



**CITY OF HUTCHINS  
CALLED CITY COUNCIL MEETING  
AGENDA**

**Monday, August 12, 2024 at 6:00 PM  
City Hall, 321 N. Main Street**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Called Council Meeting of the Hutchins City Council to be held on Monday, August 12, 2024 at 6:00 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items will be discussed and considered.

**City Council Members**

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

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. 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 ORDINANCE NO. 2024-08-1194 OF THE CITY OF HUTCHINS CALLING A BOND ELECTION TO BE HELD IN THE CITY OF HUTCHINS, TEXAS; MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION. Presented by: Maria Joyner, Director of Finance

**D. EXECUTIVE SESSION**

- 2.** Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

**E. RECONVENE INTO REGULAR SESSION**

- 3.** Take action, if any, as a result of Executive Session:
  - a. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

**F. ADJOURN**

## CERTIFICATION

I certify that a copy of the August 12, 2024 agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Wednesday, August 7, 2024, before 6:00 p.m.

*Cynthia Oguin*

Cynthia Oguin  
City Secretary



## ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of the scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at [colguin@cityofhutchins.org](mailto:colguin@cityofhutchins.org)



# STAFF REPORT

**MEETING DATE:** August 12, 2024

**MEETING TYPE:** City Council

**SUBMITTED BY:** Maria Joyner

**AGENDA CAPTION:** Consider ORDINANCE NO. 2024-08-1194 OF THE CITY OF HUTCHINS CALLING A BOND ELECTION TO BE HELD IN THE CITY OF HUTCHINS, TEXAS; MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION

Presented by: Maria Joyner, Director of Finance

## Background Information

The Hutchins City Council has determined that an election regarding a new Recreation Center and Library should be presented to the voters on November 5, 2024. The latest date to call the election is Monday, August 19, 2024.

The bond election is for the construction of a state-of-the-art Recreation Center and Library. The Recreation and Library building purpose is to enhance the quality of life for residents of Hutchins while offering a wide range of recreational and educational opportunities for all ages. The total proposition is for \$28,000,000 including \$24,000,000 for the Recreation Center and Library Building with an additional \$4,000,000 dedicated to architectural fees, furniture, fixtures and equipment and professional costs associated with the bond issuance.

The proposed facility will span 37,250 square feet including 6,000 square feet dedicated solely to the library. The Recreation Center will feature adult and youth basketball courts, cardio and weight equipment, training areas, multi-purpose studios for activities such as karate, dance, yoga, and performing arts, as well as a Transformation Place for wellness programs. Additionally, the center will include a teen gaming room, an indoor walking trail, and much more to cater to the varied interests of residents.

## Budget Implications

In the event of a successful bond election, the City would issue general obligation bonds to fund the Recreation Center and Library. Based on conservative growth projections, the proposed project is not projected to impact the current total tax rate of .630082.

**Legal Review**

Yes.

**Staff Recommendation**

Approve the ordinance calling the election.

**Supporting Documentation and Attachments**

ORD 2024-08-1194 HUTCHINS NOV 2022 ELECTION - Ordinance Calling Bond Election.



**HilltopSecurities**  
Investment Banking Solutions

Section C, Item1.

## Contact

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## **City of Hutchins, Texas**

## **November 2024 Bond Election**

## **Plan of Finance**

- The City of Hutchins is planning a bond election for approximately \$28,000,000 to fund a Recreation Center & Library
- As per State Law, the City can call a bond election no later than August 19, 2024 to be on the November 2024 ballot
- In the event of a successful bond election, the City would be able to fund the project(s) as soon as the 1<sup>st</sup> quarter of 2025 or at the City's discretion
  - The City would issue general obligation bonds to fund the Recreation Center & Library

## Strong Financial Condition

- **\$1,236,000,000 Fiscal Year 2024 Certified Totals from DCAD**
- **\$1,842,000,000 Fiscal Year 2025 Preliminary Totals from DCAD**
  - Subject to change as protests are received (certified totals due 7/25/2024)*
  - Subsequent analysis assumes a reduction for budgeting purposes*
- **“AA-” S&P Bond Rating (affirmed on 4/18/2023)**
- **Debt Outstanding - \$48,249,000 or only 2.60% of \$1,842,000,000 of Preliminary TAV for Tax Year 2024**

# Historical Taxable Assessed Values

Section C, Item1.

## City of Hutchins, Texas Taxable Assessed Value

Tax Year <sup>(1)(2)</sup>	Fiscal Year <sup>(1)(2)</sup>	Taxable Assessed Value <sup>(1)(2)</sup>	Taxable Assessed Value Growth <sup>(1)(2)</sup>			
			Annual		3 year average	
			\$	%	\$	%
2024	2025	\$1,597,954,213	\$361,348,942	29.22%	\$260,606,996	25.14%
2023	2024	\$1,236,605,271	\$242,073,471	24.34%		
2022	2023	\$994,531,800	\$178,398,575	21.86%		
2021	2022	\$816,133,225	\$17,687,632	2.22%	5 year average	
2020	2021	\$798,445,593	\$26,427,349	3.42%	\$165,187,194	16.21%
2019	2020	\$772,018,244	\$88,303,489	12.92%		
2018	2019	\$683,714,755	\$133,967,954	24.37%	10 year average	
2017	2018	\$549,746,801	\$59,894,756	12.23%		
2016	2017	\$489,852,045	\$119,510,948	32.27%	\$131,575,498	19.41%
2015	2016	\$370,341,097	\$88,141,864	31.23%		

### Footnotes:

(1) Black - Actual Taxable Assessed Valuation

(2) Preliminary Values for Fiscal Year 2025 as provided by City Staff.

Showing a a reduction from preliminary DCAD values for purposes of illustration.

Preliminary Dallas Appraisal District Values indicate \$1,842,092,585.

# Bond Election – SCENARIO I (Aggressive Growth)

Section C, Item1.

## City of Hutchins, Texas

### November Bond Election Analysis (Recreation Center & Library Projects)

As of July 12, 2024

Preliminary; for purposes of discussion only

SCENARIO I (Aggressive Growth)

