



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, February 02, 2026 at 6:30 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 Regular Meeting of the Hutchins City Council to be held on Monday, February 2, 2026, at 6:30 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. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN COMMENTS - *This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.*

D. 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 a Resolution OF THE HUTCHINS CITY COUNCIL, APPROVING AN AMENDED AND RESTATED CIVIC CENTER DEVELOPMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF HUTCHINS, TEXAS AND PINECOVE INVESTMENT HUTCHINS LLC, FOR PROPERTY LOCATED AT AND NEAR 311 WINTERGREEN ROAD HUTCHINS, TEXAS.
Resolution 2026-02-1319
2. Discuss and consider appointments to the Parks and Recreation Board. Presented by: Cynthia Olguin, City Secretary
3. Discuss and consider a Resolution OF THE CITY OF HUTCHINS, TEXAS, ORDERING AND PROVIDING NOTICE OF AN ELECTION FOR THE CITY OF HUTCHINS, TEXAS, TO BE HELD ON THE 2nd DAY OF MAY 2026, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) COUNCILMEMBERS AT LARGE FOR THREE (3) YEAR TERMS; ORDERING NOTICES OF

ELECTION TO BE GIVEN; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIONS DEPARTMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
Presented by: Cynthia Olguin, City Secretary
Resolution R2026-02-1320

4. Proposed Organizational Chart Change. Presented by: James Quin, City Administrator
5. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF RIFLE RESISTANT VESTS. Presented by Steve Perry, Police Chief
Resolution R2026-02-1321
6. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF THE LICENSE PLATE READER CAMERAS/EXPANSION PROJECT. Presented by Steve Perry, Police Chief
Resolution R2026-02-1322
7. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR HUTCHINS SAFE NEIGHBORHOOD PROJECT, APPROVAL OF FUNDING UNDER THE PROJECT SAFE NEIGHBORHOOD PROGRAM (SOUTH) AND, APPROPRIATING FUNDS FROM FISCAL YEAR 2026/2027 BUDGET. Presented by: Steve Perry, Police Chief
Resolution R2026-02-1323
8. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF REPLACEMENT BODY WORN CAMERAS. Presented by Steve Perry, Police Chief
Resolution R2026-02-1324
9. Discuss and consider a Resolution AUTHORIZING THE SUBMISSION OF TWO PROJECT/ACTIVITY APPLICATIONS TO DALLAS COUNTY FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM FOR THE WOODCREST LANE AND DENTON STREET ROADWAY IMPROVEMENT PROJECTS. Presented by James Quin, City Administrator
Resolution R2026-02-1325

E. EXECUTIVE SESSION

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

F. RECONVENE INTO REGULAR SESSION

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

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

G. ITEMS OF COMMUNITY INTEREST

12. Period for Filing for a Place on the General Election Ballot, Wednesday, January 14, 2026, through Friday, February 13, 2026.

Parks and Recreation Board Meeting, Tuesday, February 3, 2026, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

City Council Meeting, Monday, February 16, 2026, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

Last Day to Register to Vote in May 2026 General Election, Thursday, April 2, 2026.

H. ADJOURN

CERTIFICATION

I certify that a copy of the February 2, 2026, 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.cityofhutchinstx.gov, in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, January 27, 2026.

Cynthia Olguin

Cynthia Olguin
City Secretary



ACCESSIBILITY STATEMENT

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



STAFF REPORT

MEETING DATE:	February 2, 2026
MEETING TYPE:	Hutchins City Council
SUBMITTED BY:	Guy Brown
AGENDA CAPTION:	A RESOLUTION OF THE HUTCHINS CITY COUNCIL, APPROVING AN AMENDED AND RESTATED CIVIC CENTER DEVELOPMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF HUTCHINS, TEXAS AND PINECOVE INVESTMENT HUTCHINS LLC, FOR PROPERTY LOCATED AT AND NEAR 311 WINTERGREEN ROAD HUTCHINS, TEXAS.

Background Information

The applicant is requesting a year extension that would be given until December 31, 2026, to initiate construction of the project.

This project is a new development proposed at the northwest corner of I-45 and Wintergreen Road. This project includes the construction of two hotels and a retail shopping center, representing a total capital investment of approximately \$35,781,283.

Project Visitation involves the development of two hotels and a retail component. The first hotel, Holiday Inn Express & Suites, will be located at 311 Wintergreen Road. It will include a five-story building with 106 guest rooms and represent a total investment of \$14,569,084, including land costs. The second hotel, Towne Place by Marriott, will be located at 321 Wintergreen Road. This hotel will have a four-story design with 99 guest rooms, with an estimated investment of \$16,217,199.

Combined, the two hotels and retail will encompass 145,231 square feet. The retail component of the project includes 17,000 square feet of space, with an estimated investment of \$5,000,000.

The original Agreement was approved by the Council on March 3, 2025.

Budget Implications

If approved, the cost of the assistance would be derived primarily from the Hotel Occupancy Tax Funds attributed to the Project.

Operational Impact

Operational impact is minimal; the City of Hutchins will release the grant to the business once the terms of the agreement are met.

Legal Review

The City Attorney drafted the attached Amended and Restated 380 Agreement related to the project.

Staff Recommendation

The Executive Director is recommending that the Council approve the extension of the agreement.

CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2026-02-1319

A RESOLUTION OF THE HUTCHINS CITY COUNCIL, APPROVING AN AMENDED AND RESTATED CIVIC CENTER DEVELOPMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF HUTCHINS, TEXAS AND PINECOVE INVESTMENT HUTCHINS LLC, FOR PROPERTY LOCATED AT AND NEAR 311 WINTERGREEN ROAD HUTCHINS, TEXAS.

WHEREAS, the Parties previously entered into that certain Civic Center Development and Chapter 380 Agreement dated April 10, 2025 (the “Original Agreement”); and

WHEREAS, the Parties desire to amend and restate the Original Agreement as set forth herein; and

WHEREAS, Company owns or is under contract to purchase the real property at the northwest corner of I-45 Hutchins, Texas, being further described in Exhibit “A” (the “Land”), and intends to construct thereon or cause to be constructed thereon a 5-story hotel containing 106 rooms operated pursuant to a franchise as a Holiday Inn Express & Express at 311 Wintergreen Road Hutchins, Texas (the “Holiday Inn Hotel”) and a 4-story hotel containing 99 rooms operated pursuant to a franchise as a Towne Place Suites by Marriot at 321 Wintergreen Road, Hutchins, Texas (the “Towne Place Hotel”) and a retail shopping with at least 130,000 square feet of combined retail and hotel space (herein after defined as the “Improvements”); and

WHEREAS, Chapter 351, Tax Code authorizes the City to expend hotel/motel occupancy tax revenue for the acquisition, lease, construction, improvement, enlarging, maintenance, equipping and operation of a convention center facility which includes civic centers, auditoriums, parking areas and auditoriums, owned or managed by the City; and

WHEREAS, a Civic Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel (hereinafter defined) will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the City into the City or its vicinity; and

WHEREAS, Company intends to allow the City to use a designated portion of each Conference Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel as Civic Center; and

WHEREAS, City intends, as lessee of the of each Civic Center, to contract with the Company to manage and operate the Civic Center for the City; and

WHEREAS, City has found and determined that the expenditure of hotel/motel occupancy tax revenue for the lease, operation, and management of the designated portion of each Conference Center, as a Civic Center, is authorized by Chapter 351, Tax Code, and will benefit the City; and

WHEREAS, promoting the location of new business enterprises within City will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of City;

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City has determined that making the Grants (hereinafter defined) to Company in accordance with the City's economic development program will (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council does hereby approve this Agreement as a program for making economic development grants to Company for the purpose of stimulating and maintaining its commercial activity within the City, and to promote the generation of use tax, the enhancement of the property tax base, and to maintain and increase the economic vitality of the City

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 execute the Agreement, which is attached hereto as Exhibit "A," on behalf of the City of Hutchins.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 2nd day of February, 2025.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary (250303-gb)

EXHIBIT "A"
Amended And Restated Chapter 380 Agreement Between The City Of Hutchins, Texas and Pinecove
Investment Hutchins LLC.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

AMENDED AND RESTATED CIVIC CENTER
DEVELOPMENT AND CHAPTER 380 AGREEMENT

This Amended and Restated Civic Center Development and Chapter 380 Agreement (“Amended and Restated Agreement”) is made by and between the City of Hutchins, Texas (“City”), and Pinecove Investment Hutchins LLC, a Texas limited liability company (the “Company”) (collectively the “Parties,” or singularly as a “Party”), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, the Parties previously entered into that certain *Civic Center Development and Chapter 380 Agreement* dated April 10, 2025 (the “Original Agreement”); and

WHEREAS, the Parties desire to amend and restate the Original Agreement as set forth herein; and

WHEREAS, Company owns or is under contract to purchase the real property at the northwest corner of I-45 Hutchins, Texas, being further described in **Exhibit “A”** (the “Land”), and intends to construct thereon or cause to be constructed thereon a 5-story hotel containing 106 rooms operated pursuant to a franchise as a Holiday Inn Express & Express at 311 Wintergreen Road Hutchins, Texas (the “Holiday Inn Hotel”) and a 4-story hotel containing 99 rooms operated pursuant to a franchise as a Towne Place Suites by Marriot at 321 Wintergreen Road, Hutchins, Texas (the “Towne Place Hotel”) and a retail shopping with at least 130,000 square feet of combined retail and hotel space (herein after defined as the “Improvements”); and

WHEREAS, Chapter 351, Tax Code authorizes the City to expend hotel/motel occupancy tax revenue for the acquisition, lease, construction, improvement, enlarging, maintenance, equipping and operation of a convention center facility which includes civic centers, auditoriums, parking areas and auditoriums, owned or managed by the City; and

WHEREAS, a Civic Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel (hereinafter defined) will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the City into the City or its vicinity; and

WHEREAS, Company intends to allow the City to use a designated portion of each Conference Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel as Civic Center; and

WHEREAS, City intends, as lessee of the of each Civic Center, to contract with the Company to manage and operate the Civic Center for the City; and

WHEREAS, City has found and determined that the expenditure of hotel/motel occupancy tax revenue for the lease, operation, and management of the designated portion of each Conference Center, as a Civic Center, is authorized by Chapter 351, Tax Code, and will benefit the City; and

WHEREAS, promoting the location of new business enterprises within City will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of City;

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City has determined that making the Grants (hereinafter defined) to Company in accordance with the City's economic development program will (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council does hereby approve this Agreement as a program for making economic development grants to Company for the purpose of stimulating and maintaining its commercial activity within the City, and to promote the generation of use tax, the enhancement of the property tax base, and to maintain and increase the economic vitality of the City;

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

**Article I
Findings and Determinations**

The City Council hereby finds and determines that: (i) City is authorized to enter into this Agreement; (ii) Chapter 351, Tax Code authorizes the expenditure of City hotel/motel occupancy tax revenue for the lease, operation and management of the portion of Conference Center; (iii) the use and management of the portion of the Conference Center as a municipal civic center is authorized by Chapter 351, Tax Code and will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the City into the City or its vicinity; (iv) the City is authorized to contract for the management of the Conference Center for use as a civic center; and (v) the Recitals are true and correct..

