addition, The BZ109 “**site location**” will be a space where people can gather, dine, celebrate, and unwind. The project's proposed facilities will become a focal point for community engagement and social interaction.

It will strengthen the social fabric of District 109 through these shared experiences leading to a sense of belonging, pride, and unity among residents. Ultimately, it will mobilize collective action to address engagement that creates additional opportunities.



BRIDGING THE GAP FOR DISTRICT 109



In our dynamic district, progress and prosperity are rooted in collaborative endeavors to meet diverse needs and aspirations. With a focused commitment to enhancing District 109, we strategically bridge critical gaps across four key sectors and one dynamic business landscape.

FOUR PIVOTAL SECTORS

Strategically bolstering these sectors aims to rejuvenate District 109's economy, foster holistic well-being, and cultivate a vibrant environment attracting residents, visitors, and tourists:

- Financial
- Health & Wellness
- Hospitality
- Retail Trade

BZ109

FINANCIAL

Historically, discriminatory practices such as redlining have entrenched inequalities in resource distribution. This has led to systemic barriers for black and brown communities in Texas, hindering access to affordable housing, business development loans, and essential infrastructure investments vital for economic advancement.

i.e. ONE UNITED BANK
UNITY NATIONAL BANK

HEALTH & WELLNESS

Creating fresh food markets and community spaces ensures access to locally grown produce, fosters education, and supports local farmers and entrepreneurs. Addressing food accessibility promotes healthier lifestyles. Grocery store scarcity often results from perceived cost barriers compared to regional profits.

i.e. OASIS FRESH MARKET
OASIS HEALTHY HABITS
LE BEAUTY SPA

HOSPITALITY

Boutique hotels, known for their upscale luxury and personalized service, draw tourists and visitors to the community, bolstering revenue for local businesses like restaurants, shops, and attractions. This surge in tourism translates to increased spending, ultimately benefiting the local economy.

i.e. HOTEL DRYCE
WANDERSTAY BOUTIQUE
LA MAISON IN MIDTOWN

RETAIL TRADE

Introducing acclaimed dining establishments will invigorate District 109, fostering economic growth and enhancing its allure for both locals and visitors. These diverse culinary offerings will introduce innovative concepts, techniques, and trends, stimulating creativity and adaptability among local businesses.

i.e. CHOPNBLOK
KITCHEN + KOCKTAILS
DJ'S STEAKHOUSE

THEATER

Incorporating a theater into a blue zone green mixed-use development can be an excellent way to enhance the community's cultural vibrancy and well-being

i.e. MUSEUM OF
DISCOVERY AND
SCIENCE IMAX

GREEN MIXED USE DEVELOPMENT

DRIVES SUSTAINABILITY

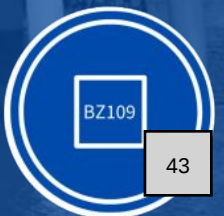
Section F, Item5.

Integrating restaurant, hotel, spa, and banking facilities in a mixed-use development cultivates a dynamic environment for residents, tourists, and the community. **This holistic approach fosters both economic growth and sustainability.**

MAXIMIZING GREEN MIXED-USE DEVELOPMENT FOR DISTRICT 109

Increased urban density cultivates a dynamic cityscape, accommodating diverse businesses, cultural hubs, and recreational facilities to foster community cohesion and social vitality.

Within Green Mixed-Use Developments, retail spaces offer flexibility to adapt to evolving market trends, ensuring retailers can remain responsive and aligned with the changing preferences of District 109 residents.



HQ RELOCATION INITIATIVE

BZ109 PROMOTES HQ RELOCATION

Positioning your city as a prime destination for corporate headquarters relocation can yield significant economic, social, and cultural benefits, fostering dynamic growth and attracting top talent and investment.

BZ109 HQ RELOCATION INITIATIVE

Attracting corporate headquarters to our city offers extensive economic, social, and cultural advantages, establishing us as a dynamic hub for businesses, talent, and investment.



WORLDWIDE TECH

World Wide Technology, a \$17 Billion dollar company and a prominent player in the technology solutions industry offers a wide range of services and solutions to help organizations navigate the complexities of the digital age.



BRIDGE WATER INTERIORS

Bridge Water Interiors, a \$2 Billion dollar company and one of the leading automotive seating manufacturing companies in the United States. We specialize in just-in-time (JIT) manufacturing, sequencing, and delivery of seating, overhead and center console systems.



ACT ONE

ActOne Group, a \$1.1 Billion company, is a global enterprise that provides employment, workforce management, and procurement solutions to a wide range of industries, Fortune 500 organizations, local and mid-market companies, and government agencies.



WE HAVE THE...

Desire!

Vision!

Strategy!

Goals!

Advisors!



ADVISORY BOARD

Collaboration is key in maximizing limited resources including time, land, and funding. Experts must be convened together to provide insight and input into a long-term and well-rounded plan.

For that reason, an advisory board of business executives and government leaders, has been assembled to provide current knowledge, critical thinking, and strategic advice to increase the confidence of the decision-makers who represent the management of private and public organizations.

“None of us is as smart as all of us.”
- Carl Oscar Sherman

**ADVISORY
BOARD
MEMBER**

**ADVISORY
BOARD
MEMBER**

**ADVISORY
BOARD
MEMBER**

**ADVISORY
BOARD
MEMBER**

CONCLUSION

"Our commitment extends beyond meeting the needs of District 109; we aim to surpass expectations and elevate aspirations. Introducing Project Blue Zone 109, a transformative initiative set to enhance the district's allure for visitors and attract high-quality businesses.

Join us as we embark on this journey towards achieving Blue Zone status for District 109. Together, let's pave the way for a brighter future, ensuring prosperity for generations to come. Your participation is vital as we collectively shape the destiny of our community. Together, we can turn our ambitious vision into reality."



PROJECT BLUE ZONE 109



CARL OSCAR SHERMAN

"Fighting for a better quality of life, through an in-depth understanding of humanity - driven by hope, preparation, unity, and consistency."

