



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, August 17, 2026 at 6:00 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Work Session and a Regular Meeting of the Hutchins City Council to be held on Monday, August 17, 2026, at 6:00 p.m. at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Road, 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. WORK SESSION

1. 2026-2027 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. 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.*

2. Consider approval of city council meeting minutes for the month of July. Presented by Cynthia Olguin, City Secretary

F. PRESENTATIONS

3. STAR Transit presentation. Presented by: STAR Transit

G. PUBLIC HEARINGS

4. A. Conduct a Public Hearing regarding a request for a 4B project at 101 South Interstate 45, Suite 6.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 6, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Guy Brown HEDC Executive Director.

R2026-08-1352

H. 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 a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE PROPOSED SERVICE FEE AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND BRANDSTETTER CARROLL, INC. FOR ARCHITECTURAL DESIGN SERVICES FOR THE PUBLIC WORKS BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution R2026-08-1353

6. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL. Presented by Katherine Lindsey, Assistant to the City Administrator

Resolution R2026-08-1354

7. Discuss and consider a Resolution OF THE CITY COUNCIL AND THE CITY OF HUTCHINS, TEXAS APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND RENÉ BATES AUCTIONEERS, INC. (RBAI) TO CONDUCT ONLINE AUCTIONS OF SURPLUS INVENTORY FOR THE CITY OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Katherine Lindsey, Assistant to the City Administrator

Resolution R2026-08-1355

8. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE, AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Katherine Lindsey, Assistant to the City Administrator
Resolution R2026-08-1356
9. Discuss and consider appointments to the Atwell Public Library Board. Presented by Cynthia Olguin, City Secretary
10. Discuss and consider appointments to the Hutchins Economic Development Corporation. Presented by Cynthia Olguin, City Secretary
11. Discuss and consider appointments to the Planning and Zoning Commission. Presented by Cynthia Olguin, City Secretary
12. Discuss and consider appointments to the Parks and Recreation Board. Presented by Cynthia Olguin, City Secretary
13. Discuss and consider appointments to the Zoning Board of Adjustment and Building and Standards Commission. Presented by Cynthia Olguin, City Secretary

I. ITEMS OF COMMUNITY INTEREST

14. Planning and Zoning Commission Meeting, Monday, August 24, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Parks and Recreation Board Meeting, Tuesday, September 1, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.

City offices closed on Monday, September 7, 2026, in observance of Labor Day.

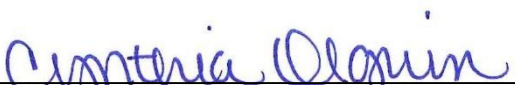
City Council Meeting, Tuesday, September 8, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Hispanic Heritage Month Celebration, Thursday, September 17, 2026, 5:30 p.m. - 7:30 p.m., Hutchins Event Center, 400 N. JJ Lemmon Rd., Hutchins.

J. ADJOURN

CERTIFICATION

I certify that a copy of the August 17, 2026, agenda of items to be considered by the Hutchins City Council was posted at City Hall and to the City's website www.cityofhutchinstx.gov, in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, August 11, 2026.


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@cityofhutchinstx.gov.



STAFF REPORT

MEETING DATE:

August 17, 2026

MEETING TYPE:

City Council

SUBMITTED BY:

Maria Joyner

AGENDA CAPTION:

2026-2027 Proposed Budget

Presented by: Maria Joyner, Director of Finance

Background Information

As development of the Fiscal Year 2027 budget continues, City staff would like to provide information and analysis related to proposed revenues and expenditures associated with the Fiscal Year 2027 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, 2026. The Certified values reflects an increase in **taxable** value of 12.33%, or \$207,476,246 from \$1,682,189,678 (2025 Certified Value) to \$1,889,665,924 (2025 certified value).

The categories of property values are Commercial, Business Personal Property(BPP), and Residential. The majority of the City’s propretax (55.84%) is derived from Commercial properties. The category breakdown of property tax is provided below:

			%
CATEGORY		2026	OF VALUE
COMMERCIAL		\$1,055,227,882	55.84%
BPP		\$535,114,911	28.32%
RESIDENTIAL		\$299,323,131	15.84%
TOTAL		\$1,889,665,924	100.00%

Based on the 2026 Certified Values, the City experienced a 13.66% increase in Commercial Values, a 9.19% increase in BPP, and a 13.52% increase in Residential properties.

		JULY 2025	JULY 2026	DOLLAR	PERCENT
CATEGORY		CERTIFIED VALUES	CERTIFIED VALUES	CHANGE	CHANGE
COMMERCIAL		\$928,415,260	\$1,055,227,882	\$126,812,622	13.66%
BPP		\$490,095,769	\$535,114,911	\$45,019,142	9.19%
RESIDENTIAL		\$263,678,649	\$299,323,131	\$35,644,482	13.52%
TOTAL		\$1,682,189,678	\$1,889,665,924	\$207,476,246	12.33%

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 3, 2026. The annual budget and tax rate is scheduled for adoption on September 8, 2026.

Staff Recommendation

No action required



STAFF REPORT

MEETING DATE:	August 11, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Consider approval of city council meeting minutes for the month of July. Presented by Cynthia Olguin, City Secretary

Background Information

Consider approval of the meeting minutes:

- July 7, 2026 Regular Council Meeting
- July 20, 2026 Regular Council Meeting

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**

**Tuesday, July 07, 2026 at 6:30 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

A Regular Meeting of the Hutchins City Council was held on Tuesday, July 7, 2026, 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

ABSENT

Councilmember America Rodriguez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation 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. Discuss and consider appointment of members to the Parks, Recreation and Special Events Master Plan Committee. Presented by James Quin, City Administrator

City Administrator James Quin explained that as part Parks, Recreation and Special Events Master Plan, a committee must be appointed to work with the consultants to create the Master Plan. The committee will consist of 15 members that may include Councilmembers, board members, and residents.

City Administrator Quin stressed the time-sensitive need to appoint the committee and begin the process to meet the deadline for submitting a grant application. Councilmember Odom nominated himself, Tynee Sims-Rogers, and Cornelius Caldwell. Mayor Pro Tem Nichols nominated America Rodriguez.

It was agreed that the additional nominees would be presented for council consideration and appointment at the next Council meeting. The City Administrator will serve as the staff liaison to the committee.

2. **Discuss and consider a Resolution APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND _____ FOR CONSTRUCTION SERVICES FOR STREET RECONSTRUCTION FY 2025 CDBG PROJECT WOODCREST LN. AND STREET RECONSTRUCTION FY 2025 CDBG PROJECT DENTON ST. IN AN AMOUNT NOT TO EXCEED \$1,190,000.00; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Yibin Shao, City Engineer
R2026-07-1346**

The City Engineer presented the proposed award of the FY 2025 CDBG street reconstruction project for North and South Denton Street and Woodcrest Lane. Three bids were received, with one rejected as ineligible. VLX Construction LLC submitted the lowest eligible bid of \$1,198,005, which was slightly over the project budget.

Council discussed the 5% provision previously approved by council for local vendors. Staff clarified that the resolution provides for a 5% amount when construction service costs are less than \$100,000, while the 10% provision applies to construction costs. Staff confirmed that the percentage had been considered in reviewing the project costs.

Councilmember Nichols made a motion seconded by Councilmember Elmore to approve Resolution R2026-07-1346 awarding the bid to VLX Construction LLC. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore.

3. **Discuss and consider a Resolution authorizing the City Administrator to negotiate and execute an agreement with the ECS Southwest LLP for consulting, testing and quality assurances for the Hutchins Recreation Center & Library project. Presented by Blake Moore, Chief Building Official.
Resolution R2026-07-1347**

Councilmember Elmore made a motion seconded by Councilmember Campbell to approve Resolution R2026-07-1347. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore.

4. **DISCUSS AND CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE SUBMISSION OF A PROJECT/ACTIVITY APPLICATION TO THE TEXAS WATER DEVELOPMENT BOARD FOR WATER SUPPLY AND INFRASTRUCTURE GRANTS (WSIG) FOR SPECIFIC PROJECTS THE CITY WISHES TO FUND THROUGH THE WSIG PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE IMPLEMENTATION AGREEMENTS WITH THE TEXAS WATER DEVELOPMENT BOARD FOR THE WSIG PROJECTS; DESIGNATING THE CITY ADMINISTRATOR OR HIS DESIGNEE AS THE CITY'S REPRESENTATIVE FOR ALL MATTERS RELATED TO THE PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Yibin Shao, City Engineer
Resolution R2026-07-1348**

The City Engineer presented a resolution authorizing the city to apply for the Texas Water Development Board Water Supply and Infrastructure Grant. The grant is 100% funded with no local match required, with a maximum award of \$10 million.

The funds would be used for water infrastructure improvements, including water line upgrades and increased water supply capacity to support future development and growth. The city plans to bundle several needed projects into the application and seek funding up to the \$10 million maximum.

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Resolution R2026-07-1348. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore.

E. ITEMS OF COMMUNITY INTEREST

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

F. ADJOURN

The meeting adjourned at 7:52 p.m.

PASSED AND APPROVED BY HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 20th DAY OF AUGUST 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, July 20, 2026 at 6:30 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

A Regular Meeting of the Hutchins City Council was held on Monday, July 20, 2026, at 6:30 p.m. 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 Raymond Elmore
Councilmember Demarcus Odom
Councilmember America Rodriguez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN COMMENTS – None

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 the city council meeting minutes for the month of June 2026. Presented by Cynthia Olguin, City Secretary

Councilmember Odom made a motion seconded by Councilmember Nichols to the consent agenda as presented. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez.

E. PRESENTATIONS

2. Life Saving Award Presentation. Presented by Steve Perry, Police Chief

Chief Perry presented Corporal Desiree Woullard with the Life Saving Award for her heroic efforts saving a juvenile who had submerge himself in a retention pond.

3. Grants, DOJ FY 2026 Bridging Immigration related deficits experienced nationwide (Biden) program / FY26 Preparing for active shooter. Presented by Steve Perry, Police Chief

Chief Perry presented grant opportunities the Police Department is exploring for drones to enhance response times for service calls. Council expressed support for moving forward with the grant application process.

4. Discuss and consider a proposal for Christmas fireworks show. Presented by: Pyrotechnico

George Tinker, representing Pyrotecnico Fireworks, presented three options for a potential Christmas fireworks display near Campbell Park, ranging from a 10-minute, \$10,000 display to a 15-minute, \$20,000 choreographed display. The presentation included site layout, safety measures, fire prevention, cleanup, and options for customizing the fireworks and choreography.

Mr. Tinker shared that the company was founded in the late 1800's in Italy and later relocated to Philadelphia. The company remains family-owned and has continued through five generations of the Vitale family. The company's North Texas facility is in Bardwell and serves the region.

Mr. Tinker stated that he met with the Fire Inspector at the proposed site to discuss the safety plan and receive recommendations from the Fire Inspector, including mowing the area prior to the event. He will meet with the Fire Inspector again before the event to discuss any changes or additional recommendations. Following the event, his team will conduct a site sweep to ensure there are no remaining live rounds, remove debris, and complete a safety check.

Council discussed the proposed display, including safety, duration, customization, and the option of incorporating choreography. Staff stated that no action will be taken until August 3 when the two other vendors will present their proposals and presentations.

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 appointment of members to the Parks, Recreation and Special Events Master Plan Committee. Presented by James Quin, City Administrator

City Administrator Quin explained that the Parks, Recreation and Special Events Master Plan Steering Committee is required under the consultant contract. The Committee will provide input and feedback throughout the planning process, including reviewing reports and recommendations. Staff recommended a maximum of 15 members to maintain a workable committee.

Council discussed and made their nominations to serve on the Steering Committee

Councilmember Nichols made the motion seconded by Councilmember Campbell to appoint the following residents: Anthony Wilson, Vanessa Barco, America Rodriguez, Tynee Sims-Rogers, Cornelius Caldwell, Demarcus Odom, La Rocha Odom, Sandra Fuentes, Sergio Fuentes, Freddie Chism, Oleta Elmore, Aurora Madrigal, Grecia Rodriguez, Kimberly Diaz, and Jasmine Rodriguez. The motion carried unanimously.

For: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez.

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

The meeting adjourned at 7:23 p.m.

PASSED AND APPROVED BY HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 20th DAY OF AUGUST 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

DRAFT



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council Meeting
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	STAR Transit presentation. Presented by: STAR Transit

Background Information

STAR Transit requested to give a presentation before the City Council about updates they have about current services, ridership data, and a review of STAR Transit's FY27 budget.