**Article II
Term**

The term of this Agreement (“Term”) shall commence on the Effective Date and shall continue until the Expiration Date, unless sooner terminated.

**Article III
Definitions**

Wherever used in this Agreement, the following terms shall have the meaning ascribed to them unless the context clearly indicates otherwise:

“Annual Grants” shall mean ten (10) consecutive annual economic development grants to be provided by City to Company, each in an amount equal to fifty percent (50%) of the ad valorem taxes assessed by City against the Improvements and collected by City for the applicable Grant Year, to be paid as set forth herein.

“Approved Franchise” shall mean franchise agreements with Approved Franchisor whereby the Company is permitted to operate the respective Hotel and using the name and reservation system of the respective Approved Franchisor.

“Approved Franchisor” shall mean national or international hotel franchisors, for a specific hotel product, approved by the City; provided, however, that the City shall not unreasonably withhold its consent to a franchisor which is one of the five (5) largest national or ten (10) largest international hotel chains as of such date. City has approved Holiday Inn Express & Express as the initial Approved Franchisor for the Holiday Inn Hotel, and City has approved Towne Place Suites by Marriot as the Approved Franchisor for the Towne Place Hotel.

“Bankruptcy or Insolvency” shall mean the dissolution or termination of the Party’s existence, insolvency, employment of a 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 the Party and such proceedings are not dismissed within ninety (90) days after the filing thereof.

“Casualty” shall mean the Improvements are wholly or partially destroyed by fire, earthquake, flood or similar casualty that renders the Improvements unfit for the intended purpose.

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

“Civic Center” shall mean the use of designated portions of each Conference Center by the City for use as a municipal civic center pursuant to Tax Code Chapter 351 as set forth herein.

“Commencement Date” shall mean the later of: (i) the date a certificate of occupancy is issued by the City for the respective Hotel; and (ii) the date the respective Hotel is open for business and serving the citizens of the City and its visitors, such date being the date set forth in written notice from Company to City.

“Commencement of Construction” shall mean that: (i) the plans have been prepared and all approvals thereof and permits with respect thereto required by applicable governmental authorities have been obtained for construction of the Improvements; (ii) all necessary permits for the construction of the Improvements on the Land, pursuant to the respective plans therefore having been issued by all applicable governmental authorities; and (iii) grading of the Land and the construction of the vertical elements of the Improvements has commenced.

“Company” shall mean Pinecove Investment Hutchins LLC, a Texas limited liability company.

"Company Affiliate" shall mean an entity related to Company by direct or indirect common or overlapping majority ownership or control.

“Completion of Construction” shall mean: (i) substantial completion of all of the components of the Improvements; and (ii) a final certificate of occupancy has been issued for occupancy of all of the components of the Improvements.

“Conference Center” shall mean that portion of each Hotel dedicated and used as a conference space including meeting rooms, containing no less than one thousand (1,000) gross square feet of space.

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

“Expiration Date” shall mean the tenth (10^h) anniversary date of the later of: (i) the Commencement Date; and (ii) the date of Completion of Construction of the Improvements.

“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 Improvements are 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.

“Grants” shall collectively mean the Impact Fee Waiver, the Rent, and the Annual Grants.

“Grant Year” shall mean a given Tax Year, except “First Grant Year” shall mean the Tax Year following the calendar year in which the date of Completion of Construction of the Improvements occurs.

“HEDC” shall mean the Hutchins Economic Development Corporation.

“HEDC Economic Development Agreement” shall mean that certain agreement by and between HEDC and Company dated approximate date herewith.

“Hotel” shall mean the Holiday Inn Hotel and/or the Towne Place Suite Hotel, as the case may be.

“Holiday Inn Hotel shall mean a 5-story hotel containing 106 rooms operated pursuant to a franchise as a Holiday Inn Express & Express or other Approved Franchisor approved by the City, to be constructed at 311 Wintergreen Road Hutchins, Texas.

“Hotel Occupancy Tax” or “HOT” shall mean the City’s receipt of tax imposed by the City pursuant to Chapter 351, Tax Code, as amended, on a person who, under a lease, concession, permit, right of access, license, contract or agreement pays for the use or possession or possession of a sleeping room in the respective Hotel during the calendar year immediately preceding each applicable Rent payment date.

“Hotel Tax Report” or “HOT” shall have the same meaning assigned by Tax Code, Chapter 156.151, or if such report is not available then a written certificate or statement authenticated by an appropriate management official of the Company that contains the amount of Hotel Occupancy Tax collected by the Company and paid to the City and to the State Comptroller, or its successor, for the preceding calendar quarter for the respective Hotel. Such report shall include the total amount of the payments made for sleeping rooms at the respective Hotel during the preceding reporting period; and the amount of the HOT collected by the respective Hotel during the preceding reporting period.

“Impact Fee Waiver” shall mean the waiver of the collection of fifty percent (50%) of the Roadway Impact Fees imposed by City and assessed against the Land, if any, pursuant to Chapter 395 of the Texas Local Government Code.

“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 Improvements, the Company, of

Company Affiliate, the then owner or operator of the Improvements or any property or any business owned by Company and/or Company Affiliates within the City.

“Improvements” shall collectively mean the Holiday Inn, the Hotel Towne Place Hotel and a retail shopping with at least 130,000 square feet of combined retail and hotel space, and other ancillary facilities such as required parking and landscaping more fully described in the submittals filed by Company with the City, from time to time, to obtain a building permit(s).

“Land” means the real property described in **Exhibit “A”**.

“Lease Term” shall mean with respect to each Hotel ten (10) consecutive periods of twelve (12) months beginning on the Commencement Date for the respective Hotel.

“Real Property” shall collectively mean the Land and Improvements, following construction thereof.

“Related Agreement” shall mean the HEDC Economic Development Agreement, and any agreement, other than this Agreement, by and between the City and the Company, its parent company, and any affiliated or related entity controlled or owned by Company, or its parent company.

“Rent” shall mean for each Hotel an amount equal to forty percent (40%) of the maximum amount allowed by law of the Hotel Occupancy Tax from the respective Hotel.

“Required Use” shall mean the continued operation of the Hotels in accordance with the standards of an Approved Franchise, the Civic Centers, the retail component of the Improvements, and related amenities, open to the public and serving the citizens of the City.

“Roadway Impact Fees” shall mean roadway facilities impact fees imposed by City and assessed against the Land by the City, if any, pursuant to Chapter 395 of the Texas Local Government Code and in accordance with the Code of Ordinances of the City.

“Tax Year” shall have the meaning assigned to such term in Section 1.04 of the Texas Tax Code (i.e., the calendar year).

“Taxable Value” shall mean the appraised value as certified by the Appraisal District as of January 1 of the given Tax Year.

“Towne Place Suites” shall mean a 4-story hotel containing 99 rooms operated pursuant to a franchise as a Towne Place Suites by Marriot, or other Approved Franchisor at 321 Wintergreen Road, Hutchins, Texas.

Article III
Economic Development Grants and Civic Center

3.1 Annual Grants.

(a) Annual Grants. Subject to the obligation of Company to repay the Grants pursuant to Article V herein, and the continued satisfaction of all the terms and conditions of this Agreement, and further provided the combined Taxable Value for the Improvements, is at least \$30 Million Dollars (“Minimum Taxable Value”) as of January 1 of each year during the term of this Agreement, beginning January 1 of the calendar year following Completion of Construction of all the Improvements, City agrees to provide Company with ten (10) consecutive Annual Grants, to be paid within thirty (30) days after City receipt of the applicable Payment Request following March 1 of each calendar year (or the immediately following business day if March 1 is not a business day), beginning with March 1 of the calendar year following the First Grant Year, provided City has timely received the City the ad valorem taxes assessed against the Real Property in full for the respective Grant Year (i.e., the tax year immediately preceding the year in which a Improvement Grant is to be made). Company shall submit a Payment Request for the Annual Grants on or after March 1 of the calendar year that follows such Grant Year, but no later than 90-days thereafter, beginning March 1 of the calendar year, following the First Grant Year. Failure to timely submit a Payment Request for a given Grant Year shall operate as a forfeiture of the Annual Grant for such Grant Year. The failure of the Improvements to achieve the Minimum Taxable Value for any tax year during the term of the Agreement shall not constitute a breach or default of this Agreement subject to termination and repayment of the Grants as provided in Article V hereof but shall operate as a forfeiture of such Annual Grant. If such a forfeiture occurs Company will still be eligible to receive the remaining Annual Grants for the remaining Grant Years provided Company is otherwise not in breach of or default of this Agreement or a Related Agreement.