Fiscal Year Ending	Annual Tax Base Growth	Taxable Assessed Valuation	Existing I&S Tax Supported Debt Service	Project Fund = \$28,000,000			Total New and Existing I&S Tax Supported Debt Service	Projected TOTAL I&S Tax Supported Debt Service	Projected Debt Service I&S Tax Rate Equivalent <sup>(6)</sup>	Variance from Current I&S Tax Rate \$0.1503				
				General Obligation Bonds, Series 2025 <sup>(4)</sup> Dated Date = 3/15/2025										
				Principal	Interest	Total D/S								
30-Sep	%	\$	Debt Service				Debt Service	Debt Service						
2024	22.88%	\$227,550,293	\$1,236,605,271 <sup>(1)</sup>	\$1,773,738	\$0	\$0	\$1,773,738	\$0	\$1,773,738	0.1503				
2025	29.22%	361,348,942	1,597,954,213 <sup>(2)</sup>	2,263,111	0	501,299	2,764,411	362,685	2,401,726	0.1503				
2026	19.41%	310,122,502	1,908,076,715 <sup>(3)</sup>	2,475,911	0	1,203,118	3,679,029	160,000	3,519,029	0.1844				
2027	19.41%	370,309,436	2,278,386,151 <sup>(3)</sup>	2,699,792	290,000	1,198,058	4,187,850	0	4,187,850	0.1838				
2028	9.70%	221,088,566	2,499,474,717 <sup>(3)</sup>	2,923,868	500,000	1,184,447	4,608,315	0	4,608,315	0.1844				
2029	4.85%	121,271,208	2,620,745,925 <sup>(3)</sup>	3,069,824	105,000	1,174,117	4,348,941	0	4,348,941	0.1659				
2030	4.85%	127,155,127	2,747,901,052	3,229,985	125,000	1,170,213	4,525,197	0	4,525,197	0.1647				
2031	4.85%	133,324,525	2,881,225,578	3,389,992	125,000	1,165,894	4,680,886	0	4,680,886	0.1625				
2032	0.00%	0	2,881,225,578	1,006,475	1,400,000	1,138,990	3,545,465	0	3,545,465	0.1231				
2033	0.00%	0	2,881,225,578	1,010,350	1,445,000	1,088,342	3,543,692	0	3,543,692	0.1230				
2034	0.00%	0	2,881,225,578	1,012,475	1,500,000	1,034,130	3,546,605	0	3,546,605	0.1231				
2035	0.00%	0	2,881,225,578	1,012,850	1,555,000	976,232	3,544,082	0	3,544,082	0.1230				
2036	0.00%	0	2,881,225,578	1,016,350	1,615,000	915,440	3,546,790	0	3,546,790	0.1231				
2037	0.00%	0	2,881,225,578	1,012,000	1,680,000	850,922	3,542,922	0	3,542,922	0.1230				
2038	0.00%	0	2,881,225,578	1,015,100	1,745,000	782,325	3,542,425	0	3,542,425	0.1229				
2039	0.00%	0	2,881,225,578	1,011,900	1,825,000	709,390	3,546,290	0	3,546,290	0.1231				
2040	0.00%	0	2,881,225,578	1,012,400	1,900,000	631,424	3,543,824	0	3,543,824	0.1230				
2041	0.00%	0	2,881,225,578	1,016,400	1,980,000	547,782	3,544,182	0	3,544,182	0.1230				
2042	0.00%	0	2,881,225,578	1,013,900	2,075,000	458,251	3,547,151	0	3,547,151	0.1231				
2043	0.00%	0	2,881,225,578	1,014,900	2,165,000	363,153	3,543,053	0	3,543,053	0.1230				
2044	0.00%	0	2,881,225,578	0	3,305,000	238,540	3,543,540	0	3,543,540	0.1230				
2045	0.00%	0	2,881,225,578	0	3,465,000	81,428	3,546,428	0	3,546,428	0.1231				
				\$33,981,322	\$28,800,000	\$17,413,491	\$46,213,491	\$80,194,812	\$522,685	\$79,672,127				

Notes:

(1) Certified Values for Fiscal Year 2024 as reported by DCAD.

(2) Preliminary Values for Fiscal Year 2024 as provided by City Staff.

(3) Fiscal Year 2026-2031 growth for purposes of illustration only.

(4) Assumes "AA-" Tax-exempt Interest Rates as of July 9, 2024. True Interest Cost = 4.55%. Subject to change.

(5) Assumes use of existing debt service funds. The unaudited FYE 2023 balance is \$527,755.

(6) Actual tax rate for fiscal year 2024. Calculated thereafter.

# Bond Election – SCENARIO II (Conservative Growth)

Section C, Item1.

## City of Hutchins, Texas

### November Bond Election Analysis (Recreation Center & Library Projects)

As of July 12, 2024

Preliminary; for purposes of discussion only

SCENARIO II (Conservative Growth)

A	B	C	D	E	F	G	H	I	J	K	L	M
Fiscal Year Ending	Annual Tax Base Growth	Taxable Assessed Valuation	Existing I&S Tax Supported Debt Service	Project Fund = \$28,000,000				Total New and Existing I&S Tax Supported Debt Service	Less: Debt Service Funds on Hand <sup>(5)</sup>	Projected TOTAL I&S Tax Supported Debt Service	Projected I&S Tax Rate	Variance from Current I&S Tax Rate
30-Sep	%	\$		General Obligation Bonds, Series 2025 <sup>(4)</sup> Dated Date = 3/15/2025								
2024	22.88%	\$227,550,293	\$1,236,605,271 <sup>(1)</sup>	\$1,773,738	\$0	\$0	\$0	\$1,773,738	\$0	\$1,773,738	0.1503	0.0000
2025	29.22%	361,348,942	1,597,954,213 <sup>(2)</sup>	2,263,111	0	502,183	502,183	2,765,294	362,685	2,402,609	0.1504	0.0001
2026	16.21%	259,056,815	1,857,011,028 <sup>(3)</sup>	2,475,911	0	1,205,238	1,205,238	3,681,149	160,000	3,521,149	0.1896	0.0393
2027	16.21%	301,054,535	2,158,065,563 <sup>(3)</sup>	2,699,792	190,000	1,201,923	1,391,923	4,091,715	0	4,091,715	0.1896	0.0393
2028	8.11%	174,930,416	2,332,995,979 <sup>(3)</sup>	2,923,868	305,000	1,193,392	1,498,392	4,422,259	0	4,422,259	0.1896	0.0393
2029	4.05%	94,555,042	2,427,551,021 <sup>(3)</sup>	3,069,824	105,000	1,186,396	1,291,396	4,361,220	0	4,361,220	0.1797	0.0294
2030	4.05%	98,387,305	2,525,938,326	3,229,985	125,000	1,182,492	1,307,492	4,537,476	0	4,537,476	0.1796	0.0293
2031	4.05%	102,374,889	2,628,313,215	3,389,992	125,000	1,178,173	1,303,173	4,693,165	0	4,693,165	0.1786	0.0283
2032	0.00%	0	2,628,313,215	1,006,475	1,415,000	1,151,004	2,566,004	3,572,479	0	3,572,479	0.1359	-0.0144
2033	0.00%	0	2,628,313,215	1,010,350	1,465,000	1,099,733	2,564,733	3,575,083	0	3,575,083	0.1360	-0.0143
2034	0.00%	0	2,628,313,215	1,012,475	1,515,000	1,044,878	2,559,878	3,572,353	0	3,572,353	0.1359	-0.0144
2035	0.00%	0	2,628,313,215	1,012,850	1,575,000	986,317	2,561,317	3,574,167	0	3,574,167	0.1360	-0.0143
2036	0.00%	0	2,628,313,215	1,016,350	1,630,000	924,854	2,554,854	3,571,204	0	3,571,204	0.1359	-0.0144
2037	0.00%	0	2,628,313,215	1,012,000	1,700,000	859,650	2,559,650	3,571,650	0	3,571,650	0.1359	-0.0144
2038	0.00%	0	2,628,313,215	1,015,100	1,770,000	790,151	2,560,151	3,575,251	0	3,575,251	0.1360	-0.0143
2039	0.00%	0	2,628,313,215	1,011,900	1,845,000	716,298	2,561,298	3,573,198	0	3,573,198	0.1360	-0.0143
2040	0.00%	0	2,628,313,215	1,012,400	1,925,000	637,389	2,562,389	3,574,789	0	3,574,789	0.1360	-0.0143
2041	0.00%	0	2,628,313,215	1,016,400	2,005,000	552,669	2,557,669	3,574,069	0	3,574,069	0.1360	-0.0143
2042	0.00%	0	2,628,313,215	1,013,900	2,095,000	462,146	2,557,146	3,571,046	0	3,571,046	0.1359	-0.0144
2043	0.00%	0	2,628,313,215	1,014,900	2,190,000	366,038	2,556,038	3,570,938	0	3,570,938	0.1359	-0.0144
2044	0.00%	0	2,628,313,215	0	3,330,000	240,287	3,570,287	3,570,287	0	3,570,287	0.1358	-0.0145
2045	0.00%	0	2,628,313,215	0	3,490,000	82,015	3,572,015	3,572,015	0	3,572,015	0.1359	-0.0144
				\$33,981,322	\$28,800,000	\$17,563,223	\$46,363,223	\$80,344,545	\$522,685	\$79,821,860		