Budget Implications

NA

Operational Impact

NA

Legal Review

NA

Staff Recommendation

NA

Supporting Documentation and Attachments

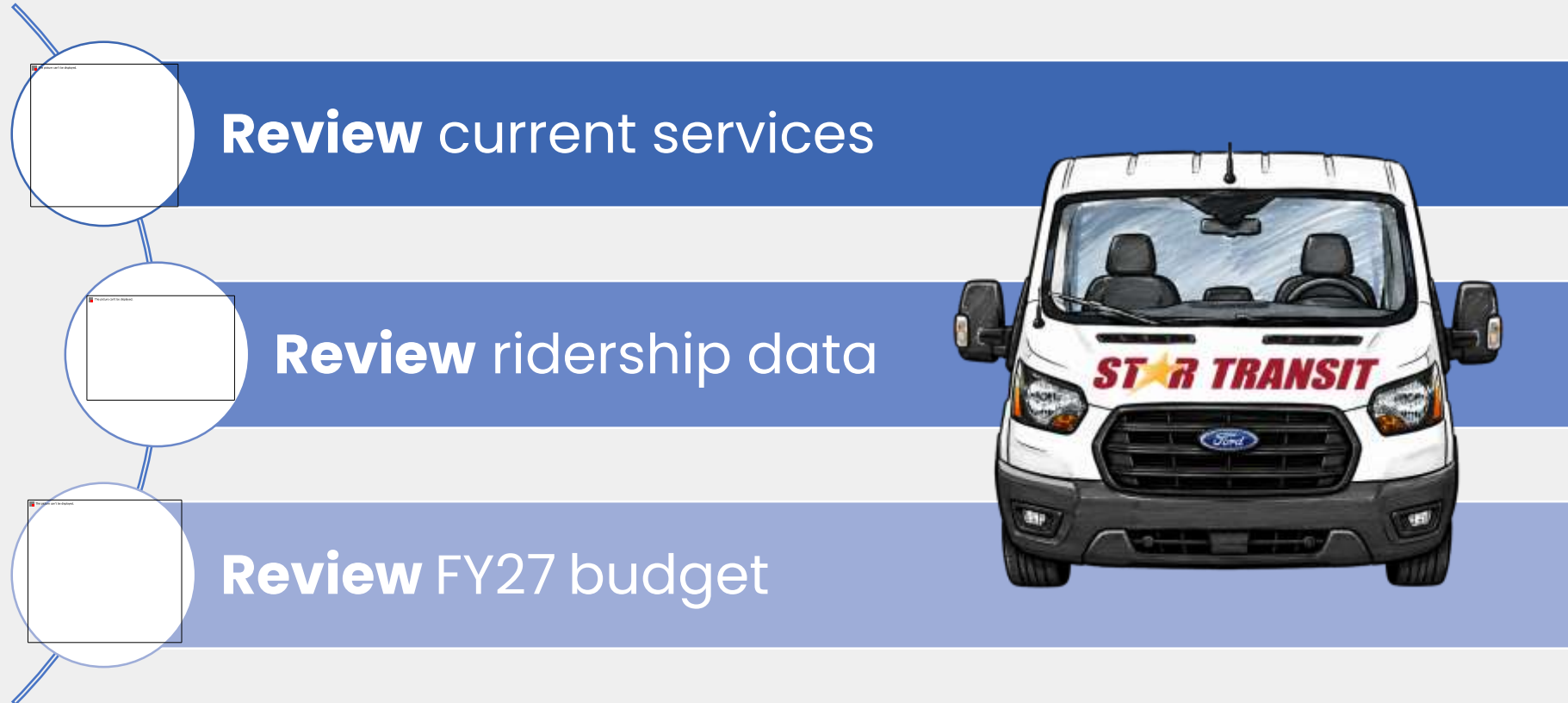
NA



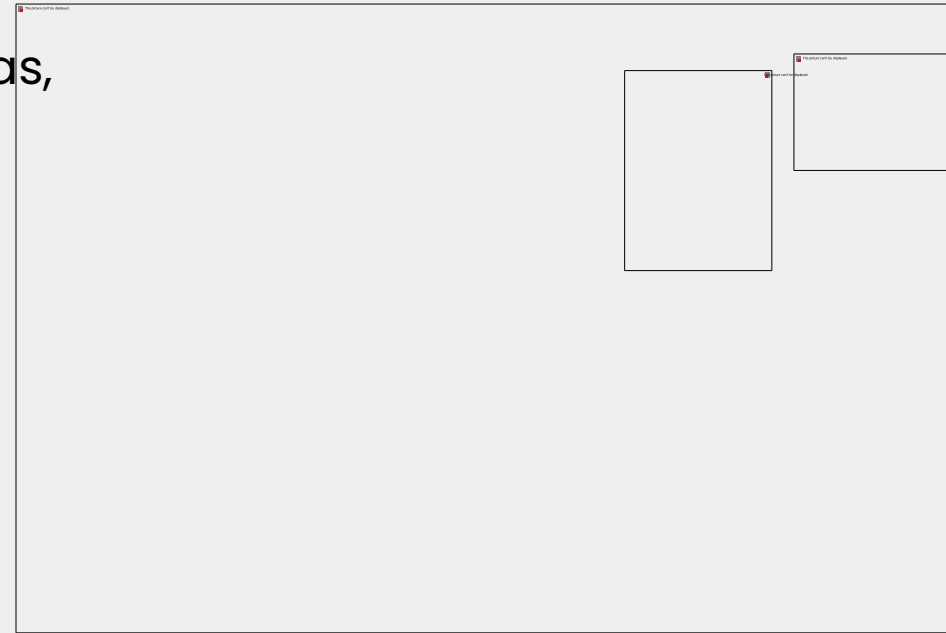
STAR TRANSIT

Transit Review: ***City of Hutchins***

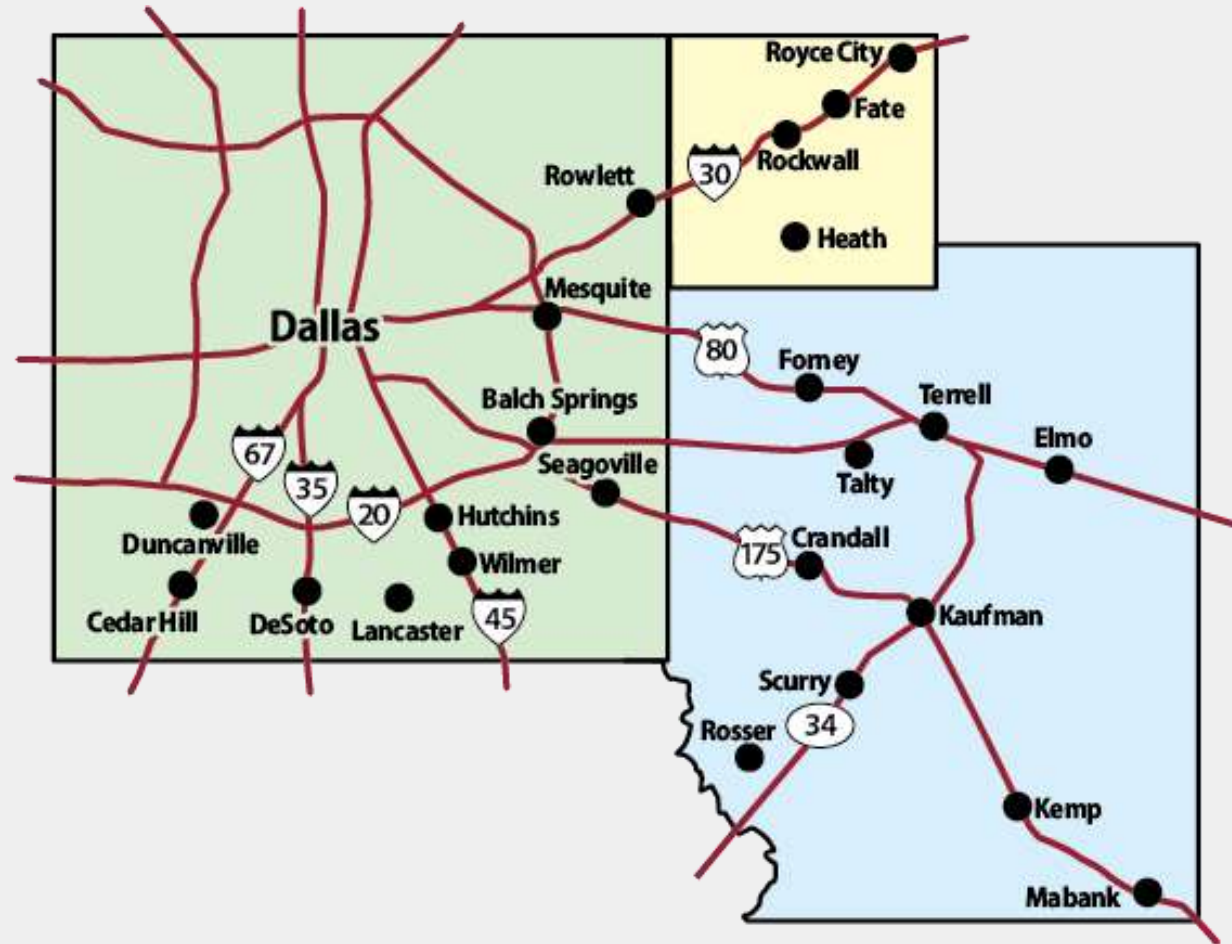




- **Providing public transportation for over 45 years** and our mission is to improve quality of life through safe, affordable and reliable mobility.
- We are a political sub-division of the state of Texas providing over **235,000 rides** per year with a **staff of 80+** and a **fleet of 55+ vehicles**. Call Center averages over **680 calls** a day.
- Based in **Kaufman County** operating as a Rural Transit District.
- 4th largest transit agency in greater North Texas, with **no dedicated sales tax**.



- Kaufman County
- Rockwall County
- Seagoville
- Balch Springs
- Mesquite
- DeSoto
- Cedar Hill
- Duncanville
- Lancaster
- Hutchins
- Wilmer
- Ellis County (Title IIIB)



Service area is over 1,000 square miles with a population of over 730,000 residents.

- **Origin to destination, public transportation:**
 - Monday – Friday, 6 am – 6 pm
 - Trips can be booked one business day up to two weeks in advance.
 - Call 877-631-5278 to book a ride.
- **For:**
 - Anyone in Hutchins.
 - 13 and above can ride unaccompanied.
- **Destinations:**
 - Anywhere within the city and surrounding service area.
 - Outside service area for medical appointments.
- **Fares:**
 - Based on direct travel distance from origin to destination.
 - Range from \$2.00 – \$12.00 for those 13 – 59.
 - Half fares for qualified 60+, veterans and disabled riders.
 - PCA's and children 12 and under ride free with an adult fare.



STARNow is STAR Transit's microtransit service designed to provide convenient, same-day transportation within designated service zones.

- **Same-Day, origin to destination, public transportation:**

- Monday – Friday, 5 am – 8 pm.
- Trips booked same day via the STARNow app or by calling 877-631-5278.

- **For:**

- Anyone in Hutchins.
- 13 and above can ride unaccompanied.

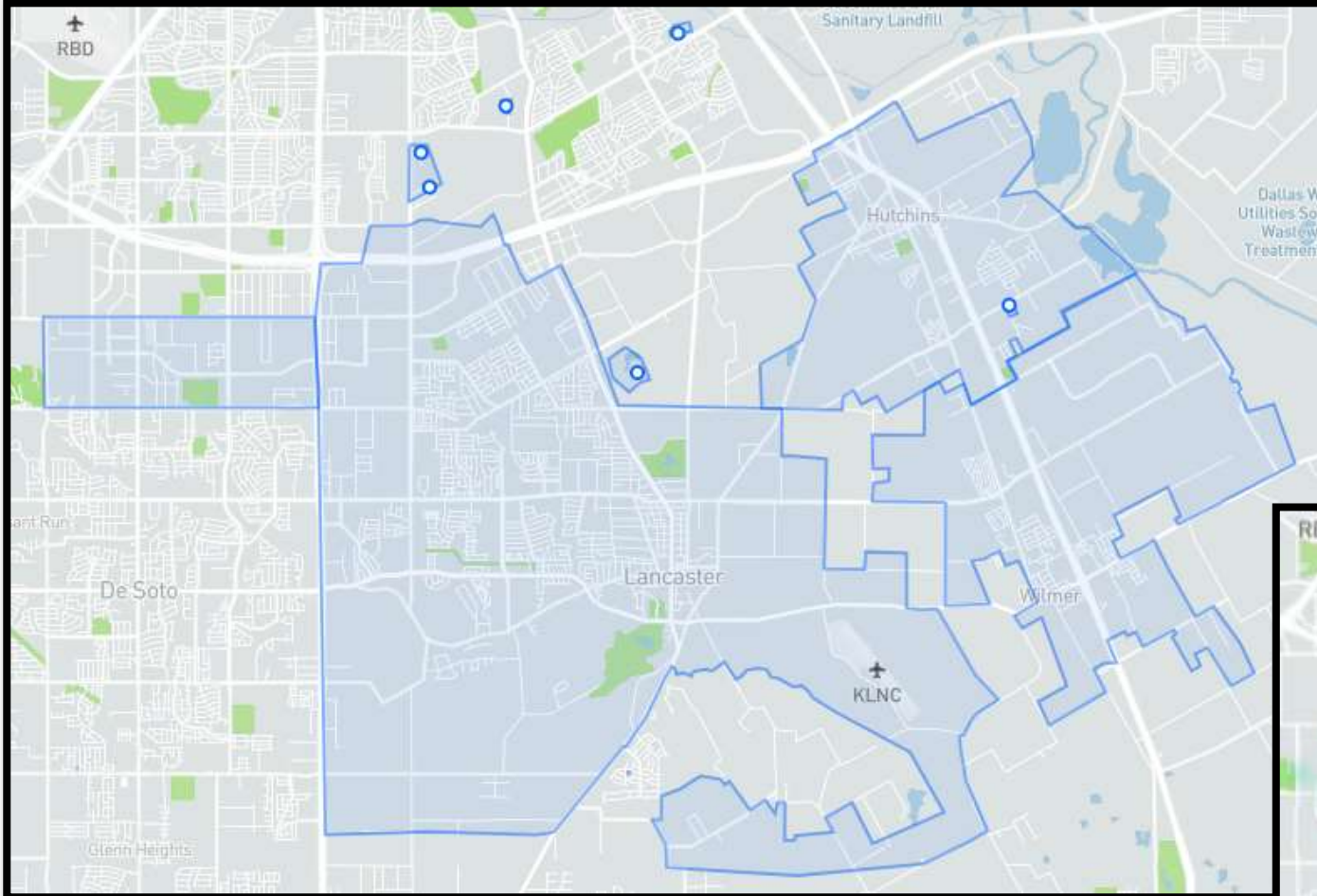
- **Destinations:**

- Anywhere within the Hutchins city limits/zone.
- Also includes the DART UNT Dallas Station, DART Camp Wisdom Station
Dallas College Cedar Valley Campus, UNT Dallas Campus and Paul Quinn College.

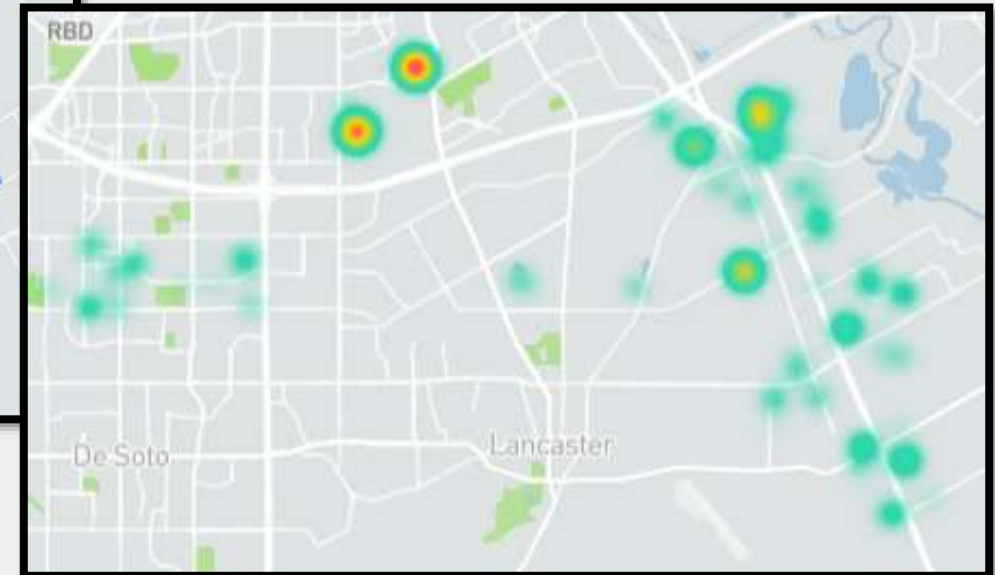
- **Fares:**

- Rides within travel zone = \$2.00 (13 – 59)
- Qualified 60+, Veterans, Disabled Riders = \$1.00
- PCA's and children 12 and under = free with an adult fare.
- Ability to use Promo Codes for free fares.
- Integrated UberX Share to increase availability and decrease wait times.