(b) Tax Protest. In the event Company or another Party timely and properly protests or contests (including any motion to correct the appraisal roll) the Taxable Value and/or the taxation of the Real Property with the applicable appraisal district (or its successor), the obligation of City to provide the applicable Annual Grant, for such Tax Year shall be abated until a final determination has been made of such protest or contest. In the event Company or another Party protests and/or contests results in a final determination that changes the appraised value and/or the Taxable Value of the Real Property, or the amount of ad valorem taxes assessed and due for the Real Property (or portion thereof) after an Annual Grant has been paid for such Tax Year, the Annual Grant for such Tax Year shall be adjusted (increased or decreased as the case may be) accordingly on the date of payment of the next Annual Grant, or within thirty (30) business days after such determination in the event no further Annual Grants are due under the Agreement.

(c) Refunds and Underpayments of Annual Grants. In the event City reasonably determines that the amount of an Annual Grant paid by City to Company exceeded the amount due to Company under this Agreement, the City notify the Company and request that the Company refund the amount of such Annual Grant that exceeded the correct amount to which Company was entitled (together with such records, reports, and other information necessary to support such determination), (referred to as the “Excess Grant”). Company shall have thirty (30) days from

receipt of City's written notification to pay the Excess Grant to City. In lieu of repaying City, Company may instruct City in writing to reduce the amount of the next Annual Grant payment immediately following Company's receipt of City's written notice of the Excess Grant by the amount of the Excess Grant. If City, reasonably determines that the amount by which such Annual Grant was less than the correct amount to which Company was entitled (together with such records, reports, and other information necessary to support such determination), City shall pay the adjustment to Company not later than thirty (30) days after making such determination.

3.2 Impact Fee Waiver. Subject to Company's satisfaction of all the terms and conditions of this Agreement, and the obligation of Company to repay the Grants pursuant to Section 5.2 hereof, the City agrees to waive the collection of fifty percent (50%) of the Roadway Impact Fees assessed against the Land, if any, which become due and payable prior to the date a building permit is issued for the Improvements. Impact Fees are not waived and shall be due and payable with respect to the development of the Land and Improvements, or any portion thereof, if at the time Company is not the owner of the Land or Improvements, or portion thereof.

3.3 Construction Schedule. Company agrees, subject to delays resulting from events of Force Majeure to (i) cause Commencement of Construction of the Improvements to occur on or before December 31, 2026, and (ii) cause Completion of Construction of the Improvements to occur on or before December 31, 2029.

3.4 Inspection/Access. The City, its agents and employees, shall have the right of reasonable access to the Improvements during construction to inspect the Improvements, at reasonable times during normal business hours and with reasonable notice to Company and in accordance with their visitor access and security policies, in order to insure that the construction is in accordance with this Agreement and all applicable state and local laws and regulations (or valid waiver thereof).

3.5 Casualty and Condemnation.

(a) If a Hotels, or portion thereof, is damaged partially or destroyed by Casualty, regardless of the extent of the damage or destruction, Company shall, subject to events of Force Majeure and the availability of adequate insurance proceeds, within two hundred seventy (270) days from the date of such Casualty commence to repair, reconstruct or replace the damaged or destroyed portion of the Hotel, and pursue the repair, reconstruction, or replacement with reasonable diligence so as to restore the Hotel to substantially the condition it was in before the Casualty. In the event, Company fails to timely repair, restore or reconstruct the Hotel and complete the same within eighteen (18) months from the date Company commences the restoration work, this Agreement and the City's obligation to pay any Rent for such Hotel shall terminate. The City shall not be obligated to pay Rent during any period for the repair, restoration or reconstruction of a Hotel.

(b) If a Hotel, or portion thereof is taken for public or quasi-public purposes by condemnation because of any action or proceeding in eminent domain or transferred in lieu of

condemnation to any authority entitled to exercise the power of eminent domain, this Agreement and the City's obligation to pay any Rent for the Hotel shall terminate.

3.6 Required Use. Beginning on the Commencement Date, and continuing thereafter until the Expiration Date, the Real Property shall not be used for any purpose other than the Required Use and the Company shall not allow the operation of the Real Property in conformance with the Required Use to cease for more than thirty (30) days, except (i) in connection with and to the extent of an event of Casualty or Force Majeure, and (ii) except in connection with any cessation of not more than ninety (90) days that is due to a change in the Approved Franchisor for a Hotel.

3.7 Civic Center.

(a) Lease. In consideration of the covenants, agreements and conditions set forth herein, Company does hereby lease, let, demise and rent, for the Lease Term and City does hereby rent and lease from Company for the Lease Term, each Civic Center in each Hotel for the Civic Center Use (as defined in Section 5.3 (b) of this Agreement).

(b) Rent. Subject to the continued satisfaction of the terms and conditions of this Agreement by the Company and provided the Company has timely caused Commencement and Completion of Construction of the Improvements to occur the City shall, during the Lease Term, pay to Company or to such person or entity as Company shall designate in writing, Rent, for the use and occupancy of each Civic Center, and as consideration for Company's management of the Civic Centers for the City. Rent shall be paid on an annual basis within sixty (60) days after the end of each of the ten (10) consecutive twelve (12) month periods following the respective Commencement Date. Any payment made by the City hereunder is limited to the extent of the lawfully available funds from the City's receipts from the collection of the Hotel Occupancy Tax revenue imposed pursuant to Chapter 351, Tax Code attributable to the occupancy of sleeping rooms at the respective Hotel.

(c) The obligation of the City to pay Rent shall be conditioned upon the compliance and satisfaction of the terms and conditions of this Agreement by Company and each of the following:

- (i) Good Standing. Company shall not have an uncured breach or default of this Agreement or a Related Agreement.
- (ii) Hotel Tax Reports. Company shall have timely delivered the Hotel Tax Reports to the City for the applicable calendar year.
- (iii) Receipt of HOT. City shall have received HOT for the applicable calendar year.

(d) Conditions of Use. Company shall have exclusive use of the Hotel, except the City may use the Civic Center portion of the Conference Center for Civic Center Use as set forth below.

(e) Civic Center Use. As consideration for the Rent City shall, without charge or expense, be entitled to the use of Civic Center meeting rooms at least four (4) times (each such use not to exceed two (2) consecutive days unless otherwise agreed by the Parties) each calendar year upon ninety (90) days prior written notice, and at additional times as may be agreed by the Parties when available (“Civic Center Use”). Any food and beverage, set up, cleaning or other agreed services shall be charged to the City at the Company’s direct cost to provide the same. Civic Center Use must conform to the Approved Franchise uses, except that the City is not required to use the food and beverage services of the Hotel during Civic Center Use and may cater food and beverages during periods of Civic Center Use.

(f) Civic Center Standards. Company shall equip and furnish each Civic Center in such a manner that it is readily useable by the City as a municipal civic center for the booking of business conventions, meetings, and similar activities. Company shall keep and maintain the Civic Center in a good state of appearance and repair (except for reasonable wear and tear) at Company’s own expense. City shall be responsible for, and pay for any damages to, each Civic Center and/or the Hotels, or promptly repair any such damages that occur during the City’s use of the Conference Center.

(g) Management Duties. The Company shall maintain, manage and operate the Civic Center on behalf of the City. The Company will cause the Civic Center to be operated and maintained according to this Agreement. The Company agrees to provide management services at least equal to those provided for comparable facilities in the DFW Metroplex.

3.8 Hotel Tax Report. Company shall provide, or cause the Hotel Operator to provide, the City with a Hotel Tax Report within thirty (30) days after the end of each calendar month beginning with the thirtieth (30th) day immediately following the last day of the month in which the Commencement Date occurs and continuing thereafter on the thirtieth (30th) day after each calendar month during the Lease Term. The Hotel Tax Report shall be accompanied by a copy of the Hotel report required to be submitted to the Comptroller of the State of Texas, or its successor, pursuant to Texas Tax Code Section 156.151. For purposes of payment of Rent pursuant to this Agreement only and for no other purpose, if the Hotel Tax Report is not submitted within one hundred eighty (180) days after the date the respective report is due, then Company is deemed to have forfeited payment of Rent by the City for the period to which the undelivered report relates. The City shall not be required to pay any Rent for any calendar year during the Lease Term for so long as the City has not received Hotel Occupancy Tax in full for such period.

3.9 Hotel Tax Records. The Company shall (and cause the hotel operator) keep and maintain accurate records of the Hotel Occupancy Tax collected by the Company and paid to the City, and to the State Comptroller, or successor agency, during the term of this Agreement that is paid by the occupant of each sleeping room in the Improvements. Such records shall include, but not be limited to, at a minimum, guest folios, tax exemption certificates, and any original documents such as posting ledgers and rate and stay adjustment reports. These records may be retained in any retrievable format, including but not limited to micro form; shall be maintained for a period of not less than five (5) years; and shall be available for inspection upon request by any

employee, agent, officer or representative of the City at all reasonable times. Any adjustments or allowances made or granted shall be reported to the City on a form prescribed by the City.

3.10 Hotel Records Inspection; Annual Audit. The City shall have the right to audit the books and records of Company pertaining to the operation of the Hotel and Conference Center and any operator thereof during normal business hours upon prior written notice thereof to determine the correctness of the Hotel Tax Reports or the amount of taxes due City and/or State of Texas under Texas Tax Code Chapter 351 and/or 156. Company agrees to pay the cost of an annual audit of the Hotel Tax Records to be performed by an independent party selected by the City. Company shall cause the Hotel Operator to cooperate with the City with any such audit.

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

3.12 Current Revenue. The Grants made hereunder shall be paid solely from lawfully available funds pursuant to Texas Constitution Article II, Section 52-a, and Texas Local Government Code Chapter 380. Consequently, notwithstanding any other provision of this Agreement, City shall have no obligation or liability to provide any Grants except as allowed by law.