Notes:

(1) Certified Values for Fiscal Year 2024 as reported by DCAD.

(2) Preliminary Values for Fiscal Year 2024 as provided by City Staff.

(3) Fiscal Year 2026-2031 growth for purposes of illustration only.

(4) Assumes "AA-" Tax-exempt Interest Rates as of July 9, 2024. True Interest Cost = 4.55%. Subject to change.

(5) Assumes use of existing debt service funds. The unaudited FYE 2023 balance is \$527,755.

(6) Actual tax rate for fiscal year 2024. Calculated thereafter.

# Questions and Discussion

## Appendix A

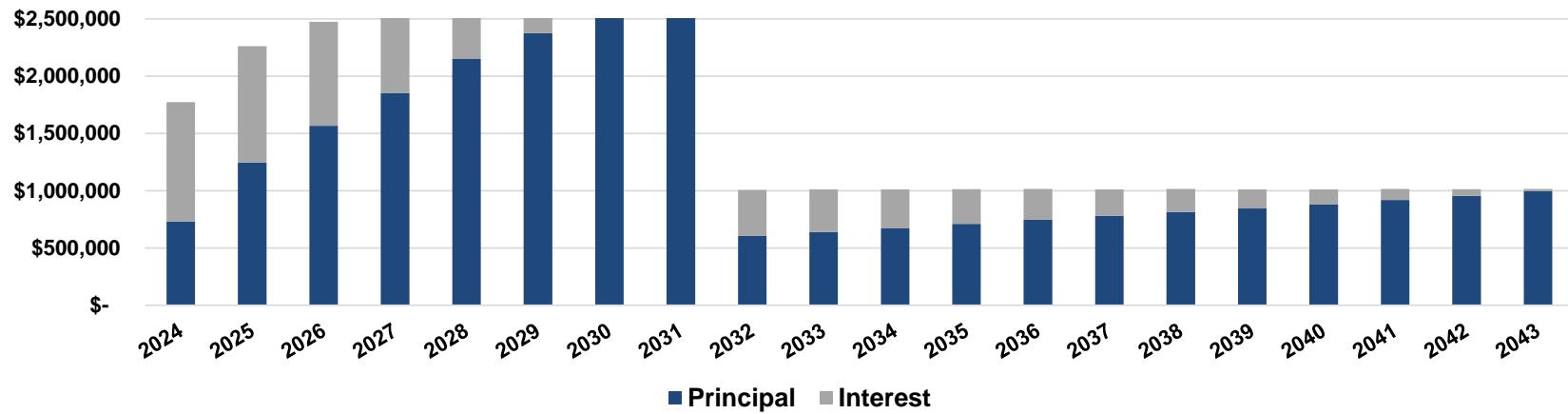
### Outstanding Debt, Historical Tax Rates & Bond Rating

# Outstanding Debt Service (I&S )Tax Supported Debt

## Outstanding I&S Tax Supported Debt as of Fiscal Year 2024

Series	Name	Amount Issued	Amount Outstanding	Interest Rates	Call Date	Final Maturity
2024	Tax Notes	\$4,606,000	\$4,606,000	4.46%	2/15/2028 @ Par	2/15/2031
2023	Tax Notes	\$1,055,000	\$1,055,000	3.60%	2/15/2028 @ Par	2/15/2030
2023	GO Bonds	\$11,520,000	\$11,520,000	4.00%-5.00%	2/15/2033 @ Par	2/15/2043
2022	Tax Notes	\$2,740,000	\$2,541,000	2.63%	2/15/2027 @ Par	2/15/2029
2018	Certificates of Obligation	\$5,845,000	\$4,755,000	3.00%-4.00%	2/15/2028 @ Par	2/15/2030
2017	Tax Notes	\$3,391,000	\$557,000	1.59%	Anytime @ Par	2/15/2024
		<b>Total</b>	<b>\$20,428,000</b>			