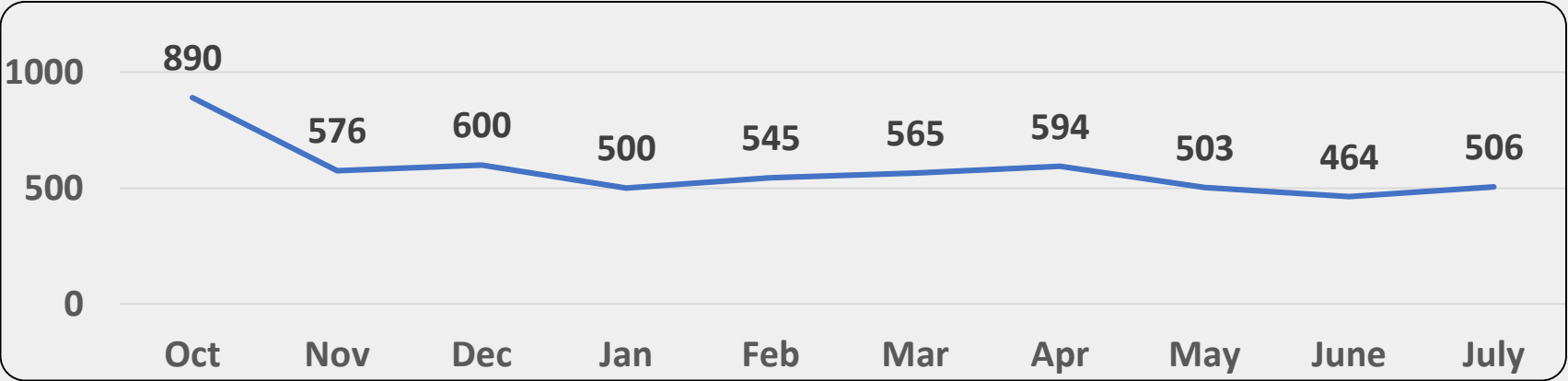




Top Destinations:
DART UNT Station
DART Camp Wisdom Station
FedEx Ground
Volunteers of America
Hutchins Gateway Apt.
ADESA Dallas
Wilmer-Hutchins High School



Average Monthly Trips

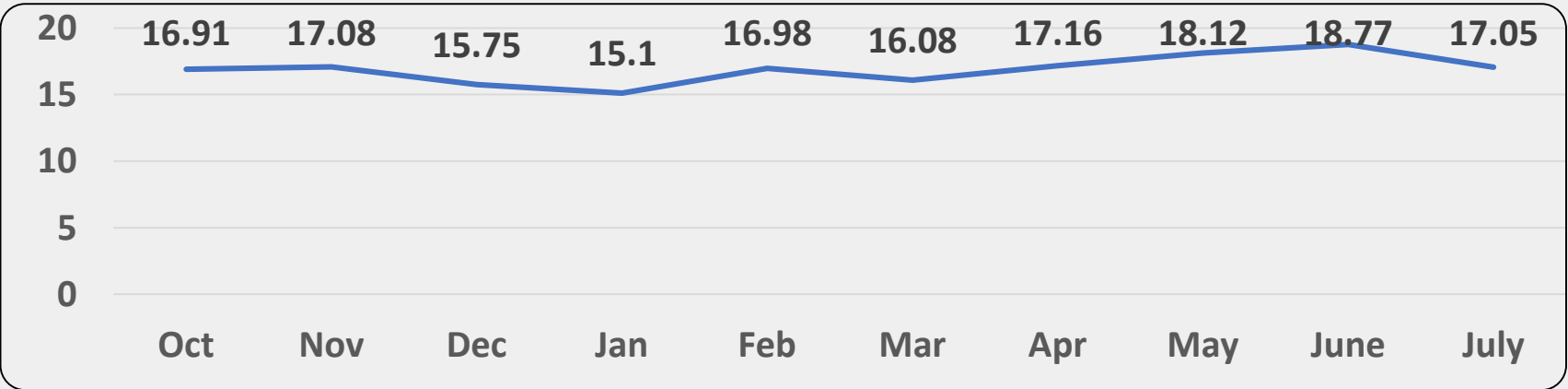


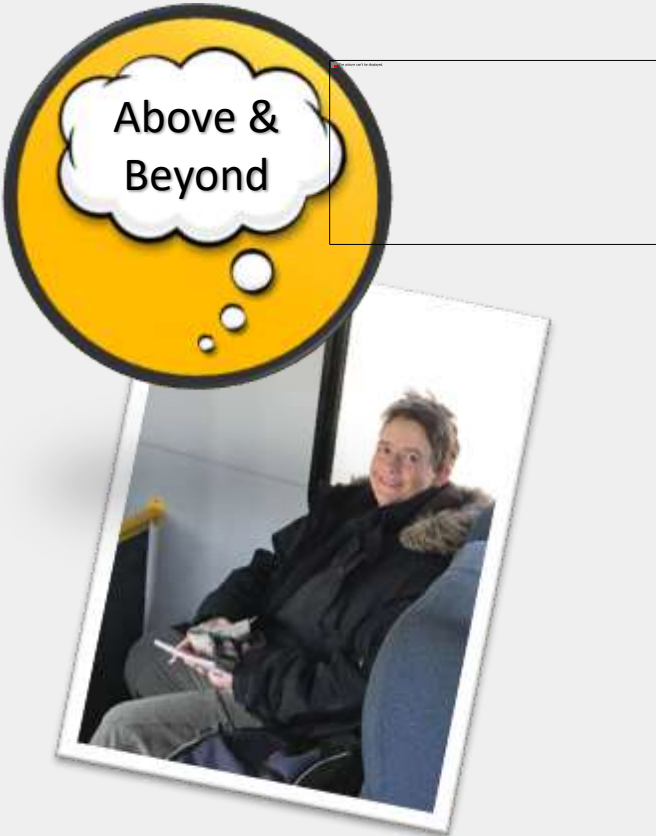
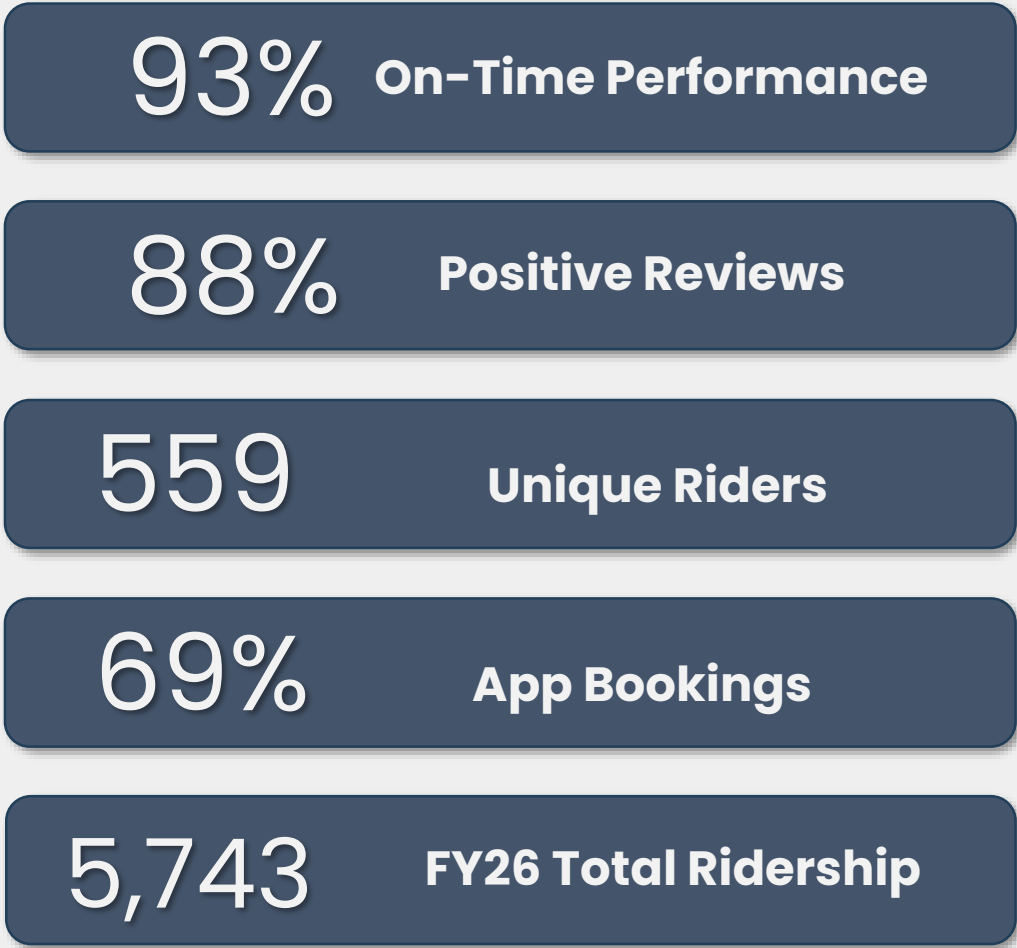
Currently average 529 microtransit trips per month. About 71% are provided by Uber.



For FY26 the daily Uber trip limit is hit 88% of the time, and the monthly Uber trip limit is hit every month.

Average Wait Times







STAR TRANSIT

FY27 Budget



For **FY27**, all public partners will be charged a uniform rate of **\$60.50 per hour** of transit service.

To maintain the current level of demand response and microtransit service provided in FY26, Hutchins's **FY27** annual operating cost will be **\$37,294**, or approximately **\$3,108** per month.

This rate does include funding for approximately 2,000 additional Uber trips.





STAR TRANSIT

Agency Updates



AI Integration

- To improve customer service and reduce call wait times, integrated **Spare AI Voice** to automate two of our most common call types: **trip cancellations** and **"Where's My Ride?"** inquiries.

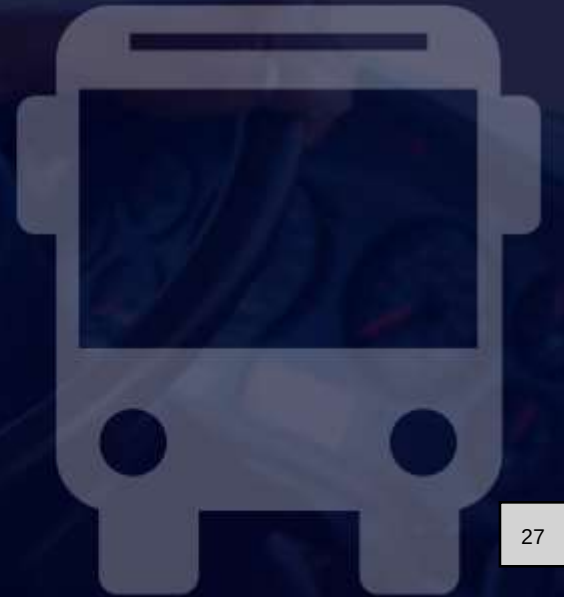
EV Integration

- Participating in a **TxDOT Electric Vehicle Pilot Program** to evaluate the use of EV's in rural and suburban areas. The pilot will help assess vehicle performance, charging infrastructure, operating costs, and the long-term feasibility of integrating EVs into our fleet. We are scheduled to receive five EV's by the end of the month.



STAR TRANSIT

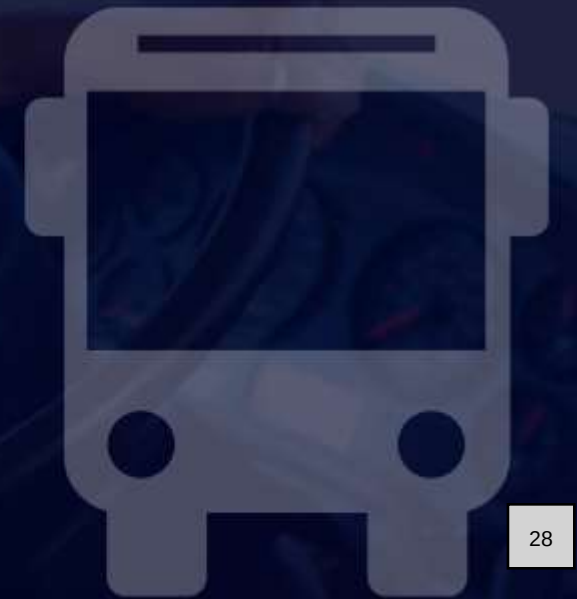
Questions/Comments





STAR TRANSIT

Thank You!





AGENDA STAFF REPORT

MEETING DATE:	August 17, 2026
SUBMITTED BY:	Guy Brown, Ex. Dir HEDC
AGENDA CAPTION:	A. Conduct a Public Hearing regarding a request for a 4B project at 101 South Interstate 45, Suite 6. B. Open Public Hearing and Receive Comment. C. Discuss and consider Resolution R2026-08-XXXX OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 6, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Guy Brown HEDC Executive Director.

Background Information

The HEDC received a request for assistance from Coastal Crunch LLC related to property located at 101 South Interstate 45, Suite 6 in Hutchins. Coastal Crunch intends to locate a seafood restaurant in Suite 6 of Hutchins Plaza.

Budget Implications

The cost of the grant would be derived from the Local Business Development Program line item of the HEDC Budget. The HEDC is recommending a grant of \$25,000 for the project.

Operational Impact

On June 16, 2026, this item was approved by the HEDC Board of Directors, the item subsequently goes to the City Council for final approval. The funds will be released once the improvements are inspected and accepted by the City of Hutchins.

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 Coastal Crunch LLC.

Supporting Documentation and Attachments

- Application from Coastal Crunch LLC
- Estimates of work to be performed at 101 South Interstate 45 Suite, 6 in Hutchins.
- Resolution approving the HEDC Grant
- Draft Agreement



CITY OF HUTCHINS - NOTICE OF
PUBLIC HEARINGS - Hutchins EDC
proposes to initiate a 4B Project -
August 17, 2025

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS §
COUNTY OF DALLAS §

I, **E. Nuel Cates**, being duly sworn upon oath, deposes
and states that I am the **Publisher** of *The Daily
Commercial Record*, a daily newspaper that qualifies as
a newspaper of general circulation set out in Section
2051.044, Texas Government Code.

- 1) devotes not less than 25% of its total column lineage
to general interest items;
- 2) is published at least once a week;
- 3) is entered as second-class (periodical) postal matter
in Dallas County, Texas;
- 4) has been published regularly and continuously for at
least 12 months prior to publishing

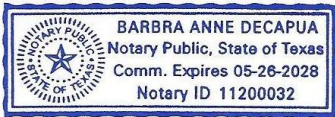
The attached notice was published in the *Daily
Commercial Record* on the following date(s) and is a
true and correct copy of said published notice.

Publication date(s)

7/27/2026

E. Nuel Cates, Publisher

Signed & sworn to me on this 27th day of July, 2026.



Barbra A. DeCapua

Notary Public, Dallas County, Texas

The Daily Commercial Record
706 Main Street, Dallas, Texas. 75202
733735
Cost of Publication: \$99.00

**CITY OF
HUTCHINS**

Notice of Public Hearings
NOTICE IS HEREBY GIVEN
TO ALL INTERESTED PER-
SONS, THAT:

The Hutchins Economic De-
velopment Corporation
(Hutchins EDC) proposes to
initiate a 4B Project for the
purpose of infrastructure im-
provements to a commercial
area located 101 South Inter-
state 45, Suite 6 within the
City of Hutchins.