**Article IV
Conditions to Grants**

The obligation of the City to provide the Grants hereunder shall be conditioned upon the compliance and satisfaction of each of the terms and conditions of this Agreement by Company and the terms and conditions set forth below; provided, however, that the failure to meet a condition shall not prevent the payment of the applicable 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 applicable Annual Grant, timely provide City with the applicable Payment Request.

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

**Article V
Termination; Repayment**

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

- (a) By written agreement of the Parties;
- (b) Expiration Date;
- (c) On the date set forth in a written notice by either Party in the event the other Party breaches any of the terms or conditions of this Agreement or a Related Agreement and such breach is not cured within sixty (60) days after written notice thereof in accordance with this Agreement.
- (d) On the date set forth in a written notice upon written notice by the City, if Company suffers an event of Bankruptcy or Insolvency.
- (e) On the date set forth in a written notice upon written notice by the City, if any Impositions owed to the City or the State of Texas by Company shall become delinquent after thirty (30) days written notice is delivered pursuant to this Agreement (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (f) On the date set forth in a written notice upon 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 in whole, but not in part, invalid, illegal or unenforceable; or
- (g) On the date set forth in a written notice upon written notice by either Party, if any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

5.2 Repayment. In the event this Agreement is terminated by the City pursuant to Section 5.1 (c), (d), (e), (f) or (g), City shall be relieved of any further obligation to pay any Rent to the Company and Company shall immediately pay to City an amount equal to Improvement Grants, the amount of the Impact Fee Waiver and the Rent previously paid or provided by City to Company, as of the date of termination, plus interest at the rate 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 reasonably selected by City) as its prime or base commercial lending rate, which shall accrue from the Effective Date. The repayment obligation of Company set forth in this section hereof shall survive termination.

5.3 Right of Offset. City may, at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) due to City and/or HEDC from Company and/or any Company Affiliate, 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 City 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 the Company and City, in satisfying the conditions of this Agreement, have acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions.

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: (i) three (3) days after deposit in United States Mail, postage prepaid, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing); (ii) or on the day received if sent by courier or otherwise hand delivered.

If intended for City, to:

With a copy to:

City of Hutchins
Attn: City Administrator
321 N. Main Street
Hutchins, Texas 75141

Joe Gorfida
Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 N. Akard
Dallas, Texas 75201

If intended for Company:

Attn: Mainul Khan, Manager
Pinecove Investment Hutchins
LLC
8509 Orchard Hill Drive
Plano, Texas 75025

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 determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

6.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

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 the Company without the prior written consent of the City Manager.

6.15 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.16 Employment of Undocumented Workers. During the term of this Agreement, the Company agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), the Company shall repay the Rent, Annual Grants, the Impact Fee Waiver, and any other funds received by the Company from the City as of the date of such violation within 120 days after the date the Company is notified by the City of such violation, plus interest at the rate of 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, TEXAS

By: _____
James Quin, City Administrator

Attest:

By : _____
Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

By: _____
City Attorney

EXECUTED on this _____ day of _____, 2026.

PINECOVE INVESTMENT HUTCHINS LLC

By: _____
Mainul Khan, Manager

EXHIBIT "A"
Legal Description of the Land

WHEREAS, Wintergreen Road 22 Acre, L.P., is the owner of a tract of land located in the City of Hutchins, Dallas County, Texas, being all of the remainder of that called 22.7177 acres tract of land described by deed to Wintergreen 22 Acre L.P., as recorded in Volume 2005184, Page 1719, Deed Records, Dallas County, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with cap stamped "RPLS 5199" found at the southwest corner of Lot 1, Block A, QT 973 Addition, an addition to the City of Hutchings as recorded by Instrument No. 201000 I 05556, Official Public Records, Dallas County, said point being in the northerly right-of-way line of Wintergreen Road (variable width R.O.W.) and the easterly line of that certain called 1.137 acres tract of land described by deed to Union Pacific Railroad Company as recorded in Volume 2004087, Page 14023, Deed Records, Dallas County, Texas;

THENCE, along the westerly line of said Lot 1 and the easterly line of said 1.137 acre tract, North 19 degrees 18 minutes 50 seconds East, a distance of 459.00 feet to a 5/8" iron rod with cap stamped "RPLS 5199" found for the northwest corner of said Lot 1 for the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of said 1.137 acre tract as follows:

North 18 degrees 36 minutes 42 seconds West, a distance of 140.46 feet to a 5/8" iron rod with cap stamped "SCI" set for the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right through a central angle of 45 degrees 54 minutes 02 seconds, a radius of 600.00 feet, an arc length of 480.67 feet, a chord bearing of North 33 degrees 57 minutes 02 seconds East and a chord distance of 467.92 feet to a 5/8" iron rod with cap stamped "SCI" set;

North 29 degrees 02 minutes 02 seconds West, a distance of 7.09 feet to a 5/8" iron rod with cap stamped "SCI" set in the northerly line of said 22.7177 acre tract and the southerly line of that certain called 0.7219 acre tract (called Tract 1) of land described by deed to Hutchins Warehouse Limited Partnership as recorded by Instrument No. 20080061179, Official Public Records, Dallas County, Texas;

THENCE, along the northerly line of said 22.7177 acre tract and the southerly line of said Tract 1, and along the southerly line of that certain called 0.3570 acre tract (called Tract 2), as described in aforementioned deed, to Hutchins Warehouse Limited Partnership, North 60 degrees 15 minutes 15 seconds East, a distance of 1,036.02 feet to a 1/2" iron rod found for the northeast corner of said 22.7177 acre tract, same being in the westerly right-of-way line of Interstate Highway 45 (variable width R.O.W.);

THENCE along the easterly line of said 22.7177 acre tract and said westerly right-of-way line as follows:

South 23 degrees 10 minutes 07 seconds East, a distance of 147.24 feet to a 1/2" iron rod found with cap stamped "Shields & Lee";

EXHIBIT "A"
Legal Description of the Land

South 16 degrees 02 minutes 27 seconds East, a distance of 61.68 feet to a 5/8" iron rod found stamped "TERRACORP" found for the northeast corner of that certain called 0.757 acre tract of land described by deed to Firebrand Properties, LP as recorded by Instrument No. 201600048496, Official Public Records, Dallas County, Texas;

THENCE, departing the westerly right-of-way line of Interstate Highway 45, along the northerly line of said 0.757 acre Firebrand tract, South 59 degrees 54 minutes 45 seconds West, a distance of 290.20 feet to a 5/8" iron rod with cap stamped "SCI" set;

THENCE, along the westerly line of said 0.757 acre Firebrand tract, South 30 degrees 00 minutes 43 seconds East, passing at a distance of 119.48 feet the southwest corner of said Firebrand tract and the northwest corner of that certain called 0.757 acre tract of land described by deed to POP Holdings, LP as recorded by Instrument No. 201600048436, Official Public Records, Dallas County, Texas, and continuing for a total distance of 295.24 feet to a 1/2" iron rod with cap stamped "TERRA CORP" found for the southwest corner of said 0.757 POP Holdings tract, same being in the westerly right-of-way line of said Interstate Highway 45;

THENCE, along said westerly right-of-way line, South 35 degrees 25 minutes 21 seconds West, a distance of 43.83 feet to a 5/8" iron rod with cap stamped "RPLS 5199" found for the intersection of said westerly right-of-way line and the northerly line of the aforementioned Lot 1, Block A, QT 973 Addition;

THENCE departing said westerly right-of-way and along the northerly line of said addition as follows:

North 29 degrees 45 minutes 19 seconds West, a distance of 44.68 feet to a 5/8" iron rod with cap stamped "SCI" set;

South 60 degrees 01 minutes 53 seconds West, a distance of 597.98 feet to a 5/8" iron rod with cap stamped "RPLS 5199" found;

North 30 degrees 00 minutes 42 seconds West, a distance of 128.87 feet to a 5/8" iron rod with cap stamped "RPLS 5199" found;

South 60 degrees 02 minutes 45 seconds West, a distance of 524.04 feet to the **POINT OF BEGINNING**, containing 514,788 square feet or 11.8179 acres of land, more or less.



STAFF REPORT

MEETING DATE: February 2, 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

In accordance with the City of Hutchins Code of Ordinances, Article 1.11, Division 2, Section 1.11.036 (Meetings and Quorum), staff is recommending the replacement of Board Member Place 4, Miriam Carmona. Ms. Carmona no longer resides within the City of Hutchins and is unable to regularly attend board meetings.

City of Hutchins Code of Ordinance, Article 1.11, Division 2, Section 1.11.036 Meeting and quorum, "...The members of the board shall regularly attend meetings and public hearing of the board and shall serve without compensation. Three (3) consecutive unexcused absences or absence from three (3) meetings in any six-month period shall constitute grounds for dismissal."

Staff is also recommending the appointment of an individual to the Alternate A2 position.

Included in this report are two applications from residents who have expressed interest and have been on the waiting list for an available position on the Parks and Recreation Board.

Staff Recommendation

1. Staff is recommending the appointment of Vernon Pellum to the position of Place 4 for the remainder of a two-year term expiring in July 2026.
2. Staff is recommending the appointment of Rafael Vargas to the position of Alternate A2 for the remainder of a two-year term expiring in July 2026.

Recommended motion:

I make a motion to appoint:

Vernon Pellum to Park Board Member Place 4 and Rafael Vargas to Park Board Alternate Member A2, for the remainder of two-year terms expiring in July 2026.