## All Outstanding I&S Tax Supported Debt as of FYE 2024

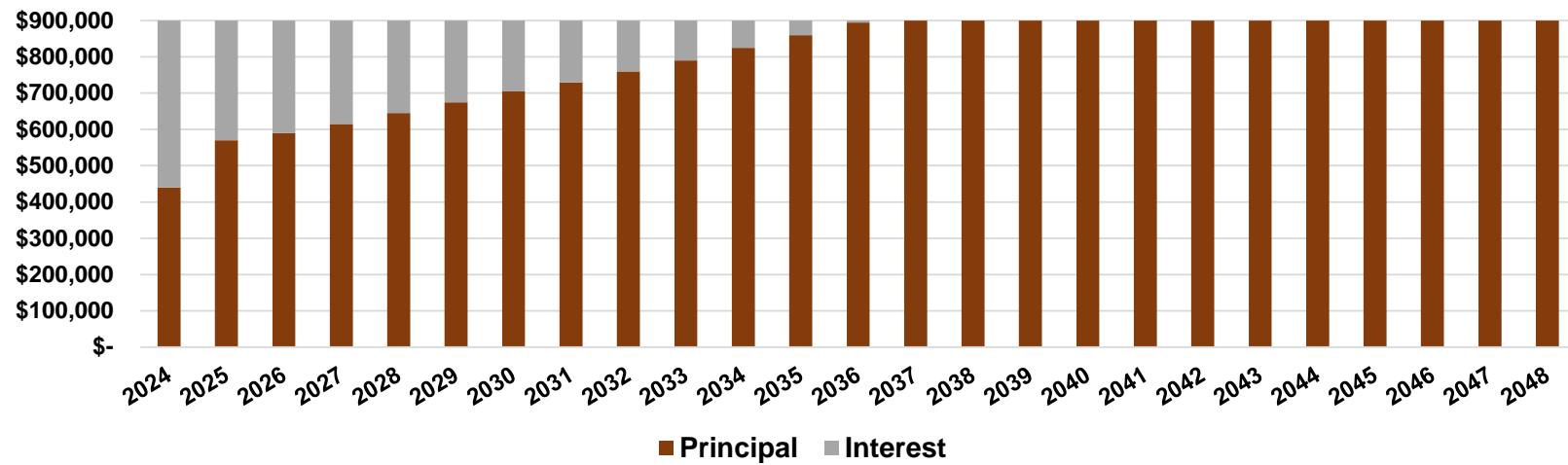


# Outstanding Utility System Supported Debt

## Outstanding Utility System Supported Debt as of Fiscal Year 2024

Series	Name	Amount Issued	Amount Outstanding	Interest Rates	Call Date	Final Maturity	
2023	Certificates of Obligation	\$14,500,000	\$14,500,000	4.00%-5.00%	2/15/2032 @ Par	2/15/2048	
2019	GO Refunding Bonds	\$2,150,000	\$1,635,000	3.00%-5.00%	2/15/2029 @ Par	2/15/2030	
2019	Certificates of Obligation	\$8,155,000	\$6,820,000	2.13%-5.00%	2/15/2029 @ Par	2/15/2044	
		<b>Total</b>	<b>\$22,955,000</b>				

## All Outstanding W&S Supported Debt as of FYE 2024

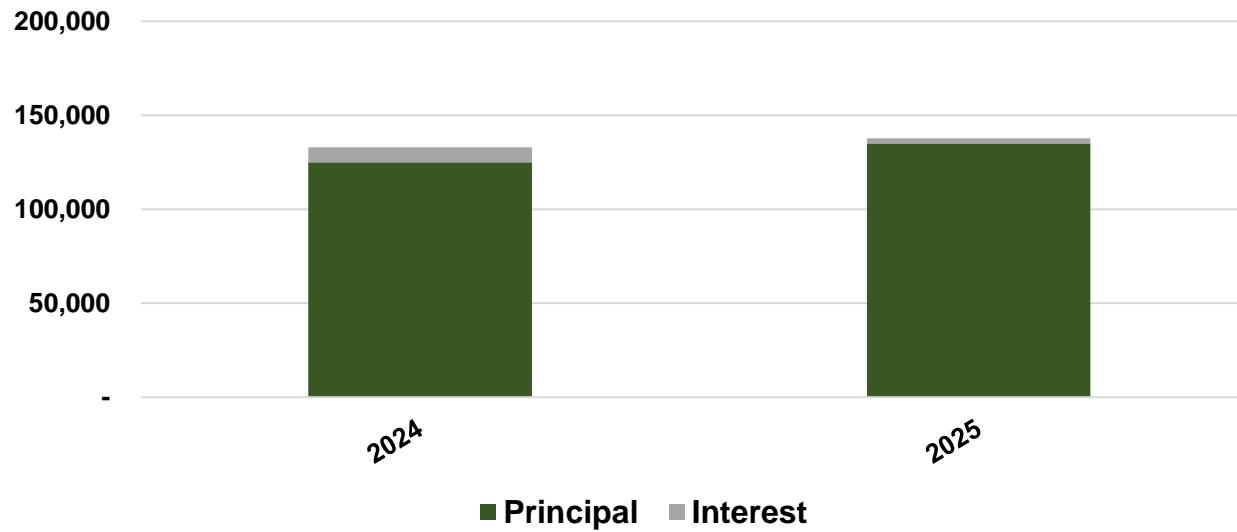


# Outstanding Hutchins EDC Supported Debt

## Outstanding Hutchins EDC Supported Debt as of Fiscal Year 2024

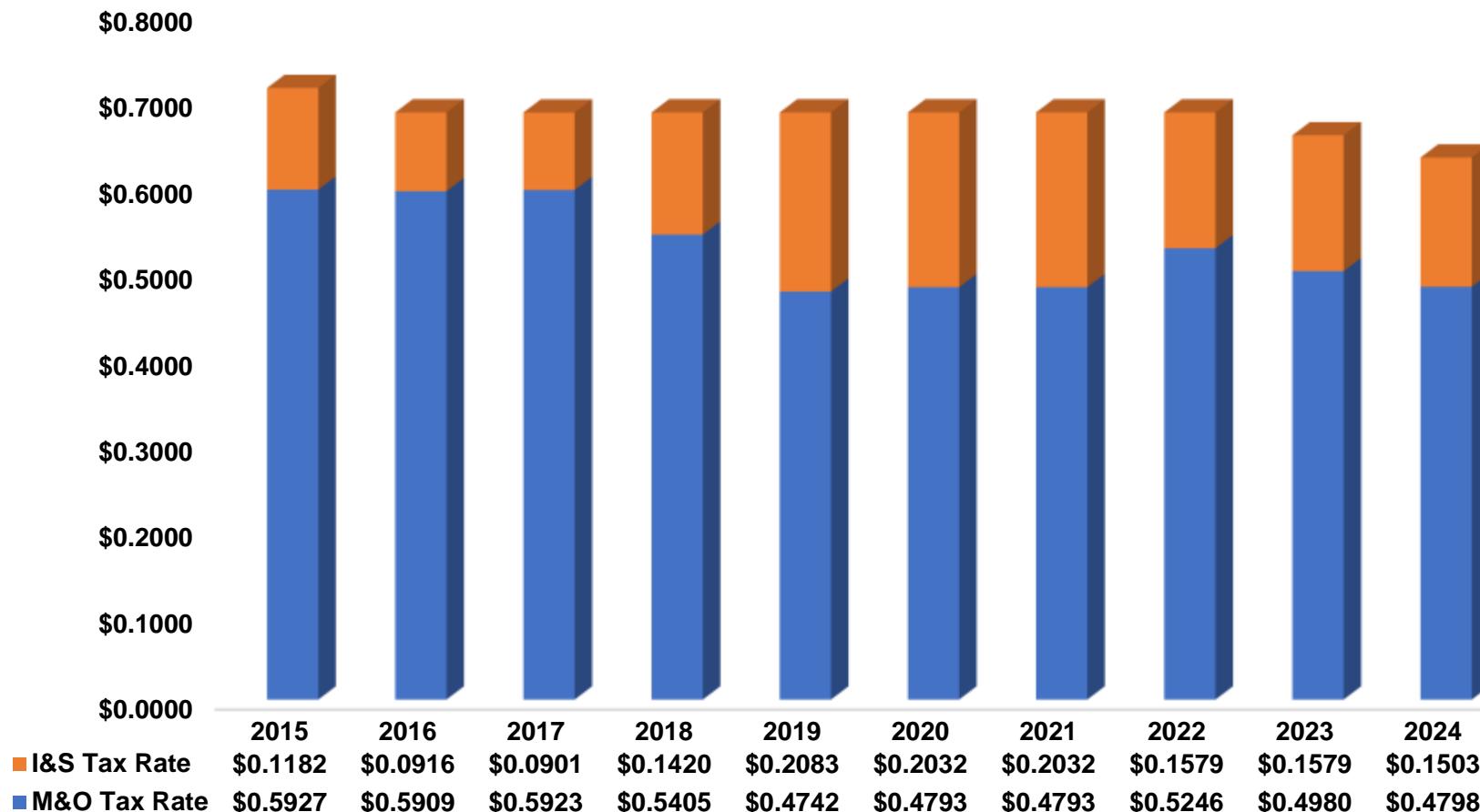
Series	Name	Amount Issued	Amount Outstanding	Interest Rates	Call Date	Final Maturity
2010	Comb Tax & Rev COs	\$1,600,000	\$260,000	4.00%	2/15/2019 @ Par	2/15/2025
		<b>Total</b>	<b>\$260,000</b>			