The purpose of the 4B Proj-
ect is to contribute to the re-
tention or expansion of
primary employment or to at-
tract investment and industry
to the City of Hutchins for the
purpose of creating jobs and
expanding the tax base.

A public hearing will be held
by and before the Hutchins
City Council on the 17th day of
August 2026 at 6:30 p.m. at
the Hutchins City Hall located
at 400 North JJ Lemmon
Road, Hutchins, Texas, for all
persons interested in the
above 4B Project.

The time and place of the
public hearing is as follows:
Date: August 17, 2026
Time: 6:30 PM
Place: Hutchins City Hall
400 North JJ Lemmon Road
Hutchins, TX 75141

7/27

**CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2026-08-1352**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 6, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hutchins City Council desires to attract new and expand existing businesses in the City of Hutchins that will generate additional property and sales tax revenue for the City of Hutchins; and

WHEREAS, the attraction and expansion of business to the City of Hutchins will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the tax base and economic vitality of the City of Hutchins; and

WHEREAS, the City of Hutchins and the Hutchins Economic Development Corporation (HEDC) have adopted programs for promoting economic development; and

WHEREAS, the HEDC is authorized to undertake projects to promote local economic development and to stimulate business and commercial activity in the City of Hutchins; and

WHEREAS, the HEDC Board of Directors and the City Council have determined that entering into the attached agreement with COASTAL CRUNCH LLC, a Texas limited liability company, doing business as Coastal Crunch Seafood Restaurant (“Company”) will further the objectives of the HEDC, will benefit the City of Hutchins and the City of Hutchins's inhabitants and will promote local economic development and stimulate business and commercial activity in the City of Hutchins;

WHEREAS, the HEDC is authorized pursuant to the Development Corporation Act of 1979, as amended, to stimulate business and commercial activity in the City; and

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

SECTION 1. The Executive Director is hereby authorized to execute the Agreement, which is attached hereto as Exhibit “A,” on behalf of the City of Hutchins EDC.

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 17th day of August 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(260817-gb)

EXHIBIT “A”

Agreement between COASTAL CRUNCH LLC, a Texas limited liability company, and the HEDC

STATE OF TEXAS §
 § **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT**
COUNTY OF DALLAS §

This Economic Development Incentive Agreement (“Agreement”) is made by and between the Hutchins Economic Development Corporation, a Type B Sales Tax Corporation (“HEDC”), and Coastal Crunch LLC, a Texas limited liability company (“Company”) (each a “Party” and collectively the “Parties”), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, Company has leased approximately 2,600 square feet of space located at the Hutchins Plaza Shopping Center located at 101 South Interstate 45, Suite 6, Hutchins, Texas 75141 (the “Leased Premises”), for a period of at least three (3) years (the “Lease”); and

WHEREAS, Company intends to operate a restaurant under the brand name of “Coastal Crunch” at the Leased Premises (the “Restaurant”); and

WHEREAS, Company has advised HEDC that a contributing factor that would induce Company to operate the Restaurant at the Leased Premises would be an agreement by HEDC to provide the Infrastructure Grant (hereinafter defined) to Company to defray a portion of the costs associated with the Infrastructure (hereinafter defined); and

WHEREAS, HEDC has adopted programs for promoting economic development; and

WHEREAS, the Development Corporation Act, Chapters 501- 505 of the Texas Local Government Code, as amended (the “Act”) authorizes HEDC to provide economic development grants for the creation and retention of primary jobs that are required for the development of manufacturing and industrial facilities and for infrastructure suitable for new or expanded industrial business enterprises; and

WHEREAS, HEDC has determined that the Infrastructure Grant to be made hereunder is required or suitable to promote or develop manufacturing and industrial facilities, new or expanded business enterprises and constitutes a “project”, as that term is defined in the Act; and

WHEREAS, HEDC has determined that making the Infrastructure Grant to Company in accordance with this Agreement will further the objectives of HEDC, will benefit City and City’s inhabitants and will promote local economic development and stimulate business and commercial activity in City.

NOW THEREFORE, in consideration of the foregoing and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
Definitions

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

“Bankruptcy or Insolvency” shall mean the dissolution or termination of Company’s existence, insolvency, employment of receiver for any part of Company’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against Company and such proceedings are not dismissed within ninety (90) days after the filing thereof.

“Capital Investment” shall mean the capitalized costs incurred and paid for the Infrastructure.

“City” shall mean the City of Hutchins, Texas.

“Commencement of Construction shall mean that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the Infrastructure; (ii) all necessary permits for the construction of the Infrastructure pursuant to the plans therefore have been issued by all the applicable governmental authorities; and (iii) construction of the Infrastructure has commenced.

“Commencement Date” shall mean the date the certificate of occupancy is issued by the City for the occupancy of the Leased Premises following the date of Completion of Construction of the Infrastructure.

“Company” shall mean Coastal Crunch LLC, a Texas limited liability company.

“Company Affiliate” shall mean an entity which owns, is owned by, or which is under common ownership with Company, directly or indirectly.

“Completion of Construction” shall mean that: (i) substantial completion of the Infrastructure has occurred; (ii) the City has inspected and accepted the Infrastructure; and (iii) and City has issued a certificate of occupancy for the occupancy of the Leased Premises by Company.

“Effective Date” shall mean the last date of execution hereof.

“Employment Period” shall mean each twelve (12) consecutive month period following the Commencement Date during the term of this Agreement.

“Employment Position(s)” shall mean FTE Positions which have been created and filled at the Leased Premises, and which are thereafter maintained during the term of this Agreement. In the event of voluntary or involuntary termination of an employee, which termination causes the number of Employment Positions to fall below the number required pursuant to this Agreement, Company shall not be in breach of this Agreement provided the required number of Employment Positions is re-established within ninety (90) days of such employee termination. The number of Employment Positions for an Employment Period shall be based on a weekly average count of Employment Positions working during each calendar week during the Employment Period.

“Expiration Date” shall mean the third (3rd) anniversary of the Commencement Date.

“Force Majeure” shall mean an occurrence of any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, government or de facto governmental action, restrictions or interferences (unless caused by the intentional acts or omissions of the Party), fires, explosions, floods or other inclement weather, strikes, slowdowns or work stoppages, incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area in which the Leased Premises is located that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, in which case the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after the last day of the month of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

“HEDC” shall mean the Hutchins Economic Development Corporation.

“Impositions” shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company with respect to the Leased Premises or any property or any business owned by Company within the City.

“Improvements” or “Leased Premises” shall mean approximately 2,600 square feet of space at the Hutchins Plaza Shopping Center located at 101 South Interstate 45, Suite 6, Hutchins, Texas 75141.

“Infrastructure” shall mean the installation of a vent hood and grease trap at the Leased Premises by Company in accordance with plans approved by the City.

“Infrastructure Grant” shall mean an economic development grant to offset the costs of installation of the Infrastructure equal to the costs incurred and paid by Company for the Infrastructure not to exceed Twenty-Five Thousand and No/100 Dollars (\$25,000.00), to be paid as set forth herein.

“Lease” shall have the meaning assigned in the Recitals

“Payment Request” shall mean a written request from Company to HEDC for payment of the Infrastructure Grant accompanied by copies of paid invoices, receipts and other evidence of the costs incurred and paid by the Company for the Infrastructure and the Capital Investment, and such other information as may reasonably be requested by the HEDC.

“Related Agreement” shall mean any agreement (other than this Agreement) by and between the HEDC and/or the City and the Company, or any Company Affiliate.

“Required Use” shall mean the continuous occupancy and use of the Leased Premises for the Restaurant open to the public and serving the citizens of the City.

“Restaurant” shall have the meaning assigned in the Recitals.

Article II
Term

The term of this Agreement shall begin on the Effective Date and continue until the Expiration Date, unless sooner terminated as provided herein.

Article III
Infrastructure Grant

3.1 Infrastructure Grant. Subject to the continued satisfaction of all the terms and conditions of this Agreement by Company, and the obligation of Company to repay the Infrastructure Grant pursuant to Section 5.2 hereof, HEDC agrees to provide the Infrastructure Grant to Company within thirty (30) days after HEDC receipt of a Payment Request from Company following the Commencement Date. Company may submit the Payment Request for the Infrastructure Grant to HEDC not earlier than thirty (30) days after the Commencement Date and no later than ninety (90) days thereafter. Failure of Company to timely submit the Payment Request for the Infrastructure Grant shall result in forfeiture of the payment of the Infrastructure Grant by HEDC to Company.

3.2 Current Revenue. The Infrastructure Grant made hereunder shall be paid solely from lawfully available funds that have been appropriated by HEDC; provided, however, HEDC agrees during the term of this Agreement to make a good faith effort to appropriate funds to pay the Infrastructure Grant. Consequently, notwithstanding any other provision of this Agreement, HEDC shall have no obligation or liability to pay Infrastructure Grant except as allowed by law.

3.3 Grant Limitations. Under no circumstances shall the obligations of HEDC hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Further, HEDC shall not be obligated to pay any commercial bank, lender or similar institution for any loan or credit agreement made by Company. None of the obligations of HEDC under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

Article IV

Conditions to Economic Development Grant

The obligation of HEDC to provide the Infrastructure Grant shall be conditioned upon the compliance and satisfaction by Company of the terms and conditions of this Agreement and each of the following conditions; provided, however, that failure to meet a condition shall not prevent the payment of the Infrastructure Grant prior to the specified deadline for satisfaction of the condition.

4.1 Payment Request. Company shall, as a condition precedent to the payment of the Infrastructure Grant, timely provide HEDC with the Payment Request.

4.2 Good Standing. Company shall not have an uncured breach or default of this Agreement, or a Related Agreement.

4.3 Required Use. During the term of this Agreement following the Commencement Date and continuing thereafter until the Expiration Date, the Leased Premises shall not be used for any purpose other than the Required Use, and the operation and occupancy of the Leased Premises in conformance with the Required Use shall not cease for more than thirty (30) days, except in connection with and to the extent of an event of Force Majeure.

4.4 Completion of Construction. Company shall, subject to events of Force Majeure, cause Commencement of Construction of the Infrastructure to occur on or before September 1, 2026, and subject to events of Force Majeure, cause Completion of Construction thereof to occur on or before December 31, 2027.

4.5 Continuous Occupancy. Company shall, beginning on the Commencement Date and continuing thereafter until the Expiration Date, continuously lease and occupy the Leased Premises, and operate the Restaurant.

4.6 Infrastructure to Remain. The Infrastructure, following the Completion of Construction of the Infrastructure, shall not be removed from the Leased Premises.

4.7 Employment Positions. The Restaurant is anticipated to create ten (10) Employment Positions.

4.8 Capital Investment. The Capital Investment shall be at least equal to the amount of the Infrastructure Grant as of the date of Completion of Construction of the Infrastructure.

Article V Termination; Repayment

5.1 Termination. This Agreement shall terminate upon any one of the following:

- (a) By mutual written agreement of the Parties;
- (b) Upon the Expiration Date;
- (c) Upon the date set forth in written notice by either Party, if the other Party defaults or breaches any of the terms or conditions of this Agreement, or a Related Agreement, and such default or breach is not cured within thirty (30) days after written notice thereof;
- (d) Upon the date set forth in written notice by HEDC, if Company suffers an event of Bankruptcy or Insolvency;
- (e) Upon the date set forth in written notice by HEDC, if any Impositions owed to the HEDC or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions); or
- (f) Upon the date set forth in written notice by either Party, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

5.2. Repayment. In the event the Agreement is terminated by HEDC pursuant to Section 5.1(c), (d), (e), or (f), Company shall immediately repay to HEDC an amount equal to the Infrastructure Grant previously paid by HEDC to Company immediately preceding the date of such termination, plus interest at the rate of interest periodically announced by the *Wall Street Journal* as the prime or base commercial lending rate, or if the *Wall Street Journal* shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by HEDC) as its prime or base commercial lending rate, from the date on which the Infrastructure Grant is paid by HEDC until such Infrastructure Grant is refunded by Company. The repayment obligation of Company set forth in this section 6.2 hereof shall survive termination.

5.3 Right of Offset. HEDC may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to HEDC from Company,

regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement or otherwise, and regardless of whether the debt due HEDC has been reduced to judgment by a court.

Article VI
Miscellaneous

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto.

6.2 Limitation on Liability. It is understood and agreed between the Parties that Company and HEDC, in satisfying the conditions of this Agreement, have acted independently, and HEDC assumes no responsibilities or liabilities to third parties in connection with these actions. Company agrees to indemnify and hold harmless HEDC from all such claims, suits, and causes of actions, liabilities, and expenses, including reasonable attorney’s fees, of any nature whatsoever by a third party arising out of Company’s performance of the conditions under this Agreement.

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the Parties.

6.4 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered:

If intended for HEDC, to:	With a copy to:
Attn: Guy D. Brown	Attn: Peter G. Smith
Executive Director	General Counsel
Hutchins Economic Development Corporation	Nichols Jackson
103 W. Palestine Street	1800 Ross Tower
P.O. Box 361	500 N. Akard
Hutchins, Texas 75141	Dallas, Texas 75201

If intended for Company, to:

Attn: Eyad Elayan, Owner
Coastal Crunch LLC
79 N. Waco Street
Hillsboro, Texas 76645
- **AND** -
101 South Interstate 45, Suite 6
Hutchins, Texas 75141

6.5 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.6 Severability. In the event any section, subsection, paragraph, sentence, phrase, or word herein is held invalid, illegal, or unconstitutional, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the Parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word.

6.7 Governing Law. This Agreement shall be governed by the laws of the State of Texas without regard to any conflict of law rules. Exclusive venue for any action under this Agreement shall be the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

6.9 Entire Agreement. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporary agreements between the Parties and relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

6.10 Recitals. The Recitals to this Agreement are hereby incorporated herein.

6.11 Exhibits. Any exhibits to this Agreement are incorporated herein.

6.12 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.13 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.14 Assignment. This Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. This Agreement may not be assigned by Company without the prior written consent of the HEDC.

6.15 Employment of Undocumented Workers. During the term of this Agreement Company agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay the Infrastructure Grant herein and any other funds received by Company from HEDC as of the date of such violation within thirty (30) days after the date Company is notified by HEDC of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Company is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of Company or by a person with whom Company contracts.

[Signature Page to Follow]

EXECUTED on this _____ day of _____, 2026.

HUTCHINS ECONOMIC DEVELOPMENT CORPORATION

By: _____
Guy D. Brown, Executive Director

EXECUTED on this _____ day of _____, 2026.

COASTAL CRUNCH LLC

By: _____
Eyad Elayan, Owner



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	Discuss and consider A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE PROPOSED SERVICE FEE AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND BRANDSTETTER CARROLL, INC. FOR ARCHITECTURAL DESIGN SERVICES FOR THE PUBLIC WORKS BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: James Quin, City Administrator

Background Information

Brandstetter-Carroll (BCI) is proposing to provide Conceptual Design Services for a new Public Works Building. The building would be approximately 10,000 square feet and is assumed to have areas for administrative offices, workspaces, storage, and fleet maintenance bays. The Scope of Work centers around designing concepts centering around architectural aesthetic, site design elements, a potential space plan diagram, and conceptual spatial 3D-views to convey design intent of the exterior. Interior operations spaces will be determined in the later programming phase and not included in this scope of work.