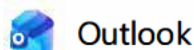
Park Board ✓
2025/2026 Attendance Roster
(July through July)

BOARD MEMBER	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	JAN	FEB	MAR.	APR	MAY	JUNE	JULY
Chair, Brenda Campbell	✓	✓		✓	✓	✓							
Vice Chair Cecile Gardner	✓	✓		✓	✓	✓							
Board Member Miriam Carmona	✓	A		A	A	A							
Board Member David Coleman	A	✓		✓	✓	✓							
Board Member Huell Gilliam	✓	✓		✓	✓	✓							
Alternate Demarcus Odom	A	✓		✓	✓	✓							
Alternate Alicia McGowan - Term Expired in 2024	A	A		A	A	A							

Check Mark: Present

Absent: A

Lack of Quorum: (highlight the column yellow)



Boards and Commission Online Application Submission

From Hutchins TX <noreply@civicplus.com>

Date Thu 3/20/2025 5:38 PM

To

Submitted on Thu, 03/20/2025 - 7:38 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

Are you a Qualified Registered Voter?

Yes

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

B.S. Degree in Leisure Services
M.S. Degree in Park and Recreation Management
Certified Park and Recreation Professional
25 years experience in the field of Park and Recreation

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

Yes

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

I served on the Park and Recreation Board for brief period.

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

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:

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 Pllum



Boards and Commission Online Application Submission

From Hutchins TX <noreply@civicplus.com>
Date Thu 6/20/2024 9:03 AM
To Cynthia Olguin <colguin@cityofhutchins.org>

Submitted on Thu, 06/20/2024 - 11:03 AM

Submitted by: Anonymous

Submitted values are:

Board or Commission you wish to serve:

Atwell Public Library Board
Parks and Recreation Board

Name

Mr Rafael Vargas

Home Address

[Redacted]
Hutchins, Texas. 75141

Cell Phone Number

Email Address

How many years have you resided in the City?

1

Are you a Qualified Registered Voter?

Yes

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

I would bring a diverse educational background, coupled with extensive professional experience and special knowledge, that well-qualify me as a candidate to serve on the Atwell Public Library Board & Keep Hutchins Beautiful Advisory Board. I hold a Master of Business Administration in Human Resources and Organizational Behavior and a Bachelor of Business Administration in International Business. Additionally, I have attained several certifications, including SHRM Certified Professional, Ethics and Compliance Executive Education from Southern Methodist University, Start Academy for New Disability Professionals from the Association on Higher Education and Disability, and certifications in Talent Acquisition.

Section D, Item2.

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

While in college, I was actively involved with the Tarleton Round Up, a student-led day of service dedicated to expressing gratitude to the communities where Tarleton has locations. I participated in various service activities, including yard work, window washing, painting, and other efforts to give back and beautify our community.

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?

No

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?

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

Rafael Vargas

[\[{{managementUrl}}\]Manage my subscriptions | Unsubscribe](#)

STAFF REPORT

MEETING DATE: February 2, 2026

MEETING TYPE: City Council

SUBMITTED BY: Cynthia Olguin, City Secretary

AGENDA CAPTION: Discuss and consider a Resolution OF THE CITY OF HUTCHINS, TEXAS, ORDERING AND PROVIDING NOTICE OF AN ELECTION FOR THE CITY OF HUTCHINS, TEXAS, TO BE HELD ON THE 2nd DAY OF MAY 2026, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) COUNCILMEMBERS AT LARGE FOR THREE (3) YEAR TERMS; ORDERING NOTICES OF ELECTION TO BE GIVEN; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIONS DEPARTMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Cynthia Olguin, City Secretary

Background Information

Per the Texas Election Code, the Hutchins City Council shall order the General Election to be held on Saturday, May 2, 2026, to elect a mayor and two (2) Councilmembers at large. The Texas Election Code Section 3.002 requires the governing body to call for an election not later than 62 days before the election

This resolution will authorize the City Administrator to negotiate and execute the Joint Election Agreement between the City of Hutchins and Dallas County Elections. The contract is currently under review by the forty-five (45) participating political subdivisions with revisions due back to the County by February 6, 2026. A draft copy is available in the City Secretary's office for review.

Early voting by personal appearance will be conducted from April 20, 2026, through April 28, 2026, at the Former City Hall - Council Chambers located at 321 N. Main St., Hutchins, Texas, along with countywide voting center locations to be determined by the Dallas County Elections Department. Please note: Voting Closed on Tuesday, April 21, 2026, San Jacinto Day – Legal Holiday.

Election Day Voting will be on May 2, 2026, from 7 a.m. to 7 p.m. at the Former Hutchins City Hall – Council Chamber located at 321 N. Main St., Hutchins, Texas, along with countywide voting center locations to be determined by the Dallas County Elections Department.

Staff continues to communicate to the residents in Hutchins, through newsletters, the city's website and sign board, that voting will take place at the Former City Hall location.

Budget Implications

As of the posting date of this agenda, the Dallas County Elections Department has not provided an estimated cost invoice to facilitate the City of Hutchins' participation in the countywide Joint Election.

Legal Review

City Attorney Joe Gorfida prepared the Resolution Ordering the Election and is currently reviewing the Dallas County Election Services Contract.

Staff Recommendation

Staff recommends approval of the attached Resolution.

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS
RESOLUTION R2026-02-1320**

A RESOLUTION OF THE CITY OF HUTCHINS, TEXAS, ORDERING AND PROVIDING NOTICE OF AN ELECTION FOR THE CITY OF HUTCHINS, TEXAS, TO BE HELD ON THE 2nd DAY OF MAY 2026, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) COUNCILMEMBERS AT LARGE FOR THREE (3) YEAR TERMS; ORDERING NOTICES OF ELECTION TO BE GIVEN; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIONS DEPARTMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the general laws and Constitution of the State of Texas, a General City Election for municipal officers shall be conducted on the first Saturday in May 2026; and

WHEREAS, the City Council has authority pursuant to Chapter 31, Texas Election Code, to enter into an agreement with Dallas County and other political subdivisions to hold the election as a Joint Election and to obtain certain election services.

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

SECTION 1. That a General Election for municipal officers is hereby ordered to be conducted on May 2, 2026, at which election all qualified voters of the City may vote for the purpose of electing a mayor and two (2) Councilmembers at large for a three (3) year term. The candidate for each such office, receiving a majority of all votes cast for all the candidates for an office, shall be elected to serve such term.

Notice of said election shall be published once in the official newspaper of the City not earlier than the 30th day or later than the 10th day before Election Day and shall be posted on the bulletin board used to publish notice of city council meetings not later than the 21st day before Election Day. A copy of the published notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and the person posting the notice shall make a record of the time of the posting stating the date and place of posting.

SECTION 2. Chapter 31 of the Texas Election Code authorizes county election officers to contract with the governing body of a political subdivision situated wholly or partly in the county served by the officer to perform certain election services. The election shall be held as a Joint Election pursuant to a Joint Election Agreement and Election Services Contract by and between the City of Hutchins and Dallas County Elections. The election shall be conducted in accordance with the terms and conditions of any such joint election contracts, and the City Administrator is hereby authorized to negotiate and execute such joint election contracts, together with any amendments thereto, as necessary to conduct the May 2, 2026, election and run-off, if any.

Pursuant to the Joint Election Agreement, the Dallas County Elections Administrator shall serve as Election Administrator for the election.

Presiding Election Judge and an Alternate Presiding Election Judge appointed to serve at said polling places shall be those election officials furnished by the Election Administrator from the list of proposed election judges in accordance with the Joint Election Agreement.

SECTION 3. The local polling place for said election shall be the Former Hutchins City Hall, 321 N. Main St., Hutchins, Texas. The election polling places and voting centers for the Election shall be the Dallas County Election Precincts wholly or partially within the territorial limits of the City. The Election Day polling place will be determined by Dallas County Elections Department in the joint election contract. On election day, the polls shall be open from 7:00 a.m. to 7:00 p.m. The City Secretary is authorized to make changes to the place and times of the voting locations without further City Council action or approval after consulting with Dallas County Elections Administrator and determining that a change in the places or times is necessary.

SECTION 4. Paul Adams, Elections Administrator, is the appointed early voting clerk in compliance with Section 271.006 of the Texas Election Code. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting at the branch locations. Early voting shall also be conducted at the main early voting polling place or any County Branch Early Voting Locations. Any qualified voter for the Joint Election may vote early by personal appearance at either the main early voting locations or at any of the branch locations.

Early voting by personal appearance will be conducted on the following dates and times as provided in the Joint Election Agreement:

DATE(S)	DAY OF THE WEEK	TIME
April 20, 2026	Monday	8 a.m. to 5 p.m.
April 22 – April 24, 2026	Wednesday – Friday	8 a.m. to 5 p.m.
April 25, 2026	Saturday	7 a.m. to 7 p.m.
April 26, 2026	Sunday	12 p.m. to 6 p.m.
April 27 – April 28, 2026	Monday – Tuesday	7 a.m. – 7 p.m.

Note: Voting Closed on Tuesday, April 21, 2026, San Jacinto Day – Legal Holiday.

Any qualified voter for the Joint Election may vote early by personal appearance at either the main early voting location or at any of the branch locations.

MAIN EARLY VOTING POLLING PLACE:

George L. Allen Sr. Courts Building
600 Commerce Street
Dallas, Texas 75202

BRANCH EARLY VOTING POLLING PLACE:

Former Hutchins City Hall – Council Chambers
321 N. Main St.
Hutchins, Texas 75141

Branch Early Voting Polling locations, dates and times will be determined by the Dallas County Elections Department and published in the election notice and posted on the website at www.dallascountyvotes.org. Branch Early Voting Polling locations are subject to change.

EARLY VOTING BY MAIL:

Paul Adams, Elections Administrator
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247
Email: evapplications@dallascounty.org
Fax: 214-819-6301

An application may be submitted any time during the year of the election. The deadline for which applications for a ballot by mail must be received by the early voting clerk is April 20, 2026 (the eleventh day before Election Day). The deadline for a Federal Post Card Application is the same as an application for a ballot by mail.

All requests for early voting ballots by mail that are received by the City of Hutchins will be transported by runner on the day of receipt to Paul Adams, Elections Administrator.