## All Outstanding EDC Supported Debt as of FYE 2024



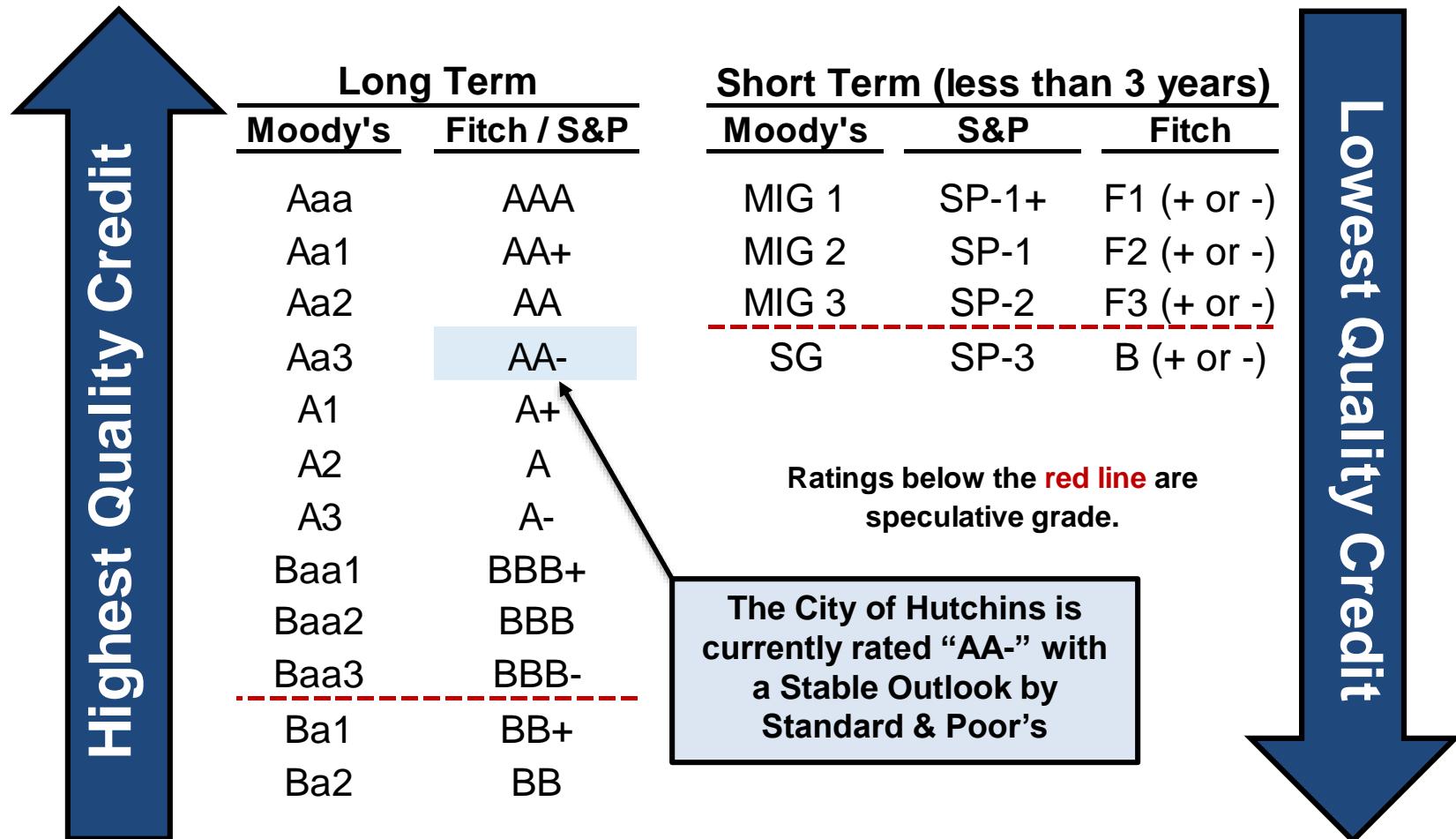
# Historical Ad Valorem Tax Rates

Section C, Item1.



# Standard and Poor's "AA-" Bond Rating

Section C, Item1.





**“AA-”/Stable Outlook**

*“The rating reflects our opinion of the city's:”*

- *“Adequate economy that is experiencing rapid AV growth due to ongoing industrial development, which has increased market value per capita and caused historical taxpayer concentration--However, this concentration has greatly decreased during the past three years; the city participates in a broad, diverse MSA;...”*
- *“Strong management with good financial management policies, practices under our Financial Management Assessment (FMA) methodology, highlighted by formal debt- and investment-management and fund-balance policies, with a strong Institutional Framework score--We have revised our view of the city's financial-management policies and practices to good from standard following the city's adoption of a debt-management policy that includes quantitative, self-imposed restrictions;...”*
- *“Strong budgetary performance, with the maintenance of very strong reserves and liquidity, supported by growing sales and property tax revenue...”*

## Appendix B

### July , 2024 Municipal Market Update

# Market Commentary

## Market Observations

### Primary Market:

- 30-Day Visible Supply is approximately \$12.416 billion
- The calendar consists of \$6.1 billion of negotiated deals and \$3.1 billion of competitive deals
- The largest negotiated deal of the week is the \$731 million Harris County General Obligation Bonds

### Secondary Market:

- Municipal Bond Funds reported \$343 million of net inflows, compared with \$498 million of outflows the prior week
- Weekly trade volume of \$42.849 billion represents a decrease of \$30.608 billion from the previous week's \$73.457 billion

### General Market Overview:

- U.S. companies added +206k jobs last month, slightly above the median forecast, but prior month revisions subtracted -111k. For the quarter, nonfarm payroll growth averaged +218k, per month down from +310k in Q1.
- An unexpected increase in inflationary pressure had pushed bonds yields sharply higher in the first quarter and tempered expectations for aggressive Fed easing in 2024. In the second quarter, inflation appeared to settle down again, although both investors and Fed officials are viewing the resumed decrease in price pressure with a cautious eye.