Budget Implications

The fee will be a fixed fee (not to exceed) \$14,000.00, and funds are available.

Operational Impact

This proposed agreement will help move the project forward.

Legal Review

The resolution was approved by the City Attorney.

Staff Recommendation

NA

Supporting Documentation and Attachments

- 1. Resolution

2. Fee Proposal

CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2026-08-1353

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE PROPOSED SERVICE FEE AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND BRANDSTETTER CARROLL, INC. FOR ARCHITECTURAL DESIGN SERVICES FOR THE PUBLIC WORKS BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Hutchins has been presented with the proposed Service Fee Agreement (the “Agreement”) by and between the City of Hutchins and Brandstetter Carroll, Inc. for architectural design services for the Public Works Building; 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 negotiate and execute the Agreement and all related documents thereto 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 Agreement, attached hereto as Exhibit “A,” and all related documents thereto, 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 17th day of August 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT “A”

August 4, 2026

Mr. James Quin
City Administrator
City of Hutchins, Texas

RE: Fee Proposal for Conceptual Design Services for a Proposed Public Works Building

Dear Mr. Quin,

We are pleased to present this proposal for Conceptual Design Services for the proposed Public Works Building of approximately 10,000 square feet under roof.

Scope of Work:

We understand that the scope of work is to provide conceptual design services for the architectural aesthetic for the building, elements of site design, a potential space plan diagram, and conceptual spatial 3D-views to convey design intent of the building's exterior. The interior operations spaces will be determined during the programming phase of the project in collaboration with city stakeholders and not included in this scope. We also understand the BCI Team will support the City of Hutchins in preparing for public presentations and will participate in presentations to the Community and City Leadership as requested.

The Public Works Building is assumed to have the following operations and support areas:

- Administrative Office and Support Areas
- Meeting Rooms
- Crew Workspaces
- Break Room
- Training/Multipurpose Rooms
- Public and Staff Restrooms
- Fleet Maintenance/Service Bays
- Warehouse Storage
- Utilities Storage, Shop, and Garage
- Streets Storage, Shop, and Garage
- Parks Storage, Lay Down Area, and Garage
- Wash Bay
- Designated Staff and Public Parking
- Covered City Vehicles Parking

The BCI Team is prepared to begin work immediately upon acceptance of this proposal. The signatures at the bottom of this proposal will serve as notice to proceed with the scope of work listed above. This service will be invoiced monthly for the percentage of the scope completed. BCI will not proceed with design services beyond this scope of work without prior written approval from the City of Hutchins.



DELIVERABLES

The deliverables will be both digital and printed copies of architectural renderings for use by the city for presentation purposes.

Our fee for this service as described within this proposal will be a fixed fee, (not to exceed) \$14,000.00. This fee will be credited to the project should BCI enter into a contract for professional services for this project in the future.

This proposal is valid for a minimum of 90 days.

We are grateful for this opportunity to continue to serve the City of Hutchins in support of its mission to enhance the quality of life for its citizens.

Sincerely,

Mary Ann A. Mitchell, AIA
Managing Principal

X

Mr. James Quin
City Administrator - City of Hutchins, TX



STAFF REPORT

MEETING DATE:	8/17/26
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL. Presented by: Katherine Lindsey, Assistant to the City Administrator

Background Information

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of over \$30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$66.18	-
DARR:	\$66.07	\$0.11
ATM Cities:	\$67.02	(\$0.84)
Environs:	\$66.07	\$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$260.5 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

Budget Implications

NA

Operational Impact

NA

Legal Review

The resolution was approved by Lloyd Gosselink Rochelle & Townsend.

Staff Recommendation

Staff recommends that the City Council adopts the resolution.

Supporting Documentation and Attachments

1. Resolution
2. RRM Tariffs
3. Pension Benchmark
4. Average Bill

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>

**CITY OF HUTCHINS
RESOLUTION NO. R2026-08-1354**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Hutchins, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1. That the findings set forth in this Resolution are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex’s next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company’s 2026 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

SECTION 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

SECTION 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 17th day of August 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	Consider and act on Resolution No. R2026-XXXX APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND RENÉ BATES AUCTIONEERS, INC. (RBAI) TO CONDUCT ONLINE AUCTIONS OF SURPLUS INVENTORY FOR THE CITY OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator

Background Information

Through years of gradually decommissioning obsolete, redundant, expended, or broken equipment, the City has accumulated a large amount of surplus inventory. from the Police and Fire Departments. With the new City Hall building, old furniture and equipment at the previous location are no longer needed. Items include desks, chairs, filing cabinets, old office supplies, and vehicles. Following the guidelines set in Resolution 2010-0419, as well as inventory best practices, Staff would like to regularly auction any surplus items to be deemed of value, as a way to relieve the city of the accumulated items, as well as providing a small source of revenue.

René Bates Auctioneers Inc (RBAI) is a long-standing and well respected local auction house that specializes in municipal auctions that the City worked with in the past, and would fit the needs of the City for the duration of this calendar year.

Budget Implications

There will be some revenue generated from the sale of surplus items that will go into the general fund, though only the sale of vehicles and other "big ticket" items will generate any substantial revenue.

Operational Impact

This contract would allow the City to have an auctioneer firm on standby for whenever a surplus auction is deemed necessary during the 2026 calendar year.

Legal Review

The City Attorney has reviewed and approved the contract and accompanying resolution.

Staff Recommendation

Staff recommends that the City Council adopts the resolution authorizing the City Administrator to negotiate and execute the agreement between the City of Hutchins and René Bates Auctioneers, Inc.

Supporting Documentation and Attachments

1. Resolution
2. Agreement

**CITY OF HUTCHINS
RESOLUTION NO. R 2026-08-1355**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND RENÉ BATES AUCTIONEERS, INC. (RBAI) TO CONDUCT ONLINE AUCTIONS OF SURPLUS INVENTORY FOR THE CITY OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City, through years of decommissioning property and equipment, has accumulated an assortment of surplus inventory; and

WHEREAS, the City, in accordance with established best practices and the regulations set forth in Resolution 2010-0419 regarding the disposal of city property, seeks to dispose of surplus inventory; and

WHEREAS, the City, recognizing the benefits of establishing a surplus inventory disposal program, supports the sale of surplus items via auction through a reputable auction house;

WHEREAS, the City Council of the City of Hutchins has been provided with the Agreement for René Bates Auctioneers, Inc. (RBAI) to conduct online auctions of surplus inventory for the City of Hutchins (the “Agreement”); 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 Mayor should be authorized to negotiate and execute the Agreement and all related documents thereto 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 Mayor is hereby authorized to execute the Agreement which is attached as Exhibit “A,” on behalf of the City of Hutchins, Texas, for the online auctions of surplus inventory.

SECTION 2. This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 17th of August 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT “A”



René Bates Auctioneers, Inc. (hereinafter referred to as RBAI) proposes to conduct Online Auctions for the City of Hutchins, Texas on an as needed basis under the following terms and conditions:

René Bates Auctioneers, Inc.'s Responsibilities:

1. Conduct online auctions for the City of Hutchins, Texas at their request.
2. Set starting prices for each online auction item or coordinate with your designee to set starting prices for each online auction item, if so desired.
3. Post all online auction information on www.renebates.com.
4. Conduct and monitor auction items for approximately two weeks prior to the closing date of each online auction conducted.
5. Advertise your online auction by posting on our website, www.renebates.com. RBAI shall not be responsible for any legal advertising as required by the seller under state law.
6. Generate and send a minimum of two email blast notices to our entire email database when your auction has been posted.
7. Invoice all successful bidders once your auction has closed.
8. Collect all auction proceeds including any applicable sales tax from the successful bidder(s).
9. Generate paid receipts to the buyer with a copy to your approved distribution list.
10. Balance all auction payments received with actual sales results.
11. Remit all monies, less commission and sales tax, to your designee.
12. Remit all sales tax collected to the State of Texas Comptroller under our Texas Sales and Use Tax Permit #17517183822 on a monthly basis.
13. Maintain all documentation for exemptions, resale certificates, and export certifications for sales tax for the State of Texas.
14. Maintain records of all your auctions for three years.

City of Hutchins, Texas' Responsibilities:

1. Provide a list of all items to be sold and gather information on all auction items and take digital photographs of each auction and send to RBAI.
2. Have auction contact person (Fleet Manager or designee) complete Vehicle Information Sheets on all vehicles and heavy equipment and forward to RBAI.
3. Conduct onsite viewing of all auction items before the closing of each online auction in order for bidders to physically inspect auction items.
4. Prepare and submit all legal advertising as required by the City of Hutchins, Texas. Provide a link on your website to www.renebates.com to direct potential buyers to your auction, if desired.
5. Transfer all titles to successful buyers after the City of Hutchins, Texas has received an electronic paid receipt from RBAI.
6. Oversee removal and checkout of all paid auction items.

René Bates Auctioneers, Inc. proposes to conduct Online Auctions for the City of Hutchins, Texas and will charge and retain a 10% Buyer's Premium in lieu of a commission on all fleet vehicles, heavy equipment, and miscellaneous items. These auctions will be conducted on an as needed basis for the City of Hutchins, Texas.



Michelle Bates, Vice President
René Bates Auctioneers, Inc.

Date: 2/4/26

City of Hutchins, Texas
Authorized Signer*

Date:

*Any items submitted for public auction via this contract have been declared surplus through the appropriate channels of the selling entity.

Texas Auctioneer License No.'s 15025 & 12100. All auctioneers are licensed and regulated by the Texas Department of Licensing and Regulation and are covered by a Recovery Fund administered by the Department. Licensure with the Department does not imply approval or endorsement by the State of Texas. If you have an unresolved complaint it should be directed to: Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, (512) 463-2906, www.tdlr.texas.gov.



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	Discuss and consider Resolution R2026- DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE, AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator

Background Information

Through years of gradually decommissioning obsolete, redundant, expended, or broken equipment, the City has accumulated a large amount of surplus inventory. These include old vehicles, old radios used by the Fire Department, miscellaneous items previously used by the Police Department, computer monitors, and excess furniture and other items at the old City Hall building that is no longer needed in the new location.

Following the guidelines and agreements set in Resolution 2010-0419 as well as inventory best practices and policies, Staff would like to auction the surplus items listed in Exhibit A of the Resolution.

Budget Implications

There will be some revenue generated from the sale of surplus items that will go into the general fund, though it is not expected to be substantial.

Operational Impact

Auctioning these items would free additional space.

Legal Review

NA

Staff Recommendation

Staff recommends that the City Council adopts the resolution declaring certain property surplus or obsolete, and authorizing auction of the same; and providing for an effective date.

Supporting Documentation and Attachments

1. Resolution

**CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R2026-08-1356**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS,
TEXAS, DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE,
AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the City of Hutchins, Texas, is in possession of surplus and/or obsolete property (“Property”) as listed on the inventory attached hereto as Exhibit “A”; and

WHEREAS, the continued use and maintenance of this Property by the City of Hutchins does not serve a public purpose; and

WHEREAS, the City Administrator is authorized to coordinate the auction of the Property; and

WHEREAS, all proceeds from the auction of the Property shall be deposited into the City of Hutchins’ general fund;

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

SECTION 1. That the City Administrator is hereby authorized to coordinate the auction of the Property listed on Exhibit “A” attached hereto; and, all proceeds from the auction shall be deposited in the City of Hutchins’ general fund.

SECTION 2. That this Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, on the 17th day of August 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT “A”
INVENTORY OF PROPERTY

Lot Number	Description	Photo Name
1	Motorola Radios/Chargers	1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h
2	Dais Table	2a, 2b, 2c
3	4 computer monitors, 2 monitor arms, 2 keyboards, 2 computer mouses	3
4	3 small folding tables (2 black 1 white)	4
5	Cable protectors for floor	5
6	Trash cans	6
7	2001 Sparton Motor, fire engine, Diesel, over 100,000 miles(batteries dead)	7a, 7b, 7c, 7d, 7e
8	17 Desk Phones	8
9	Wood Desk	9a, 9b
10	Wood Bookcase	10a, 10b
11	Wood Conference Table	11a, 11b
12	Wood Desk	12a, 12b, 12c
13	Two-drawer wood cabinet	13a, 13b, 13c, 13d
14	Executive Desk	14a, 14b, 14c, 14d, 14e
15	document storage cabinet	15
16	large wooden desk	16A, 16B
17	Small dolly	17
18	Wooden filing drawers (two drawers)	18a, 18b, 18c
19	2 Chairs	19a, 19b
20	Mini-refrigerator in working condition	20a, 20b
21	Filing Cabinet	21a, 21b
22	3 filing cabinets	22
23	artificial flowers	23
24	two-drawer cabinet	24a, 24b
25	2 black plastic chairs	25
26	coat hanger	26
27	metal document storage cabinet	27
28	wood desk	28a, 28b
29	filing cabinet	29
30	8 computer monitors	30a, 30b, 30c
31	L shaped desk, adjustable height with built-in cord organizer	31a, 31b, 31c
32	Desk with pull-out keyboard holder	32a, 32b
33	2 Dell printers and 1 Dell computer monitor	33a, 33b, 33c, 33d

34	Safe, handle works but needs new keyhole. Center of floor missing.	34a, 34b, 34c, 34d
35	Workdesk with magnifying lamp	35
36	Dell Printer	36
37	Handicap Parking Only sign	37
38	Dell printer	38
39	Executive Desk	39a, 39b
40	File organizers - Includes wall-mounted and for desks	40a, 40b, 40c
41	L shaped desk, adjustable height with built-in cord organizer	41a, 41b, 41c
42	Mini-refrigerator (Whirlpool) in working condition	42a, 42b, 42c
43	Wooden desk organizer	43a, 43b
44	Wood Drawers	44a, 44b, 44c
45	Metal Table	45
46	Storage container, originally intended for paper scrolls	46a, 46b
47	Gloves, bungee cord, screws, outlet cover, desk nameplate holder	47a, 47b
48	Filing Cabinet, including some binders, clips, and hanging folders	48a, 48b, 48c
49	Easel, metal folding	49
50	Black Podium	50a, 50b
51	Bookcase with coat hanger	51
52	large wooden desk	52a, 52b
53	document storage cabinet	53a, 53b
54	framed art	54
55	Fans (two)	55a, 55b
56	Desktop mail sorter and portfolio covers	56a, 56b
57	White boards and bulletin boards	57
58	2 blue chairs	58
59	HP desk printer, condition unknown	59
60	old Toshiba TV with remote control, reception box, and silver stand	60
61	canvas painting	61
62	clocks	62a, 62b
63	cords	63a, 63b
64	3 accounting calculators (may not work), letter openers, desk organizers, electric pencil sharpener, 1000M LAN Splitter, hole puncher	64a, 64b, 64c, 64d
65	4 small space heaters	65
66	Desk conference phone with cord, computer mouse, blank CDs, conference table	66a, 66b, 66c, 66d
67	desk with compartment and power strip	67a, 67b