SECTION 8. All resolutions or parts of resolutions in force when the provisions of this Resolution become effective which are inconsistent or in conflict with the terms and provisions contained in this Resolution are hereby repealed only to the extent of such conflict.

SECTION 9. Should any part, sentence, or phrase of this Resolution be determined to be unlawful, void, or unenforceable, the validity of the remaining portions of this Resolution shall not be adversely affected. No portion of this Resolution shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Resolution are declared to be severable.

SECTION 10. This Resolution shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the **3rd** day of February 2025.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-22-2026: 4937-2511-8346, v. 1)



STAFF REPORT

MEETING DATE: February 2, 2026

MEETING TYPE: City Council Meeting

SUBMITTED BY: Karen Steward

AGENDA CAPTION: Proposed Organizational Chart Change

Presented by: James Quin, City Administrator

Background Information

Consider and discuss an update to the City’s organization chart to add the City Engineer position, clarifying reporting structure and aligning the organizational framework with operational needs.

Budget Implications

N/A

Operational Impact

The City Engineer will report directly to the City Administrator.

Legal Review

N/A

Staff Recommendation

Staff recommends approval of the updated organization chart to add the City Engineer position, ensuring clear oversight, accountability, and alignment with current service demands.

Supporting Documentation and Attachments

Updated Organization Chart



STAFF REPORT

MEETING DATE:	February 2, 2026
MEETING TYPE:	Regular Council Meeting
SUBMITTED BY:	Steve Perry
AGENDA CAPTION:	[Rifle Resistant Vest Grant] Presented by [Steve Perry, Police Chief]

Background Information

Approval of this grant through the office of the governor would allow the Police department to purchase additional rifle resistant heavy vest for Police Officers.

Budget Implications

TBD

Operational Impact

Officer safety

Legal Review

Reviewed by City Attorney Joe Gorfida

Staff Recommendation

Approve grant resolution allowing the Chief of Police to apply for grant funding to purchase additional rifle resistant heavy vest.

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS
RESOLUTION NO. R2026-02-1321**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF RIFLE RESISTANT VESTS, AND APPROPRIATING FUNDS FROM FISCAL YEAR 2026/2027 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it in the best interest of the citizens of Hutchins, Texas that Rifle Resistant Vests be purchased for the 2026/2027 Budget year; and

WHEREAS, the City of Hutchins, Texas agrees to provide any applicable matching funds for the said project as required by the grant application; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Hutchins, Texas assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City Council designates James Quin, City Administrator, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, the City Council designates Maria Joyner, as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

WHEREAS, the City Council approves the submission of the grant application for the purchase of the Rifle Resistant Vests.

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

SECTION 1. The City Council hereby authorizes the City Administrator to apply for funding for the purchase of Rifle Resistant Vests through the State of Texas, Office of the Governor grant program for the FY 2026/2027 budget year.

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 2nd day of February 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-26-2026: 4912-7017-8955, v. 1)



STAFF REPORT

MEETING DATE: February 2, 2026

MEETING TYPE: Regular Council meeting

SUBMITTED BY: Chief Perry

AGENDA CAPTION: [Flock camera project] Presented by: [Steve Perry, Police Chief]

Background Information

The City of Hutchins currently utilizes flock cameras in the city to gather License Plate data from vehicles. This data includes Missing persons, stolen vehicles, and wanted persons information. The Hutchins Police department receives this data in real time in patrol vehicles allowing officers to locate critical missing people, locate wanted offenders and stolen vehicles.

Flock currently has over 80,000 cameras deployed across 49 states. Interlocal agreements make it possible to have access to cameras across the US.

Success stories:

Shooting in Cedar Hill, Texas. Suspect reported he was shot in Hutchins during a Robbery at Quik Trip. Investigation revealed that the suspect was not in Hutchins at the time the shooting occurred. Flock cameras showed the suspect was in the City of Cedar Hill. Suspect later admitted he was shot in Cedar Hill by his mother’s boyfriend.

Officers took a stolen vehicle report at La Quinta. Vehicle was entered stolen VIA TCIC/NCIC. Officer utilized Flock to locate the stolen vehicle in the City of Dallas. Dallas made a successful traffic stop recovering the stolen vehicle and making an arrest for unauthorized use of a motor vehicle.

The goal for this project is to apply for grant funding that would allow the Hutchins Police Department to expand upon the number of cameras that are currently deployed.

Current Flock cameras (10)

Projection expansion (30) cameras

Budget Implications

Approximately \$ 120,000.00 with an annual re-occurring fee. Quote may vary dependent of the needs and locations of cameras.

Operational Impact

Reduce crime by utilizing technology. Cameras are a strategic way to capture License plate data from vehicles that are used during the commission of offenses.

Expand technology as an investigative tool to solve crime

Legal Review

Reviewed by City Attorney Joe Gorfida

Staff Recommendation

Approve the resolution allowing the Police Department to apply for grant funds.

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS
RESOLUTION NO. R2026-02-1322**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF THE LICENSE PLATE READER CAMERAS/EXPANSION PROJECT; AND, APPROPRIATING FUNDS FROM FISCAL YEAR 2026/2027 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it in the best interest of the citizens of Hutchins, Texas, that the License Plate Reader Camera/Expansion Project be operated for the 2026/2027 Budget year; and

WHEREAS, the City of Hutchins, Texas, agrees to provide applicable matching funds for the License Plate Reader Camera/Expansion Program grant application; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Hutchins, Texas, assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council designates James Quin, City Administrator, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City Council designates Maria Joyner, as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter the grant on behalf of the applicant agency; and

WHEREAS, the City Council approves the submission of the grant application for Additional License Plate Reader Cameras to the Office of the Governor.

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

SECTION 1. The City Council hereby authorizes the City Administrator to apply for funding for the License Plate Reader Camera/Expansion Project through the State of Texas, Office of the Governor grant program for the FY 2026/2027 budget year.

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 2nd day of February 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-26-2026: 4932-8829-1978, v. 1)



STAFF REPORT

MEETING DATE:	February 2, 2026
MEETING TYPE:	Regular Council Meeting
SUBMITTED BY:	Chief Perry
AGENDA CAPTION:	Hutchins Safe Neighborhood Grant Office of the Governor. Presented by: Steve Perry, Police Chief

Background Information

From 2023 to 2025, the Police Department has experienced a significant increase in calls for service. In 2023, officers responded to 19,383 calls. This number rose to 24,047 calls in 2024 and increased substantially to 39,443 calls in 2025. As the City continues to grow through residential and commercial development, it is anticipated that calls for service will continue to rise.

To effectively manage this growth, the Police Department must adopt a proactive, data-driven approach to public safety. The strategic use of technology and analytical tools is critical for identifying crime trends, patterns, and emerging issues as the population increases. One of the Department’s primary goals is to add specialized staffing to enhance crime analysis capabilities, allowing sworn officers to focus more directly on targeted enforcement and community-oriented policing efforts.

A Crime Analyst plays a vital role in modern law enforcement by collecting, analyzing, and interpreting data from police reports, databases, and other sources to identify patterns, trends, and connections in criminal activity. This position supports investigations by linking related cases, identifying crime hot spots, and assisting in the development of proactive crime-prevention strategies. Through the production of analytical reports, crime maps, and operational briefings, a Crime Analyst provides actionable intelligence that supports tactical decision-making, efficient resource allocation, and long-term planning. This analytical support enables officers to concentrate their efforts in areas with higher call volumes or elevated crime activity, ultimately improving operational effectiveness and public safety outcomes.

In addition to funding for a Crime Analyst position, the Police Department is also requesting funding for overtime assignments, additional training, and necessary equipment to support both the new position and existing personnel. These resources are essential to fully implement a proactive policing strategy and to ensure the Department is properly equipped to meet the growing demands of the community.

Budget Implications

Crime Analyst position \$ 72,000 to \$ \$ 85,000.00 commensurate with experience.

Overtime, training, and equipment TBD

Operational Impact

Improve police department operations

Improve crime control

Improve community policing efforts

Legal Review

Reviewed by City Attorney Joe Gorfida

Staff Recommendation

Approve resolution allowing staff to apply for grant funding

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS
RESOLUTION NO. R2026-02-1323**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR HUTCHINS SAFE NEIGHBORHOOD PROJECT, APPROVAL OF FUNDING UNDER THE PROJECT SAFE NEIGHBORHOOD PROGRAM (SOUTH) AND, APPROPRIATING FUNDS FROM FISCAL YEAR 2026/2027 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it in the best interest of the citizens of Hutchins, Texas, that the Project Safe Neighborhood Program (South) be operated for the 2026/2027 Budget Year; and

WHEREAS, the City of Hutchins, Texas, agrees to provide any applicable matching funds for said project as required by the grant application; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Hutchins, Texas, assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council designates James Quin, City Administrator, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City Council designates Maria Joyner, as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

WHEREAS, the City Council approves the submission of the grant application for the project safe neighborhood program (south) grant through the Office of the Governor.

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

SECTION 1. The City Council hereby authorizes the City Administrator to apply for the Project Safe Neighborhood Program (South) funding through the State of Texas, Office of the Governor grant program for the FY 2026/2027 budget year.

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 2nd day of February 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-26-2026: 4918-5148-1227, v. 1)



STAFF REPORT

MEETING DATE:	February 2, 2026
MEETING TYPE:	Regular Council meeting
SUBMITTED BY:	Chief Perry
AGENDA CAPTION:	[Office of the Governor Body worn camera grant] Presented by: [Chief Perry]

Background Information

The Hutchins Police department currently utilizes Motorola Body Cameras and Car Cameras. Over the years as we have purchased new vehicles, we also purchased new body-worn and in car camera systems to keep equipment current and in good working order. The Motorola system was implemented in 2020, therefore some of the existing systems that are still being used are now six years old.