Economic Calendar: EIA Petroleum Status Report, CPI, Jobless Claims, EIA Natural Gas Report, Treasury Statement, Fed Balance Sheet, PPI Final Demand, Consumer Sentiment

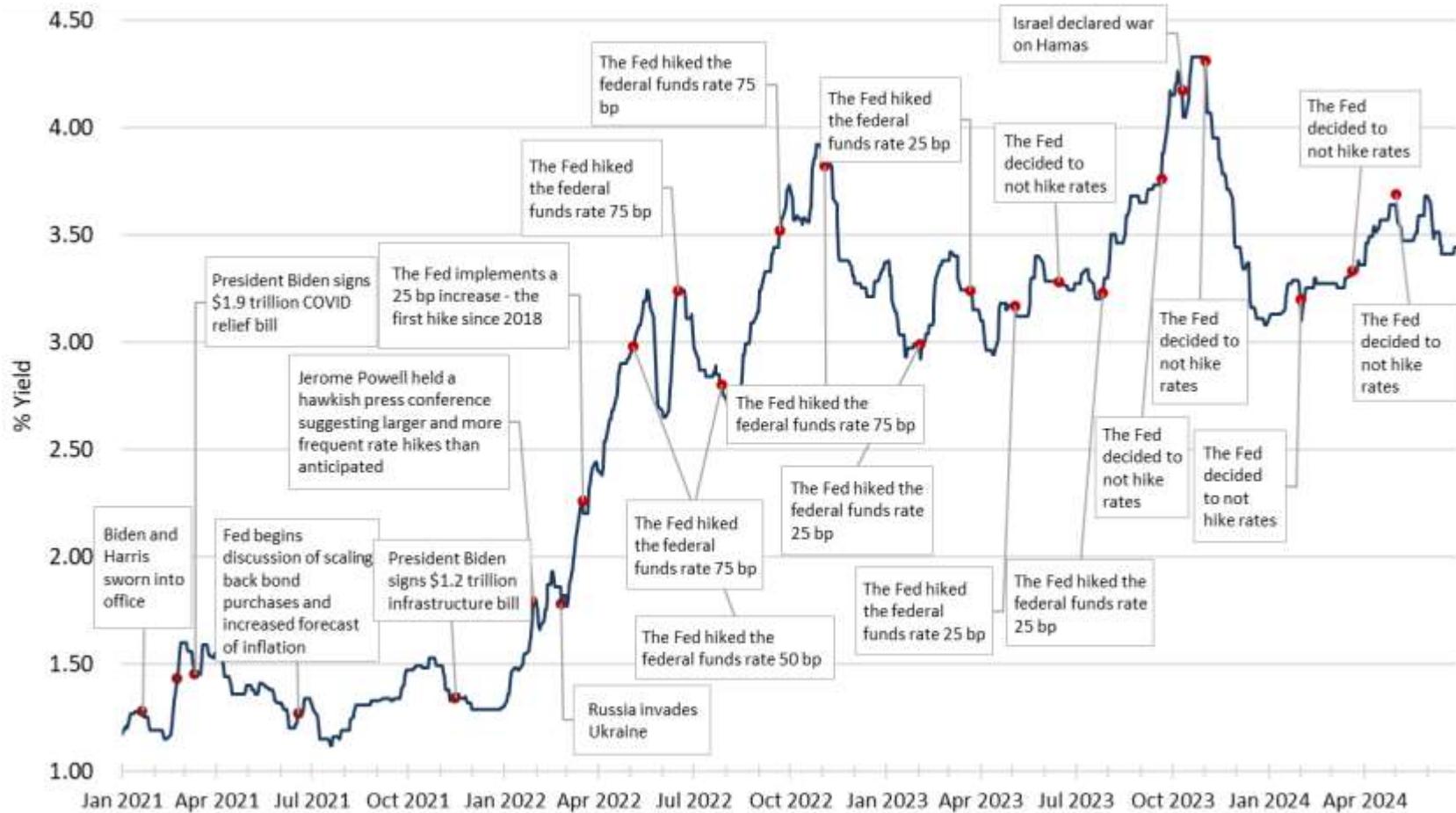
## Statistics

	7/5/2024	6/28/2024	Change
5Y MMD	2.88	2.89	(0.01) ▼
10Y MMD	2.85	2.84	0.01 ▲
15Y MMD	3.09	3.08	0.01 ▲
20Y MMD	3.45	3.44	0.01 ▲
30Y MMD	3.73	3.72	0.01 ▲
MMD 2/30 Yield Curve Steepness	67	61	6 ▲
Bond Buyer 11 GO Bond Index	3.86	3.83	0.03 ▲
Bond Buyer 20 GO Bond Index	3.96	3.93	0.03 ▲
Bond Buyer Revenue Bond Index	4.25	4.22	0.03 ▲
1Y UST	4.98	5.09	(0.11) ▼
5Y UST	4.22	4.33	(0.11) ▼
7Y UST	4.23	4.33	(0.10) ▼
10Y UST	4.28	4.36	(0.08) ▼
30Y UST	4.47	4.51	(0.04) ▼
UST 2/30 Yield Curve Steepness	(13)	(20)	7 ▲
10Y MMD/UST Ratio	60	61	(0.6) ▼
30Y MMD/UST Ratio	81	83	(1.3) ▼
SIFMA	2.98	3.88	(0.90) ▼
1M SOFR	5.33	5.34	(0.007) ▼
30-Day Negotiated Visible Supply	8,454.0	3,136.0	5,318.0 ▲
30-Day Competitive Visible Supply	3,962.0	2,464.0	1,498.0 ▲
Lipper Muni Bond Fund Flows	343	(498)	841 ▲

Source: Ipreo, TM3, Bloomberg, BBC, Wall Street Journal, New York Times, The Bond Buyer, Econoday, CNBC

# Change in 20-Year MMD

## Change in 20-Year MMD with Market Commentary – 1/1/21 to 7/5/2024

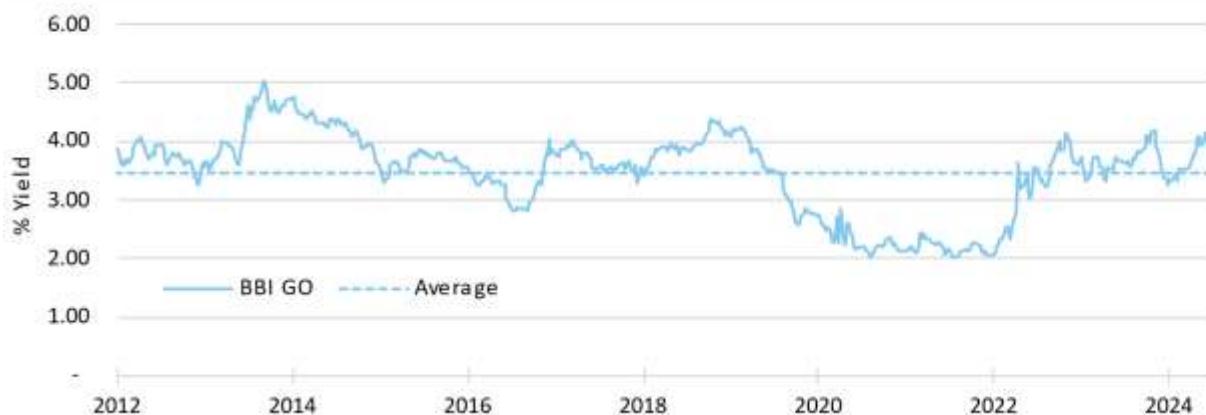


Source: Refinitiv Municipal Market Data and HilltopSecurities

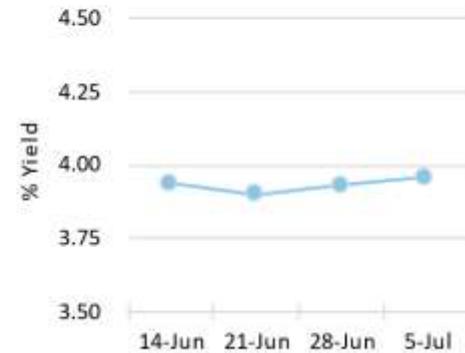
# Tax-Exempt Market Overview | The Bond Buyer

Section C, Item1.