68	large wood desk	68a, 68b
69	folding table	69
70	Wooden executive desk	70a, 70b, 70c
71	2 filing cabinets	71
72	Wood Bookcase	72
73	Filing cabinet and canvas painting	73
74	Wooden filing cabinet	74a, 74b, 74c
75	Drill, staple gun, screws, rubber window seal, wrench, and screwdriver	75
76	Desktop copier	76
77	White metal rolling table tray	77
78	Misc. tech equipment including old speed radar gun, batteries, and hotspot, condition unknown	78
79	Misc. tools including mouse traps, bolts, small jack, and toilet flapper	79
80	Two old jail phones and flashlights without batteries. Condition unknown.	80
81	Credit card scanners, condition unknown	81
82	Misc. items including cords, panic button, 10 volt rechargeable batter, and file tabs, condition unknown	82a, 82b, 82c
83	Audio base stations with talkback	83
84	Wood Desk	84a, 84b
85	Small Safe	85
86	coat hanger	86
87	Umbrella	87
88	Exercise Machine	88a, 88b
89	Computer speakers (Dell) and 2 desk lamps	89
90	4 keyboards, wrist rest, mouse (3), webcam, microphones, magnetic ballast, pointer, and replacement accessories for Streamlight Stinger DS LED HL flashlight (bulbs and charger, flashlight not included)	90a, 90b
91	Ice bucket and plastic container	91
92	Small Printer (Lexmark)	92a, 92b
93	2014 Chevy SUV - Any City logo decal will be painted over or removed before item pick-up	93a, 93b, 93c, 93d
94	Mail sorter - wall hanging	94
95	Large white board	95
96	Wood desk	96
97	White folding table	97
98	Bookends and file organizer	98

99	Cords and surge protectors	99
100	Wooden document storage drawers	100
101	Three filing cabinets	101
102	Wooden bookcase	102
103	Table	103
104	Desktop stand for computer monitor and keyboard	104
105	Wooden desk	105
106	Black document storage cabinet	106
107	Black swivel chair	107
108	Wooden shelf with drawer and wheels	108
109	Large wooden desk with cabinets	109
110	Large wooden desk with cabinets	110
111	Yellow chairs	111
112	4 chairs	112
113	Swivel desk chairs, good condition	113
114	4 chairs, good/decent condition	114
115	5 small brown chairs	115
116	9 chairs in poor condition	116a, 116b
117	3 WCCTV APSD Trailer Cameras APSD (003, 007, 025)	117a, 117b, 117c
118	5 printers, Zebra RW420	118a, 118b, 118c
119	4 PDA's with Charger	119
120	Misc. chargers, cables, adaptors	120a, 120b, 120c, 120d
121	1 keyboard and 6 computer mouses	121
122	Small wood table	122a, 122b
123	Camera trailer	123a, 123b, 123c, 123d, 123e, 123f
124	Speed trailer (damaged)	124a, 124b, 124c, 124d, 124e, 124f, 124g
125	2013 Chevy SUV - Any City logo decal will be painted over or removed before item pick-up1	125a, 125b, 125c, 125d, 125e
126	2017 Ford Explorer - Any City logo decal will be painted over or removed before item pick-up	126a, 126b, 126c, 126d, 126e
127	2016 Ford - Any City logo decal will be painted over or removed before item pick-up	127a, 127b, 127c, 127d, 127e, 127f, 127g
128	2008 Dodge Ram 1500 - Any City logo decal will be painted over or removed before item pick-up	128a, 128b, 128c, 128d

129	2006 Dodge Ram 1500 - Any City logo decal will be painted over or removed before item pick-up	129a, 129b, 129c, 129d
130	2006 Ford F-150 - Any City logo decal will be painted over or removed before item pick-up	130a, 130b, 130c, 130d
131	2006 Ford F-150 - Any City logo decal will be painted over or removed before item pick-up	131a, 131b, 131c, 131d
132	2001 Ford Ranger - Any City logo decal will be painted over or removed before item pick-up	132a, 132b, 132c, 132d
133	2008 Dodge Ram 1500 - Any City logo decal will be painted over or removed before item pick-up	133a, 133b, 133c, 133d
134	2005 Ford F-250 - Any City logo decal will be painted over or removed before item pick-up	134a, 134b, 134c, 134d
135	Jetter Machine (sewer equipment)	135a, 135b, 135c, 135d, 135e
136	Manual lift bed trailer (dump trailer) 11'x 56"	136a, 136b, 136c
137	Trailer 16'x75"	137a, 137b, 137c
138	2 plan set holders	138



✓ 1a



✓ 1b



✓ 1c



✓ 1d



✓ 1e



✓ 1f



✓ 1g



✓ 1h



✓ 2a



✓ 2b



✓ 2c



✓ 3



✓ 4



✓ 5



✓ 6



✓ 7a



✓ 7b



✓ 7c



✓ 7d



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✓ 59



✓ 60



✓ 61



✓ 62a



✓ 62b



✓ 63a



✓ 63b



✓ 64a



✓ 64b



✓ 64c



✓ 64d



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✓ 66a



✓ 66b



✓ 66c



✓ 66d



✓ 67a



✓ 67b



✓ 68a



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✓ 90a



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✓ 91



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✓ 92b



✓ 93a



✓ 93b



✓ 93c



✓ 93d



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✓ 95



✓ 96



✓ 97



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✓ 99



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✓ 102



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✓ 104



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✓ 107



✓ 108



✓ 109



✓ 110



✓ 111



✓ 112



✓ 113



✓ 114



✓ 115



✓ 116a



✓ 116b



✓ 117a



✓ 117b



✓ 117c



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✓ 119



✓ 120a



✓ 120b



✓ 120c



✓ 120d



✓ 121



✓ 122a



✓ 122b



✓ 123a



✓ 123b



✓ 123c



✓ 123d



✓ 123e



✓ 123f



✓ 124a



✓ 124b



✓ 124c



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✓ 124e



✓ 124f



✓ 124g



✓ 125a



✓ 125b



✓ 125c



✓ 125d



✓ 125e



✓ 126a



✓ 126b



✓ 126c



✓ 126d



✓ 126e



✓ 127a



✓ 127b



✓ 127c



✓ 127d



✓ 127e



✓ 127f



✓ 127g



✓ 128a



✓ 128b



✓ 128c



✓ 128d



✓ 129a



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✓ 134c



✓ 134d



✓ 135a



✓ 135b



✓ 135c



✓ 135d



✓ 135e



✓ 136a



✓ 136b



✓ 136c



✓ 137a



✓ 137b



✓ 137c



✓ 138



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: _____ Make: _____ **manuel lift bed trailer** Model: _____ **56'X11"** Asset or Vehicle Number: _____ **# 1**

VIN/Serial Number: _____

Mileage: _____ Hours (if applicable): _____

Engine Size: _____ Gas: ☐ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☐ Manual ☐ Other: _____

Type of Seats: Bucket ☐ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐
60-40 ☐ Carpet ☐
Bench ☐

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☐	Radio	☐	☐
PS	☐	☐	Does it Run	☐	☐
PB	☐	☐	Does it Have Keys	☐	☐
Air Brakes	☐	☐	Is it a Seized Vehicle	☐	☐
Power Windows	☐	☐	Does it have a Title	☐	☐
Power Locks	☐	☐	Is it a Salvage Title or	☐	☐
Spotlight	☐	☐	Rebuilt Title	☐	☐
Rear Defrost	☐	☐			
Trunk Release	☐	☐			

Date Last Utilized: _____

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: 2008 Make: Dodge Asset or Vehicle Number: 338
 Model: Ram 1500
 VIN/Serial Number: 1D7HA18N78J181292
 Mileage: 144584 Hours (if applicable): _____
 Engine Size: 4.7 Gas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Type of Seats: Bucket ☐ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐
 60-40 ☐ Carpet ☐
 Bench ☒

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☐	Radio	☐	☐
PS	☐	☐	Does it Run	☐	☒
PB	☒	☐	Does it Have Keys	☒	☐
Air Brakes	☐	☒	Is it a Seized Vehicle	☐	☒
Power Windows	☒	☐	Does it have a Title	☒	☐
Power Locks	☒	☐	Is it a Salvage Title or	☐	☒
Spotlight	☐	☒	Rebuilt Title	☐	☒
Rear Defrost	☐	☒			
Trunk Release	☐	☒			

Date Last Utilized: 7/25

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

_____TRANSMISSION

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: 2005 Make: FORD Model: F-250 Asset or Vehicle Number: 332

VIN/Serial Number: 1FTNF20555EC46239

Mileage: Unknown Hours (if applicable): _____

Engine Size: 5.4. Gas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Type of Seats: Bucket ☐ 60-40 ☐ Bench ☒ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐ Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☐	☐
PS	☒	☐
PB	☒	☐
Air Brakes	☐	☒
Power Windows	☐	☒
Power Locks	☐	☒
Spotlight	☐	☒
Rear Defrost	☐	☒
Trunk Release	☐	☐

	Yes	No
Radio	☐	☐
Does it Run	☐	☒
Does it Have Keys	☒	☐
Is it a Seized Vehicle	☐	☒
Does it have a Title	☒	☐
Is it a Salvage Title or Rebuilt Title	☐	☒

Date Last Utilized: 4/2018

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: 2006 Make: Dodge Asset or Vehicle Number: 334
 Model: Ram 1500
 VIN/Serial Number: 1D7HA18P56J212540
 Mileage: 105039 Hours (if applicable): _____
 Engine Size: 4.7. Gas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Type of Seats: Bucket ☐ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐
 60-40 ☐ Carpet ☐
 Bench ☒

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☐	Radio	☐	☐
PS	☒	☐	Does it Run	☐	☒
PB	☒	☐	Does it Have Keys	☒	☐
Air Brakes	☐	☒	Is it a Seized Vehicle	☐	☒
Power Windows	☒	☐	Does it have a Title	☒	☐
Power Locks	☒	☐	Is it a Salvage Title or	☐	☒
Spotlight	☐	☒	Rebuilt Title	☐	☒
Rear Defrost	☐	☒			
Trunk Release	☐	☒			

Date Last Utilized: 2/24

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

TRANSMISSION

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: 2006 Make: FORD Model: F-150 Asset or Vehicle Number: 333

VIN/Serial Number: 1FTRF12W86NB27068

Mileage: 133666 Hours (if applicable): _____

Engine Size: 4.6 Gas: ☐ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Type of Seats: Bucket ☐ 60-40 ☐ Bench ☒ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐ Carpet ☐

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☐	Radio	☐	☐
PS	☒	☐	Does it Run	☐	☒
PB	☒	☐	Does it Have Keys	☒	☐
Air Brakes	☐	☒	Is it a Seized Vehicle	☐	☒
Power Windows	☐	☒	Does it have a Title	☒	☐
Power Locks	☐	☒	Is it a Salvage Title or	☐	☒
Spotlight	☐	☒	Rebuilt Title	☐	☒
Rear Defrost	☐	☒			
Trunk Release	☐	☐			

Date Last Utilized: 8/26

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

_____ SEAT damage

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Year: 2001 Make: FORD Model: Ranger Asset or Vehicle Number: 121

VIN/Serial Number: 1FTYR1OUX1PB23086

Mileage: 187417 Hours (if applicable): _____

Engine Size: 3.0 Gas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____ Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Type of Seats: Bucket ☐ 60-40 ☐ Bench ☒ Passenger Capacity **BUSES ONLY:** _____ Floor Mats: Rubber ☐ Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☐	☐
PS	☒	☐
PB	☒	☐
Air Brakes	☐	☐
Power Windows	☐	☐
Power Locks	☐	☐
Spotlight	☐	☒
Rear Defrost	☐	☒
Trunk Release	☐	☐

	Yes	No
Radio	☐	☐
Does it Run	☐	☒
Does it Have Keys	☒	☐
Is it a Seized Vehicle	☐	☒
Does it have a Title	☒	☐
Is it a Salvage Title or Rebuilt Title	☐	☒

Date Last Utilized: 7/26

Repair Remarks: (work done recently - include dates)

Known Defects & Exterior Damage:

Transmission

Other General Remarks or Descriptions:

Location: _____

Contact Name/Email/Phone: _____



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

 Asset or Vehicle Number: 145

 Year: 2017

 Make: Ford

 Model: Explorer

 VIN/Serial Number: 1FM5K8AR0HGc78388

 Mileage: over 100,000

Hours (if applicable): _____

 Engine Size: V6

 Gas: ☒ Diesel: ☐ Propane: ☐

 Other: ☐ Type: _____

Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

 Transmission: Automatic ☒

 Manual ☐

Other: _____

Type of Seats:

 Bucket ☒

 60-40 ☐

 Bench ☒

 Passenger Capacity **BUSES ONLY:** _____

 Floor Mats: Rubber ☒

 Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☒	☐
PS	☒	☐
PB	☒	☐
Air Brakes	☐	☒
Power Windows	☒	☐
Power Locks	☒	☐
Spotlight	☒	☐
Rear Defrost	☒	☐
Trunk Release	☒	☐

	Yes	No
Radio	☒	☐
Does it Run	☒	☐
Does it Have Keys	☒	☐
Is it a Seized Vehicle	☐	☐
Does it have a Title	☒	☐
Is it a Salvage Title or	☐	☒
Rebuilt Title	☐	☐

 Date Last Utilized: 11/2025

Repair Remarks: (work done recently - include dates)

N/A

Known Defects & Exterior Damage:

dents and scratches

Other General Remarks or Descriptions:

missing panels

 Location: 550 W Palestine St Hutchins Tx 75141

 Contact Name/Email/Phone: Lt Benny Puckett bpuckett@cityofhutchinstx.gov 972-225-2225 ext208



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

 Asset or Vehicle Number: 140

 Year: 2014

 Make: Chevy

 Model: SUV

 VIN/Serial Number: 1GNLC2E08ER204810

 Mileage: over 100,000

Hours (if applicable): _____

 Engine Size: V8

 Gas: ☒ Diesel: ☐ Propane: ☐

 Other: ☐ Type: _____

Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____

 Transmission: Automatic ☒

 Manual ☐

Other: _____

Type of Seats:

 Bucket ☒

 60-40 ☐

 Bench ☒

 Passenger Capacity **BUSES ONLY:** _____

 Floor Mats: Rubber ☒

 Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☒	☐
PS	☒	☐
PB	☒	☐
Air Brakes	☐	☒
Power Windows	☒	☐
Power Locks	☒	☐
Spotlight	☒	☐
Rear Defrost	☒	☐
Trunk Release	☒	☐

	Yes	No
Radio	☒	☐
Does it Run	☒	☐
Does it Have Keys	☒	☐
Is it a Seized Vehicle	☐	☐
Does it have a Title	☒	☐
Is it a Salvage Title or	☐	☒
Rebuilt Title	☐	☐

 Date Last Utilized: 08/2026

Repair Remarks: (work done recently - include dates)

N/A

Known Defects & Exterior Damage:

dents and scratches

Other General Remarks or Descriptions:

missing panels

 Location: 550 W Palestine St Hutchins Tx 75141

 Contact Name/Email/Phone: Lt Benny Puckett bpuckett@cityofhutchinstx.gov 972-225-2225 ext208



RENÉ BATES AUCTIONEERS, INC.