With new technology these camera systems have much more capabilities now than what was in place in 2020. These systems are now capable of having real time LPR data in the patrol cars, these systems are more capable and have better quality video, and in the event an Officer does not answer a status check communications in some cases and supervisors will have the ability to log into the officers camera from the office to ensure the officer is safe.

The goal of this project is to outfit all officers and vehicles with the latest camera equipment available to ensure officer safety and to ensure that we are capturing the very best quality video evidence and data to ensure successful prosecution of cases, and to thoroughly document events as they happen.

Budget Implications

\$ 177, 322.00

Trade in discount \$ 70,532.00

Net Estimate for this project \$ 106,790.00

Re-occurring \$ 21,358.00

Operational Impact

Increases Officer Safety

Increase video and sound quality

Legal Review

Reviewed by City Attorney Joe Gorfida

Staff Recommendation

Approve resolution allowing staff to apply for grant funds

Supporting Documentation and Attachments

Resolution

**CITY OF HUTCHINS
RESOLUTION NO. R2026-02-1324**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR GRANT FUNDING THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE PURCHASE AND USE OF REPLACEMENT BODY WORN CAMERAS AND APPROPRIATING FUNDS FROM THE FISCAL YEAR 2026/2027 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it in the best interest of the citizens of Hutchins, Texas, that the Replacement of Body Worn Cameras Program be operated for the 2026/2027 Budget year; and

WHEREAS, the City of Hutchins, Texas, agrees to provide applicable matching funds for the said project as required by the BC Body Worn Camera (BWC) Program grant application; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Hutchins, Texas, assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City Council designates James Quin, City Administrator, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, the City Council designates Maria Joyner, as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

WHEREAS, the City Council approves the submission of the grant application for the Replacement of Body Worn Cameras Program to the Office of the Governor.

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

SECTION 1. The City Council of the City of Hutchins, Texas, hereby authorizes the City Administrator to apply for the Replacement of Body Worn Cameras Program funding for through the State of Texas, Office of the Governor grant program for the FY 2026/2027 budget year.

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 2nd day of February 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-26-2026: 4896-4953-8187, v. 1)



STAFF REPORT

MEETING DATE: February 2, 2026

MEETING TYPE: City Council

SUBMITTED BY: Katherine Lindsey, Assistant to the City Administrator

AGENDA CAPTION: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE SUBMISSION OF TWO PROJECT/ACTIVITY APPLICATIONS TO DALLAS COUNTY FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM FOR THE WOODCREST LANE AND DENTON STREET ROADWAY IMPROVEMENT PROJECTS LOCATED WITHIN THE CITY LIMITS (“ROADWAY IMPROVEMENT PROJECTS”); AUTHORIZING THE MAYOR TO SUBMIT, AND NEGOTIATE AND EXECUTE, IMPLEMENTATION AGREEMENTS WITH DALLAS COUNTY FOR THE ROADWAY IMPROVEMENT PROJECTS; DESIGNATING THE CITY ADMINISTRATOR OR THE CITY ADMINISTRATOR’S DESIGNEE AS A REPRESENTATIVE FOR ALL MATTERS RELATED TO THE ROADWAY IMPROVEMENT PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: James Quin, City Administrator

Background Information

CDBG (Community Development Block Grant) funds were allocated to the City of Hutchins in 2019 and 2020 and were unspent. There is \$752,000 available in funding to conduct road improvements. The proposed project areas are Woodcrest Lane (between Oak Creek Drive and Timberview Drive) and Denton Street (bounded by W. Dallas Street and south of W. Palestine Road, excluding the areas within the floodplain). The project involves reclamation, base stabilization, and asphalt overlaying to replace deteriorated roadway pavement.

Dallas County approved the projects, but City Council action is necessary to approve the application submittals for the City so that Implementation Agreements can be drafted. These applications are time sensitive as the project must be bid by no later than June 30th, 2026.

Budget Implications

The total budget for the project is \$752,000 which will be provided through CDBG funding. Any additional funding will be provided from the City of Hutchins CIP budget.

Operational Impact

The CDBG funding will allow the City to complete necessary road improvements with minimal impact to City resources.

Legal Review

The City Attorney approved the resolution.

Staff Recommendation

Staff recommends that the City Council adopt the resolution authorizing the submission of the application.

Supporting Documentation and Attachments

- 1. Resolution
- 2. Applications
- 3. Cost Summaries

**CITY OF HUTCHINS
RESOLUTION NO. R2026-02-1325**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE SUBMISSION OF TWO PROJECT/ACTIVITY APPLICATIONS TO DALLAS COUNTY FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM FOR THE WOODCREST LANE AND DENTON STREET ROADWAY IMPROVEMENT PROJECTS LOCATED WITHIN THE CITY LIMITS (“ROADWAY IMPROVEMENT PROJECTS”); AUTHORIZING THE MAYOR TO SUBMIT, AND NEGOTIATE AND EXECUTE, IMPLEMENTATION AGREEMENTS WITH DALLAS COUNTY FOR THE ROADWAY IMPROVEMENT PROJECTS; DESIGNATING THE CITY ADMINISTRATOR OR THE CITY ADMINISTRATOR’S DESIGNEE AS A REPRESENTATIVE FOR ALL MATTERS RELATED TO THE ROADWAY IMPROVEMENT PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dallas County has determined that the City of Hutchins is eligible to receive \$752,000 in Community Development Block Grant (“CDBG”) funding for roadway improvement projects; and

WHEREAS, the City of Hutchins has identified two (2) streets in need of improvement that would qualify for the funding which are Woodcrest Lane and South Denton Street (the “Roadway Improvement Projects”); and

WHEREAS, the City Council of the City of Hutchins finds that it is in the best interest of the citizens of the City of Hutchins to authorize the submission of the CDBG funding applications for the Roadway Improvement Projects, attached hereto as Exhibit “A.”

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

SECTION 1. The Mayor is authorized to submit, and negotiate and execute, all necessary documents to request and receive CDBG funds under the Dallas County CDBG program for the Roadway Improvement Projects, as set forth in Exhibit “A.”

SECTION 2. The City Administrator or the City Administrator’s designee shall act as the City’s authorized representative in all matters related to the application and provide assurances that all requirements of the CDBG Program are observed.

SECTION 3. 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 2nd day of February 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary
(01-26-2026: 4920-7326-1195, v. 1)

EXHIBIT "A"
APPLICATIONS

4920-7326-1195, v. 1



FY2025 DALLAS COUNTY CDBG PROJECT/ACTIVITY APPLICATION (**REVISED**)



**Due: Tuesday, February 10, 2026
by 4:00 P.M.**

Each project/activity must be on a separate application.

CITY	City of Hutchins
CITY ADDRESS	400 J J Lemmon Rd, Hutchins, TX
CITY ZIP CODE	75141
TITLE OF PROJECT/ACTIVITY	Street Reconstruction FY 2025 CDBG Project Woodcrest Ln.

- (1.) Number of beneficiaries 60
- (2.) Percentage of beneficiaries that are low/moderate income 100%
- (3.) How was number of beneficiaries/percentage of beneficiaries being low/moderate income calculated?
 by a survey conducted on _____
 by census data _____
 other, explain Google maps adjacent home count and City census data
- (4.) Please provide below the required information for the project:
Census Tract N/A Block Group N/A
Census Tract _____ Block Group _____
Census Tract _____ Block Group _____
Census Tract _____ Block Group _____
- (5.) Identify which national CDBG objective this project addresses:
 primarily assists low/moderate income
 eradicates blight
 eliminates community-threatening condition

- (6.) Is the service area for this project city-wide?
 - Yes
 - No If no, a **map** with the project’s service area boundaries clearly marked must be attached. In addition, for capital improvement projects, **the map must clearly show the location of the project and its beginning and ending points.**

- (7.) Describe proposed project: This description should specifically explain what will be undertaken, where it will occur, why it needs to be undertaken, and what problems it will solve. **Please be very specific in the description.** If, for instance, the proposed project involves improving a road or replacing a water line, be sure to state that the project will cover a certain amount of linear feet from Point A to Point B; any problems with the road/line, etc.

This project involves the reclamation, base stabilization, and asphalt overlaying to replace deteriorated roadway pavement. The roadway improvement is in the city of Hutchins.

Woodcrest Ln. which is ±580 LF of an existing neighborhood street bounded by point (A) Oak Creek Drive to the north and point (B) Timberview Drive in to the south (see attached map limits from point A to point B).

- (8.) Project represents:
 - new project/activity
 - continuation of an on-going activity such as code enforcement **(please note that all “continuation projects” must have a fully-completed application; please do not use verbiage such as “same as last year” or “refer to previous application”)**
 - completion of an existing project, such as a capital improvement project, that has received funding in the past, but still needs additional funding in order to be constructed **(please note that all “completion of existing projects” must have a fully-completed application; please do not use verbiage such as “same as last year” or “refer to previous application”)**
- (9.) Attach a line-item budget for the proposed project/activity. Describe within this budget how proposed costs are derived. **If the project is for a code**

program, please be sure that the provided budget is for **two years**.

For capital improvement projects, also provide itemized costs and quantities for such components including, but not limited to, right-of-way/easement acquisition, surveying/engineering design, utility relocation, construction management, materials, and permits/fees. Where possible for capital improvement projects, have the estimates provided by a licensed professional engineer.

(10.) Describe how project/activity is to be funded:

• FY2025 CDBG funding being allocated	<u>\$ 260,000.00</u>
• CDBG funding from completed/canceled projects now being reallocated	<u>\$0</u>
• Non-CDBG funding that has been allocated	<u>\$33,000</u>
• Additional funding still needed	<u>\$0</u>
TOTAL BUDGET	<u>\$ 293,000.00</u>

*

(11.) If carry-over CDBG funding from previous projects is going to be used, identify the previous projects from which this funding is being reallocated and the amounts being reallocated (please note that carryover funds are not available until the project is officially completed and all outstanding invoices have been paid).