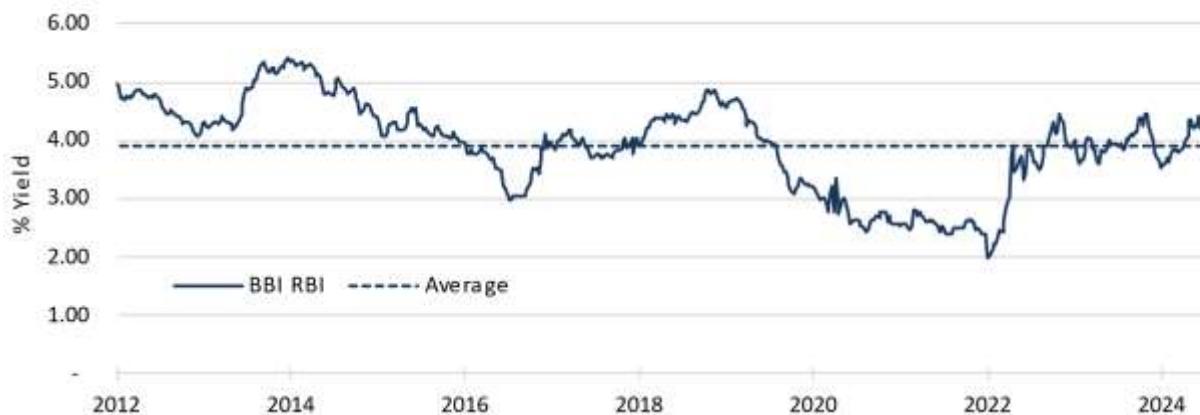
## The Bond Buyer 20-Bond General Obligation Index – 1/1/12 to 7/5/2024



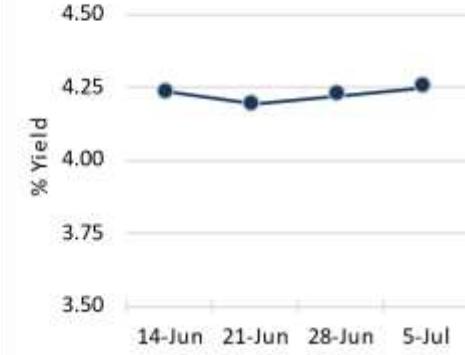
### 4-Week Snapshot



## The Bond Buyer Revenue Bond Index – 1/1/12 to 7/5/2024



### 4-Week Snapshot



Source: The Bond Buyer

**CERTIFICATE FOR ORDINANCE**  
**No. 2024-08-1194**

STATE OF TEXAS §  
COUNTY OF DALLAS §  
CITY OF HUTCHINS §

We, the undersigned officers of the City of Hutchins, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in a regular meeting on August 12, 2024, at the regular meeting place thereof, within the City, and the roll was called of the duly constituted officers and members of the City Council, to wit:

2. The following individuals are the duly elected and qualified Mayor and City Council:

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

and all of such persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

**AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN  
THE CITY OF HUTCHINS, TEXAS; MAKING PROVISIONS FOR THE  
CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND  
CONTAINING OTHER PROVISIONS RELATED THERETO**

(the "Ordinance") was duly introduced for the consideration of the City Council and read in full. It was then duly moved and seconded that the Ordinance be adopted; and, after due discussion, such motion, carrying with it the adoption of the Ordinance, prevailed and carried by the following vote:

AYES: NAYS: ABSTENTIONS:

3. That a true, full and correct copy of the Ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Ordinance has been duly recorded in the City Council's minutes of such meeting; that the above and foregoing

paragraph is a true, full and correct excerpt from the City Council's minutes of such meeting pertaining to the adoption of the Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the Ordinance would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

SIGNED this August 12, 2024.

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City Secretary  
City of Hutchins, Texas

(City Seal)

**AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN  
THE CITY OF HUTCHINS, TEXAS; MAKING PROVISIONS FOR THE  
CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND  
CONTAINING OTHER PROVISIONS RELATED THERETO**

STATE OF TEXAS	§
COUNTY OF DALLAS	§
CITY OF HUTCHINS	§

WHEREAS, the City Council (the “*City Council*”) of the City of Hutchins, Texas (the “*City*”), located in the County of Dallas, Texas (the “*County*”), hereby finds and determines that an election should be held to determine whether the City Council shall be authorized to issue general obligation bonds of the City in the amount and for the purposes hereinafter identified (the “*Election*”); and

WHEREAS, the City will enter into one or more Election Agreements (collectively, the “*Election Agreement*”) with Dallas County, Texas (the “*County*”), by and through the county elections officer (the “*Administrator*”), and possibly other political subdivisions, in accordance with the laws of the State of Texas (the “*State*”) and applicable federal law; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended. Now, therefore:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS,  
TEXAS:**

Section 1. Findings. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. Election Ordered; Date; Propositions. An election (the “*Election*”) shall be held for and within the City on Tuesday, November 5, 2024 (“*Election Day*”), in accordance with the Texas Election Code (the “*Code*”). At the Election, the following propositions (the “*Propositions*”) shall be submitted to the qualified voters of the City in accordance with law:

**CITY OF HUTCHINS, TEXAS - PROPOSITION A**

Shall the City Council of the City of Hutchins, Texas be authorized to issue general obligation bonds of the City in the principal amount of \$28,000,000 for permanent public improvements and public purposes, to wit: 1) purchasing, acquiring, constructing, repairing, improving facilities and equipment for recreation and a library purposes and 2) all matters necessary or incident related thereto; such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance or sale

of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

Section 3. Official Ballots. The official ballots for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote “FOR” or “AGAINST” the aforesaid Propositions which shall be set forth on the ballots substantially in the following form:

**CITY OF HUTCHINS, TEXAS - PROPOSITION A**

[ <input type="checkbox"/> ] FOR	) The issuance of general obligation bonds in the amount of
	) \$28,000,000 for recreation and library purposes and all
	) matters necessary or incident related thereto and the
[ <input type="checkbox"/> ] AGAINST	) imposition of taxes sufficient to pay the principal of and
	) interest on the bonds.

Section 4. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. Election Precincts, Voting Locations and Voting Hours on Election Day. The election precincts for the Election shall consist of the territory within the boundaries of the City situated within one or more County election precincts, which bear the precinct numbers set forth in Exhibit A attached hereto and incorporated herein. The Election Day polling places shall be as shown in Exhibit A to this Ordinance and the polls shall be open from 7:00 a.m. to 7:00 p.m. on Election Day. Exhibit A shall be modified to reflect any alterations or changes in or additions to polling places required to conform to the Code and as directed by the Administrator.