Vehicle & Equipment Information Form

Asset or Vehicle Number: _____

Year: 2001Make: Spartan Motor ChassisModel: GladiatorVIN/Serial Number: 4S7A7379X1C039372Mileage: over 100,000

Hours (if applicable): _____

Engine Size: _____

Gas: ☐ Diesel: ☒ Propane: ☐Other: ☐ Type: _____

Make: _____

Horse Power for Diesel EQUIPMENT (not Truck) engines: _____Transmission: Automatic ☒Manual ☐

Other: _____

Type of Seats:

Bucket ☐60-40 ☐Bench ☐Passenger Capacity **BUSES ONLY:** _____Floor Mats: Rubber ☐Carpet ☐

Vehicle Equipment:

A/C

Yes ☐No ☒

PS

☐☐

PB

☐☐

Air Brakes

☒☐

Power Windows

☐☒

Power Locks

☐☒

Spotlight

☒☐

Rear Defrost

☐☒

Trunk Release

☐☒

Radio

Yes ☐No ☒

Does it Run

☒☒

Does it Have Keys

☒☐

Is it a Seized Vehicle

☐☒

Does it have a Title

☒☐

Is it a Salvage Title or

☒☐

Rebuilt Title

☐☒Date Last Utilized: 2020

Repair Remarks: (work done recently - include dates)

n/a

Known Defects & Exterior Damage:

Other General Remarks or Descriptions:

Location: Public works yardContact Name/Email/Phone: Matthew Lehmann, hfr@cityofhutchinstx.gov, 972-225-3522



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider appointments to the Atwell Public Library Board. Presented by: Cynthia Olguin, City Secretary

Background Information

The Hutchins City Council annually, or as needed, makes appointments to all Boards and Commissions.

The Atwell Public Library Board is made up of six (6) members. Three seats are up for reappointment with terms expiring in July 2026.

For your consideration staff presents two reappointments and one new appointment.

- Skyla Pellum, Regular Member
- Angela Robertson, Regular Member
- LaFonda Cousin, Regular Member

Staff Recommendation

Staff recommend the appointments by motion:

EXAMPLE:

I make a motion to appoint:

_____ (name)

_____ (name)

_____ (name)

To the Atwell Public Library for two-year terms expiring in July 2028.

Cynthia Olguin

From: Hutchins TX <noreply@civicplus.com>
Sent: Wednesday, June 3, 2026 12:36 PM
To: Cynthia Olguin; Katherine Lindsey; Wanda Randle
Subject: Boards and Commission Online Application Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 06/03/2026 - 12:36 PM

Submitted by: Anonymous

Submitted values are:

Board or Commission you wish to serve:
TIRZ - Tax Increment Financing Zone and Library Board

Name
angela D robertson

Home Address
118 Willow Grove Drive
Hutchins, Texas. 75141

Home Phone Number
[9722253266](#)

Cell Phone Number
[9723424789](#)

Email Address
[REDACTED]

How many years have you resided in the City?
28 years

Are you a Qualified Registered Voter?
Yes

Please list any education, experience, or special knowledge that qualifies you to serve:
Bachelor in Accounting Control Systems
Sr. Manager of Treasury Operations of DART.

List any civic or community activities in which you have been involved:
Served on both boards for a numbers of years and participated in numerous community activities in

Hutchins and events sponsored by my church.

Have you, or are you, currently serving, on another Board or Commission?

Yes

If yes, please list and include approximate dates of service:

I currently service of the Library and Tax Increment boards. I don't know the number of years of service but it has been over 5 years.

Are you an existing Board/Commission member desiring to remain on the same board?

Yes

Do you have knowledge regarding the Board/Commission you are applying to serve?

Yes

Have you attended a City Council meeting before?

Yes

Have you attended a Board or Commission meeting for which you have applied?

Yes

PUBLIC INFORMATION NOTICE

Certain information submitted on the Boards and Commission Application is subject to the Texas Information Act and may be disclosed to anyone requesting this information. The act allows a board member of a governmental body to choose whether to allow public access to the information in the custody of the city that relates to the home address and phone numbers.

I, applicant for Boards/Commissions for the City of Hutchins, elect to:

ALLOW public access to my home address and telephone number(s).

By typing my name below and submitting the form, I acknowledge the following:

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature

Angela Robertson

Cynthia Olguin

From: Hutchins TX <noreply@civicplus.com>
Sent: Monday, May 18, 2026 8:12 PM
To: Cynthia Olguin; Katherine Lindsey; Wanda Randle
Subject: Boards and Commission Online Application Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Mon, 05/18/2026 - 8:11 PM

Submitted by: Anonymous

Submitted values are:

Board or Commission you wish to serve:
Atwell Public Library Board

Name
Mrs Skyla Pellum

Home Address
[REDACTED]
Hutchins, Texas. 75141-3240

Home Phone Number
[REDACTED]

Email Address
[REDACTED]

How many years have you resided in the City?
20

Are you a Qualified Registered Voter?
Yes

Please list any education, experience, or special knowledge that qualifies you to serve:
Currently serving on Atwell Public Library Board as President.

List any civic or community activities in which you have been involved:
Volunteer with the Hutchins Clean Advisory Board for community clean ups. Assist with Easter Event.

Have you, or are you, currently serving, on another Board or Commission?
No

Are you an existing Board/Commission member desiring to remain on the same board?

Section H, Item9.

Yes

Do you have knowledge regarding the Board/Commission you are applying to serve?

Yes

Have you attended a City Council meeting before?

Yes

Have you attended a Board or Commission meeting for which you have applied?

Yes

PUBLIC INFORMATION NOTICE

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I, applicant for Boards/Commissions for the City of Hutchins, elect to:

DO NOT ALLOW public access to my home address and telephone number(s).

By typing my name below and submitting the form, I acknowledge the following:

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature

Skyla Pllum

Cynthia Olguin

From: Hutchins TX <noreply@civicplus.com>
Sent: Friday, May 29, 2026 3:36 PM
To: Cynthia Olguin; Katherine Lindsey; Wanda Randle
Subject: Boards and Commission Online Application Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Fri, 05/29/2026 - 3:36 PM

Submitted by: Anonymous

Submitted values are:

Board or Commission you wish to serve:
Atwell Public Library Board

Name
Miss LaFonda S Cousin

Home Address
[REDACTED]
Hutchins, Texas. 75141

Home Phone Number
[REDACTED]

Cell Phone Number
[REDACTED]

Email Address
[REDACTED]

How many years have you resided in the City?
Hutchins

Are you a Qualified Registered Voter?
Yes

Please list any education, experience, or special knowledge that qualifies you to serve:
I bring more than 20 years of leadership and management experience, including over 10 years of human resources leadership. I currently serve as Chief People Officer for a national nonprofit organization, where I lead strategic workforce planning, organizational development, employee engagement, policy development, and leadership initiatives. My experience includes strategic planning, governance support, budget oversight, change management, and collaborating with diverse stakeholders to achieve

organizational goals.

I hold a Master of Arts in Human Resource Management and am a SHRM Certified Professional (SHRM-CP). In addition to my nonprofit leadership role, I own an HR consulting firm that helps organizations strengthen their people practices and organizational effectiveness.

I have experience serving on committees and supporting governance initiatives, including service on policies and procedures committees and nonprofit boards. I am passionate about literacy, lifelong learning, and equitable access to educational resources, and I believe public libraries play a vital role in strengthening communities through education, culture, technology access, and civic engagement.

List any civic or community activities in which you have been involved:

Board Secretary, Greater Than Expectations (Dallas-area nonprofit organization), serving for nearly six years and supporting board governance, organizational oversight, and strategic initiatives.

Active member of Delta Sigma Theta Sorority, Inc., serving on the Arts & Letters Committee for the past two years and transitioning into a co-leadership role for the upcoming biennium.

Served on the May Week Committee, supporting educational, scholarship, and community service initiatives.

Served on the Policies and Procedures Committee, contributing to governance and organizational effectiveness efforts.

Actively participate in community service, educational, cultural, and outreach activities through Delta Sigma Theta Sorority, Inc. and in my personal time.

Advocate for literacy, lifelong learning, and equitable access to educational resources through active support of public libraries and community-based educational opportunities.

Have you, or are you, currently serving, on another Board or Commission?

No

If yes, please list and include approximate dates of service:

- Board Secretary, Greater Than Expectations (Dallas-area nonprofit organization), serving since August 2026. Responsibilities include supporting board governance, maintaining board records, committee coordination, and organizational oversight.

- Arts & Letters Committee since 2024

- Policies & Procedures Committee

Are you an existing Board/Commission member desiring to remain on the same board?

No

Do you have knowledge regarding the Board/Commission you are applying to serve?

Yes

Have you attended a City Council meeting before?

Yes

Section H, Item9.

Have you attended a Board or Commission meeting for which you have applied?

No

PUBLIC INFORMATION NOTICE

Certain information submitted on the Boards and Commission Application is subject to the Texas Information Act and may be disclosed to anyone requesting this information. The act allows a board member of a governmental body to choose whether to allow public access to the information in the custody of the city that relates to the home address and phone numbers.

I, applicant for Boards/Commissions for the City of Hutchins, elect to:

DO NOT ALLOW public access to my home address and telephone number(s).

By typing my name below and submitting the form, I acknowledge the following:

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature

LaFonda Cousin



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider appointments to the Hutchins Economic Development Corporation. Presented by: Cynthia Olguin, City Secretary

Background Information

The Hutchins City Council annually, or as needed, makes appointments to all Boards and Commissions.

The HEDC is made up of seven (7) regular members. Four (4) seats are up for reappointment with terms expiring in July 2028.

For your consideration staff presents the following reappointments.

- Artis Johnson, Regular Member
- Aurora Madrigal, Regular Member
- Steve Nichols, Regular Member
- Mario Vasquez, Regular Member

Staff Recommendation

Staff recommend the appointments by motion:

I make a motion to approve the following appointments to the HEDC for two-year terms expiring in 2026:

- **Artis Johnson, Regular Member**
- **Aurora Madrigal, Regular Member**
- **Steve Nichols, Regular Member**
- **Mario Vasquez, Regular Member**



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider appointments to the Planning and Zoning Commission. Presented by: Cynthia Olguin, City Secretary

Background Information

The Hutchins City Council annually, or as needed, makes appointments to all Boards and Commissions.

The Planning and Zoning Commission is made up of five (5) regular members and two (2) alternate members. Two (2) regular member positions are up for reappointment with terms expiring in July 2028.

For your consideration staff presents the following reappointments.

- Teronika Gaines, Regular Member
- Don Pressler, Regular Member

In addition to the annual reappointments, we have one appointment for a vacant regular member position with a term expiring in July 2027.

Staff recommend moving Cornelius Caldwell from an alternate position to the vacant regular member position.

Staff Recommendation

Staff recommend the appointments by motion:

I make a motion to approve the following appointments to the Planning and Zoning Commission for two-year terms expiring in 2028:

- **TERONIKA GAINES**
- **DON PRESSLER**

And appoint CORNELIUS CALDWELL as a regular member to fill a vacant seating expiring in 2027.



CITY OF HUTCHINS

BOARDS AND COMMISSIONS APPLICATION

Return to: City Secretary, P.O. Box 500, Hutchins, Texas 75141
or email to colguin@cityofhutchins.org.

APPLICANTS MUST HAVE LIVED IN THE CITY LIMITS FOR AT LEAST THE LAST 12 MONTHS AND BE A REGISTERED VOTER IN THE CITY OF HUTCHINS. YOU ARE NOT ELIGIBLE TO APPLY IF YOU DO NOT MEET BOTH OF THOSE REQUIREMENTS.

Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☐ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☐ Parks and Recreation Board	☒ Planning and Zoning Commission
☐ TIRZ – Tax Increment Financing Zone	☐ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	

Applicant Information:

Pressler (Ms./Mrs./Mr.) (Last Name) Don (First Name) _____ (MI)

Home Address _____ Zip Code _____

Home Phone Number _____ Cell Phone Number _____ Email Address _____

- Resident of the City for 21 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
- Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
- Please list any education, experience or special knowledge that qualifies you to serve: Some College
- List any civic or community activities in which you have been involved. _____
- Have you or are you currently serving on another Board or Commission? ☐ YES ☒ NO
If yes, please list and include approximate dates of service. _____

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

PUBLIC INFORMATION NOTICE

Certain information submitted on the Boards and Commission Application is subject to the Texas Information Act and may be disclosed to anyone requesting this information. The act allows a board member of a governmental body to choose whether to allow public access to the information in the custody of the city that relates to the **home address and phone numbers**.

I, Don Pressler, applicant for Boards/Commissions for the City of Hutchins, elect to:



ALLOW public access to my home address and telephone number(s).



DO NOT ALLOW public access to my home address and telephone number(s).

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature Don Pressler Date Submitted 7-24-26

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____



CITY OF HUTCHINS

BOARDS AND COMMISSIONS APPLICATION

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or email to colguin@cityofhutchinstx.gov

APPLICANTS MUST MEET THE FOLLOWING THE MINIMUM REQUIREMENTS:

1. LIVED IN THE CITY LIMITS FOR AT LEAST THE LAST 12 MONTHS
2. A REGISTERED VOTER IN THE CITY OF HUTCHINS
3. THERE MAY BE ADDITIONAL REQUIREMENTS AS REQUIRED BY THE RESOLUTION OR ORDINANCE ESTABLISHING EACH BOARD

Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☐ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☐ Parks and Recreation Board	☒ Planning and Zoning Commission
☐ TIRZ - Tax Increment Financing Zone	☐ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	☐ Animal Services Advisory Commission

Applicant Information:

GAINES Teronika C
(Ms./Mrs./Mr.) (Last Name) (First Name) (Middle Initial) (MI)

Home Address

Zip Code

Home Phone Number

Cell Phone Number

Email Address

1. Resident of the City for 8 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
2. Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
3. Please list any education, experience, or special knowledge that qualifies you to serve: I currently am a board member for Planning and Zoning Commission. I have been a member for 2 years.
4. List any civic or community activities in which you have been involved. I am an active volunteer with the Salvation Army for many years.
5. Have you or are you currently serving on another Board or Commission? ☒ YES ☐ NO
If yes, please list and include approximate dates of service. Planning and Zoning Commission July 2024

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

PUBLIC INFORMATION NOTICE

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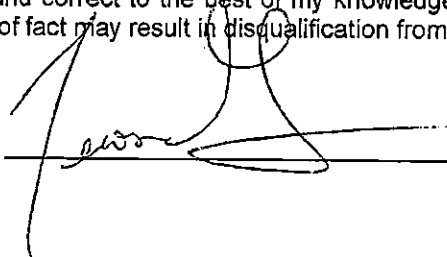
I, TERONKA GAYNE, applicant for City of Hutchins Boards and Commissions, choose the following:

- ☐ ALLOW public access to my home address and telephone number(s).
- ☒ DO NOT ALLOW public access to my home address and telephone number(s).