Section 6. Early Voting Locations, Dates and Times. Early voting by personal appearance for all election precincts shall be held at the locations, at the times and on the days set forth in Exhibit B, or at such other locations as hereafter may be designated by the Administrator. Exhibit B shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. The Administrator’s contact information/delivery addresses for applications for ballots to be voted by mail and other matters related to the Election is as follows:

Heider Garcia  
Elections Administrator  
1520 Round Table Drive  
Dallas, TX 75247  
E-mail: [dallascountyvotes@dallascounty.org](mailto:dallascountyvotes@dallascounty.org)  
Fax: (214) 819-6301  
Phone: (469) 627-8683  
Website Address: <https://www.dallascountyvotes.org/about-us/>

Section 7. Appointment of Election Officers. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed and the polling places may be combined for some precincts, pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes the Mayor, City Secretary and/or their designees (collectively, the “*Authorized Representatives*”) to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code.

Section 8. Notice of Election. Notice of the Election shall be given in the manner required by the Code and other applicable law. The City’s website may be accessed at the following address: <https://www.cityofhutchins.org/>. To the extent required by law, notice of the Election shall include such address.

A voter information document for each Proposition in the form attached hereto as **Exhibit C** is hereby approved, together with such revisions as may be approved by the Mayor, the City Secretary or their designee(s) and shall be posted and provided in accordance with law.

Section 9. Multilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in English, Spanish, and Vietnamese in compliance with the Federal Voting Rights Act of 1965, as amended, and persons capable of acting as translators in English, Spanish, and Vietnamese shall be made available to assist Spanish- and Vietnamese-speaking voters in understanding and participating in the election process.

Section 10. Conduct of Election. The Election shall be conducted by election officers, including the precinct judges and alternate judges or clerks appointed by the Administrator or the Authorized Representatives, in accordance with the Code and the Constitution and laws of the State of Texas and the United States of America. The Administrator shall be responsible for establishing the central counting station for the ballots cast in the Election and appointing the personnel necessary for such station.

Section 11. Necessary Actions. The Authorized Representatives and City Council, in consultation with the City’s attorney and bond counsel, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

#### Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009 of the Code: (i) the proposition language that will appear on the ballot is set forth in Section 3 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 2 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 2 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, within the limits prescribed by law, to pay the principal of and interest on the bonds may be imposed, as set forth in Section 2 of this Ordinance, (v) bonds authorized

pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the City Council, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the City's debt obligations is \$46,952,000, and the aggregate amount of outstanding interest on the City's debt obligations is \$20,898,240 and (vii) the City's ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.15026 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.55%. Such estimated maximum interest rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009 of the Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Propositions submitted by this Ordinance.

Section 13. Severability. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

Section 14. Effective Date. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

*[Signature page follows.]*

PASSED AND APPROVED on August 12, 2024.

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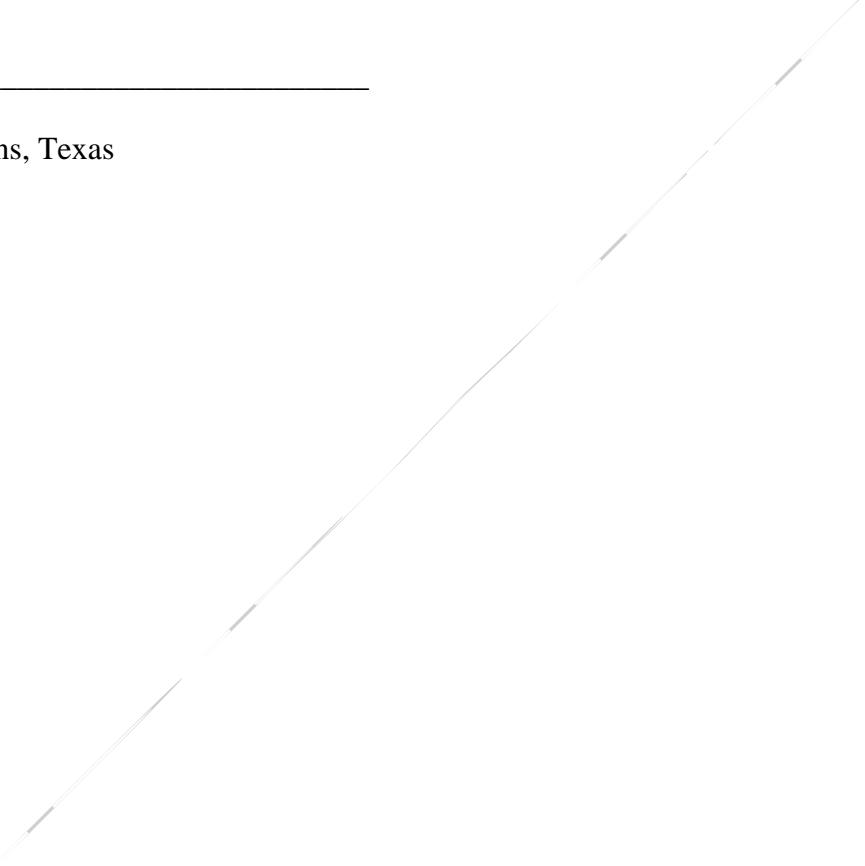
Mayor  
City of Hutchins, Texas

ATTEST:

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City Secretary  
City of Hutchins, Texas

(SEAL)



**EXHIBIT A**

**ELECTION DAY POLLING LOCATIONS**  
**(Between the hours of 7:00 a.m. and 7:00 p.m.)**

[to come]

**EXHIBIT B**

**EARLY VOTING POLLING LOCATIONS AND TIMES**

[to come]



## EXHIBIT C

## **VOTER INFORMATION DOCUMENT**

## **CITY OF HUTCHINS, TEXAS - PROPOSITION A**

[ ] FOR ) The issuance of general obligation bonds in the amount of  
                  ) \$28,000,000 for recreation and library purposes and all  
                  ) matters necessary or incident related thereto and the  
[ ] AGAINST ) imposition of taxes sufficient to pay the principal of and  
                  ) interest on the bonds.

1. Principal of the debt obligations to be authorized	\$28,000,000
2. Estimated interest for the debt obligations to be authorized	\$17,413,491
3. Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$45,413,491
4. Principal of all outstanding debt obligations of the City*	\$46,952,000
5. Estimated remaining interest on all outstanding debt obligations of the City*	\$20,898,240
6. Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*	\$67,850,340
7. Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	\$0
8. Other information that the City considers relevant or necessary to explain the foregoing information	See major assumptions listed below.

\* As of the date of adoption of the City's Bond Election Ordinance.

### Major assumptions for statements above, including statement 7:

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations: **25 years; final maturity 2/15/2050.**

(2) Assumed changes in estimated future appraised values within the City: **assumes annual growth of City' taxable assessed valuation at a rate of 16.21% in years 2026 through 2027, 5.07% in years 2028 through 2031, and with 0.00% growth in each year thereafter.**

(3) Assumed interest rate on the debt obligations to be issued: The assumed interest rate on the debt obligations projected to be issued from this authorization is **4.55%**.

(4) Assumes that the City will not grant any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for Proposition A submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Hutchins, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "*Bond Election Ordinance*"). The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City to issue bonds in accordance with Proposition A submitted by the City's Bond Election Ordinance.