All individuals appointed to serve on a board or commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & and the Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature



Date Submitted

5-18-2026

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider appointments to the Parks and Recreation Board. Presented by: Cynthia Olguin, City Secretary

Background Information

The Hutchins City Council annually, or as needed, makes appointments to all Boards and Commissions.

The Parks and Recreation Board is made up of five (5) regular members and two (2) alternate members. Two (2) regular members and one (1) alternate member position are up for reappointment with terms expiring in July 2028.

For your consideration staff presents the following reappointments.

- Huell Guilliam, Regular Member
- Vernon Pellum, Regular Member
- Amber Medina, Alternate Member

Staff Recommendation

Staff recommend the appointments by motion:

I make a motion to approve the following appointments to the Parks and Recreation Board for two-year terms expiring in 2028:

- **HUELL GUILLIAM**
- **VERNON PELLUM**
- **AMBER MEDINA, alternate member**



CITY OF HUTCHINS BOARDS AND COMMISSIONS APPLICATION

Return to: City Secretary, P.O. Box 500, Hutchins, Texas 75141
or email to colguin@cityofhutchinstx.gov

APPLICANTS MUST MEET THE FOLLOWING THE MINIMUM REQUIREMENTS:

1. LIVED IN THE CITY LIMITS FOR AT LEAST THE LAST 12 MONTHS
2. A REGISTERED VOTER IN THE CITY OF HUTCHINS
3. THERE MAY BE ADDITIONAL REQUIREMENTS AS REQUIRED BY THE RESOLUTION OR ORDINANCE ESTABLISHING EACH BOARD

Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☐ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☒ Parks and Recreation Board	☐ Planning and Zoning Commission
☐ TIRZ – Tax Increment Financing Zone	☐ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	☐ Animal Services Advisory Commission

Applicant Information:

Gilligan Huell D.
(Ms./Mrs./Mr.) (Last Name) (First Name) (MI)

Home Address

Zip Code

Home Phone Number

Cell Phone Number

Email Address

1. Resident of the City for 54 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
2. Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
3. Please list any education, experience or special knowledge that qualifies you to serve: _____

4. List any civic or community activities in which you have been involved. _____

5. Have you or are you currently serving on another Board or Commission? ☐ YES ☐ NO
If yes, please list and include approximate dates of service. _____

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

PUBLIC INFORMATION NOTICE

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I, Hazel G. Glen, applicant for City of Hutchins Boards and
(PRINT NAME HERE)

Commissions, choose the following:

- ☐ ALLOW public access to my home address and telephone number(s).
- ☒ DO NOT ALLOW public access to my home address and telephone number(s).

All individuals appointed to serve on a board or commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & and the Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature Thelma P. Allen Date Submitted 5-6-26

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____

Cynthia Olguin

From: Hutchins TX <noreply@civicplus.com>
Sent: Monday, May 18, 2026 3:57 PM
To: Cynthia Olguin; Katherine Lindsey; Wanda Randle
Subject: Boards and Commission Online Application Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Mon, 05/18/2026 - 3:56 PM

Submitted by: Anonymous

Submitted values are:

Board or Commission you wish to serve:
Parks and Recreation Board

Name
Vernon D Pllum

Home Address
[REDACTED]
Hutchins, Texas. 75141

Home Phone Number
[REDACTED]

Cell Phone Number
[REDACTED]

Email Address
[REDACTED]

How many years have you resided in the City?
19 years

Are you a Qualified Registered Voter?
Yes

Please list any education, experience, or special knowledge that qualifies you to serve:
Experienced recreation and event management professional with a strong background in overseeing operations, leading teams, and coordinating successful events and programs. Proven ability to manage budgets, streamline processes, and collaborate with stakeholders to achieve organizational goals. Recognized for strong leadership, communication, customer service, and problem-solving skills in fast-paced environments. Earned a Master of Science in Recreation Management from the University of North

Texas and a Bachelor of Science in Leisure Studies from Grambling State University. Experience managing daily recreation operations, supervising staff and volunteers, coordinating community events, developing program budgets, and working with vendors and community stakeholders to deliver high-quality recreational programs and services.

List any civic or community activities in which you have been involved:

City of Dallas Mayor's Star Council
For Oak Cliff Volunteer

Have you, or are you, currently serving, on another Board or Commission?

No

Are you an existing Board/Commission member desiring to remain on the same board?

Yes

Do you have knowledge regarding the Board/Commission you are applying to serve?

Yes

Have you attended a City Council meeting before?

Yes

Have you attended a Board or Commission meeting for which you have applied?

Yes

PUBLIC INFORMATION NOTICE

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I, applicant for Boards/Commissions for the City of Hutchins, elect to:

DO NOT ALLOW public access to my home address and telephone number(s).

By typing my name below and submitting the form, I acknowledge the following:

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature

Vernon Pellum

APPLICANTS MUST HAVE LIVED IN THE CITY LIMITS FOR AT LEAST THE LAST 12 MONTHS AND BE A REGISTERED VOTER IN THE CITY OF HUTCHINS. YOU ARE NOT ELIGIBLE TO APPLY IF YOU DO NOT MEET BOTH OF THOSE REQUIREMENTS.

Board or Commission you wish to serve: *

- | | |
|--|---|
| ☐ Atwell Public Library Board | ☐ Building and Standards Commission |
| ☐ Economic Development Corporation | ☐ Historical Society Board |
| ☒ Parks and Recreation Board | ☐ Planning and Zoning Commission |
| ☐ TIRZ - Tax Increment Financing Zone | ☐ Zoning Board of Adjustment |
| ☐ Keep Hutchins Beautiful Advisory Board | |

Prefix: *

Mrs.

Last Name: *

Medina

First Name: *

Amber

MI:

Home Address: *

[REDACTED]

Zip Code: *

75142

Home Phone Number:

Cell Phone Number: *

[REDACTED]

Email Address: *

[REDACTED]

1. Resident of City for ____ years. *

35

Are you a Qualified Registered Voter? *

☒ Yes ☐ No

2. Do you, your spouse, or your employer have any financial interest (direct or indirect in the following? 1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment? *

☐ Yes ☒ No

3. Please list any education, experience or special knowledge that qualifies you to serve: *

AAS Cedar valley

4. List any civic or community activities in which you have been involved. *

Volunteering with food pantries

5. Have you or are you currently serving on another Board or Commission? *

☐ Yes ☒ No

6. Are you an existing Board/Commission member desiring to remain on the same board? *

☐ Yes ☒ No

7. Have you attended a City Council meeting before? *

☒ Yes ☐ No

8. Have you attended a Board or Commission meeting for which you have applied? *

☐ Yes ☒ No

9. Do you have knowledge regarding the Board/Commission you are applying to serve? *

☒ Yes ☐ No

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Section H, Item 12.

I as an applicant for Boards/Commissions for the City of Hutchins, elect to: *

- ☐ ALLOW public access to my home address and telephone number(s).
- ☒ DO NOT ALLOW public access to my home address and telephone number(s).

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify that the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature: *



Date Submitted: *

08/11/2026



STAFF REPORT

MEETING DATE:	August 17, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Discuss and consider appointments to the Zoning Board of Adjustment and Building and Standards Commission. Presented by: Cynthia Olguin, City Secretary

Background Information

The Hutchins City Council annually, or as needed, makes appointments to all Boards and Commissions.

The Zoning Board of Adjustment has seven (7) regular members and two (2) alternate members. Appointed members shall automatically be appointed to the Building and Standards Commission. (Ordinance 2022-1141)

Three (3) regular member positions are up for reappointment with terms expiring in July 2028.

For your consideration staff presents the following reappointments.

- Garry Jone, Regular Member
- Felix Madrigal, Regular Member
- Freddie Chism, Regular Member

Staff Recommendation

Staff recommend the appointments by motion:

I make a motion to approve the following appointments to the Zoning Board of Adjustment and Building and Standards Commission for two-year terms expiring in 2028:

- GARRY JONES
- FELIX MADRIGAL
- FREDDIE CHISM



CITY OF HUTCHINS BOARDS AND COMMISSIONS APPLICATION

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Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☒ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☐ Parks and Recreation Board	☐ Planning and Zoning Commission
☐ TIRZ – Tax Increment Financing Zone	☒ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	

Applicant Information:

(Ms./Mrs./Mr.) JONES (Last Name) GARY (First Name) B (MI)
700 NORTH J J LEMMONS RD HUTCHINS TX 75141
 Home Address Zip Code
N/A 1-469-676-7000
 Home Phone Number Cell Phone Number Email Address

- Resident of the City for 42 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
- Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
 1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
- Please list any education, experience or special knowledge that qualifies you to serve:
RAN FOR CITY COUNCIL IN 1981, SERVICE IN THE MILITARY AND ONE YEAR IN VIET-NAM, HIGH SCHOOL DIPLOMA, POLICE OFFICER IN CITY OF HUTCHINS, TX, HONEY GROVE, TX, BONHAM, TX, DEPUTY SHERIFF, LONGVIEW, TX AND MARLIN, TX WORKING AND PAID FOR MY SERVICE EXCEPT THE SHERIFF DEPT.
- List any civic or community activities in which you have been involved.
MEMBER OF CITIZEN FOR BETTER GOVERNMENT, HUTCHINS, TX
- Have you or are you currently serving on another Board or Commission? ☐ YES ☒ NO
 If yes, please list and include approximate dates of service. _____

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

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I, GARRY BENNETT JONES, applicant for Boards/Commissions for the City of Hutchins, elect to:

☒ **ALLOW public access to my home address and telephone number(s).**

☐ **DO NOT ALLOW public access to my home address and telephone number(s).**

All individuals appointed to serve on a board/commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature Garry B Jones Date Submitted 7-24-26

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____



CITY OF HUTCHINS BOARDS AND COMMISSIONS APPLICATION

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2. A REGISTERED VOTER IN THE CITY OF HUTCHINS
3. THERE MAY BE ADDITIONAL REQUIREMENTS AS REQUIRED BY THE RESOLUTION OR ORDINANCE ESTABLISHING EACH BOARD

Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☒ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☐ Parks and Recreation Board	☐ Planning and Zoning Commission
☐ TIRZ – Tax Increment Financing Zone	☐ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	☐ Animal Services Advisory Commission

Applicant Information:

MADRIGAL Felix _____
(Ms./Mrs./Mr.) (Last Name) (First Name) (MI)

1527 TROUT RD. HUTCHINS, TX 75141
Home Address Zip Code

972-225-2259 FELIX-MADRIGAL@SBCGLOBAL.NET
Home Phone Number Cell Phone Number Email Address

1. Resident of the City for 85 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
2. Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
3. Please list any education, experience or special knowledge that qualifies you to serve:
• BA IN ACCOUNTING FROM UNT • HUTCHINS SR. CENTER
• HUTCHINS CITIZENS POLICE ACADEMY ALUMNI
4. List any civic or community activities in which you have been involved. _____
See Above
5. Have you or are you currently serving on another Board or Commission? ☐ YES ☒ NO
If yes, please list and include approximate dates of service. _____

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

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I, Felix Madrigal, applicant for City of Hutchins Boards and
(PRINT NAME HERE)

Commissions, choose the following:

☒ **ALLOW public access to my home address and telephone number(s).**

☐ **DO NOT ALLOW public access to my home address and telephone number(s).**

All individuals appointed to serve on a board or commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & and the Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature Felix Madrigal Date Submitted 5-7-2026

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____



CITY OF HUTCHINS BOARDS AND COMMISSIONS APPLICATION

Return to: City Secretary, P.O. Box 500, Hutchins, Texas 75141
or email to colguin@cityofhutchinstx.gov

APPLICANTS MUST MEET THE FOLLOWING THE MINIMUM REQUIREMENTS:

1. LIVED IN THE CITY LIMITS FOR AT LEAST THE LAST 12 MONTHS
2. A REGISTERED VOTER IN THE CITY OF HUTCHINS
3. THERE MAY BE ADDITIONAL REQUIREMENTS AS REQUIRED BY THE RESOLUTION OR ORDINANCE ESTABLISHING EACH BOARD

Board or Commission you wish to serve: Check One (1):

☐ Atwell Public Library Board	☒ Building and Standards Commission
☐ Economic Development Corporation	☐ Historical Society Board
☐ Parks and Recreation Board	☐ Planning and Zoning Commission
☒ TIRZ – Tax Increment Financing Zone	☐ Zoning Board of Adjustment
☐ Keep Hutchins Beautiful Advisory Board	☐ Animal Services Advisory Commission

Applicant Information:

Chism Freddie L
 (Ms./Mrs./Mr.) (Last Name) (First Name) (MI)

127 Crestridge Dr 75141
 Home Address Zip Code

972-225-3763 214-546-7109 Achism2016@yahoo.com
 Home Phone Number Cell Phone Number Email Address

1. Resident of the City for 50 years. Are you a Qualified Registered Voter? ☒ YES ☐ NO
2. Do you, your spouse, or your employer have any financial interest (direct or indirect) in the following?
 1) In any contract with the City of Hutchins; 2) Regarding the sale of land, materials, supplies, or services to the City of Hutchins; or 3) In matters that might come before the Board/Committees to which you are seeking appointment?
☐ YES ☒ NO If yes, please explain: _____
3. Please list any education, experience or special knowledge that qualifies you to serve: _____

4. List any civic or community activities in which you have been involved. _____

5. Have you or are you currently serving on another Board or Commission? ☒ YES ☐ NO
 If yes, please list and include approximate dates of service. Zoning Board Adjustment
TIRZ

6. Are you an existing Board/Commission member desiring to remain on the same board? ☒ YES ☐ NO
7. Have you attended a City Council meeting before? ☒ YES ☐ NO
8. Have you attended a Board or Commission meeting for which you have applied? ☒ YES ☐ NO
9. Do you have knowledge regarding the Board/Commission you are applying to serve? ☒ YES ☐ NO

PUBLIC INFORMATION NOTICE

Certain information submitted on the Boards and Commission Application is subject to the Texas Information Act and may be disclosed to anyone requesting this information. The act allows a board member of a governmental body to choose whether to allow public access to the information in the custody of the city that relates to the **home address and phone numbers**.

I, Freddie Chism, applicant for City of Hutchins Boards and
(PRINT NAME HERE)

Commissions, choose the following:



ALLOW public access to my home address and telephone number(s).



DO NOT ALLOW public access to my home address and telephone number(s).

All individuals appointed to serve on a board or commission will be required to complete member orientation and one hour of training relative to the Texas Open Meetings Act & and the Texas Public Information Act.

I have read and understand the instructions and the appointment process. I certify the answers I have provided are true and correct to the best of my knowledge and belief, and I acknowledge that any misrepresentation or omission of fact may result in disqualification from service.

Signature

Freddie Chism

Date Submitted

05/20/2026

OFFICE USE ONLY

Date Received: _____ Application Verified by: _____ Forwarded to council: _____

Appointed by council: YES ☐ NO ☐ Date Appointed: _____

Regular Member: ☐ Alternate Member: ☐ Full Term: ☐ Unexpired Term: ☐ Term Dates: _____

Oath of Office on file: _____ PIA Training – Date Completed: _____ OMA Training – Date Completed: _____