N/A

(12.) If non-CDBG funding is to be used, please describe whether the source of this funding (e.g.--City bond funds, City revenues, state/federal grant, private funding, etc.) has already been secured or when such funding will become available.

Any additional funding will be provided from the City of Hutchins CIP

budget.

(13.) If additional funding will still be needed, describe how additional funding will be provided (i.e., through future CDBG funds, city bond program, etc.).

Through future City CIP sources or City bond program

(14.) Describe what portions of the project, to the extent applicable, that will be implemented/ managed by the County, the City, another organization, or some combination of these entities.

The entirety of the project will be managed by the City of Hutchins

(16.) What amount is being proposed for design? \$ 33,000

(16.) When will design start and when will design be completed?

Design will start February 2026 and be completed in April of 2026.

(17.) Proposed start date for implementing project 2/15/2026

(18.) Proposed completion date 7/31/2026

Project Title	Woodcrest & Denton
Project Address	583 S Denton St, Hutchins, TX
Project Address	1201-1299 Woodcrest Ln, Hutchins, TX
Project Zip Code	75141

City Contact Person for Project	James Quin
Contact Person Title	City Administrator
Contact Person's Phone Number	(972) 225-6121
Contact Person E-mail Address	jquin@cityofhutchinstx.gov
Contact Person's Signature	
Authorized Person Name (Mayor/City Manager, etc)	James Quin

Woodcrest Lane = 580 LF

Section D, Item9.



Woodcrest Ln (Photo 1)



Woodcrest Ln (Photo 2)





FY2025 DALLAS COUNTY CDBG PROJECT/ACTIVITY APPLICATION (**REVISED**)



**Due: Tuesday, February 10, 2026
by 4:00 P.M.**

Each project/activity must be on a separate application.

CITY	City of Hutchins
CITY ADDRESS	400 J J Lemmon Rd, Hutchins, TX
CITY ZIP CODE	75141
TITLE OF PROJECT/ACTIVITY	Street Reconstruction FY 2025 CDBG Project Denton St.

- (1.) Number of beneficiaries 80
- (2.) Percentage of beneficiaries that are low/moderate income 100%
- (3.) How was number of beneficiaries/percentage of beneficiaries being low/moderate income calculated?
 by a survey conducted on _____
 by census data _____
 other, explain Google maps adjacent home count and City census data
- (4.) Please provide below the required information for the project:
Census Tract N/A Block Group N/A
Census Tract _____ Block Group _____
Census Tract _____ Block Group _____
Census Tract _____ Block Group _____
- (5.) Identify which national CDBG objective this project addresses:
 primarily assists low/moderate income
 eradicates blight
 eliminates community-threatening condition

- (6.) Is the service area for this project city-wide?
 - Yes
 - No If no, a **map** with the project’s service area boundaries clearly marked must be attached. In addition, for capital improvement projects, **the map must clearly show the location of the project and its beginning and ending points.**

- (7.) Describe proposed project: This description should specifically explain what will be undertaken, where it will occur, why it needs to be undertaken, and what problems it will solve. **Please be very specific in the description.** If, for instance, the proposed project involves improving a road or replacing a water line, be sure to state that the project will cover a certain amount of linear feet from Point A to Point B; any problems with the road/line, etc.

This project involves the reclamation, base stabilization, and asphalt overlaying to replace deteriorated roadway pavement. The roadway improvement is in the city of Hutchins.

Denton St. which is ±1,400 LF of existing local road bounded by point (A) W Dallas St. at the north and ending at point (B) 440 LF south of W. Palestine Rd. Limits are from A to B on the attached map. Point B ends north of the existing floodplain. No improvements are within the floodplain.

- (8.) Project represents:
 - new project/activity
 - continuation of an on-going activity such as code enforcement **(please note that all “continuation projects” must have a fully-completed application; please do not use verbiage such as “same as last year” or “refer to previous application”)**
 - completion of an existing project, such as a capital improvement project, that has received funding in the past, but still needs additional funding in order to be constructed **(please note that all “completion of existing projects” must have a fully-completed application; please do not use verbiage such as “same as last year” or “refer to previous application”)**
- (9.) Attach a line-item budget for the proposed project/activity. Describe within this budget how proposed costs are derived. **If the project is for a code**

program, please be sure that the provided budget is for **two years**.

For capital improvement projects, also provide itemized costs and quantities for such components including, but not limited to, right-of-way/easement acquisition, surveying/engineering design, utility relocation, construction management, materials, and permits/fees. Where possible for capital improvement projects, have the estimates provided by a licensed professional engineer.

(10.) Describe how project/activity is to be funded:

• FY2025 CDBG funding being allocated	\$ 492,000
• CDBG funding from completed/canceled projects now being reallocated	\$492,000
• Non-CDBG funding that has been allocated	\$65,000
• Additional funding still needed	\$0
TOTAL BUDGET	\$ 520,000.00

*

(11.) If carry-over CDBG funding from previous projects is going to be used, identify the previous projects from which this funding is being reallocated and the amounts being reallocated (please note that carryover funds are not available until the project is officially completed and all outstanding invoices have been paid).

N/A

(12.) If non-CDBG funding is to be used, please describe whether the source of this funding (e.g.--City bond funds, City revenues, state/federal grant, private funding, etc.) has already been secured or when such funding will become available.

Any additional funding will be provided from the City of Hutchins CIP

budget.

(13.) If additional funding will still be needed, describe how additional funding will be provided (i.e., through future CDBG funds, city bond program, etc.).

Through future City CIP sources or City bond program

(14.) Describe what portions of the project, to the extent applicable, that will be implemented/ managed by the County, the City, another organization, or some combination of these entities.

The entirety of the project, including both street segments, will be managed by the City of Hutchins

(16.) What amount is being proposed for design? \$ 65,000.00

(16.) When will design start and when will design be completed?
 Design will start February 2026 and be completed in April of 2026.

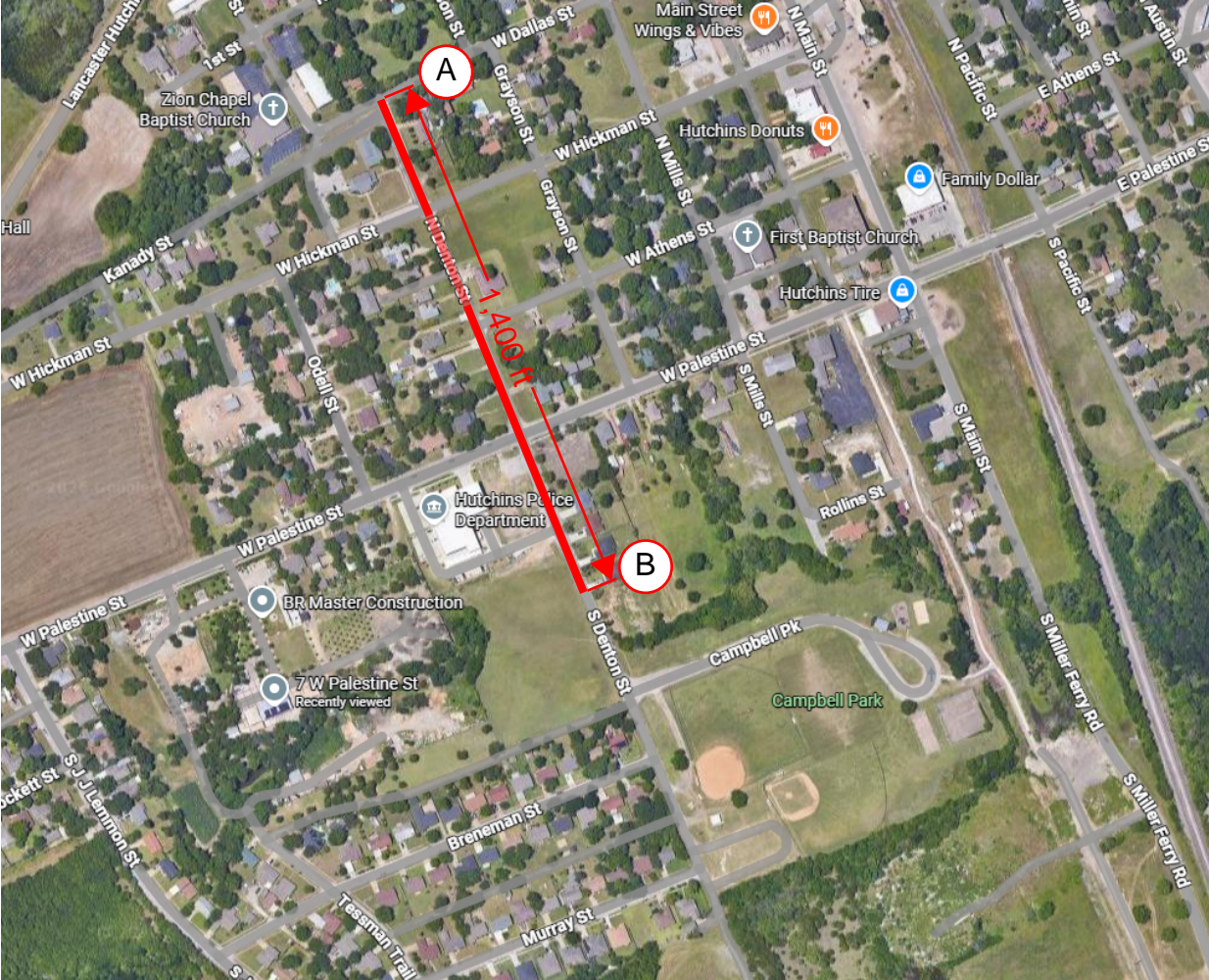
(17.) Proposed start date for implementing project 2/15/2026

(18.) Proposed completion date 7/31/2026

Project Title	Woodcrest & Denton
Project Address	583 S Denton St, Hutchins, TX
Project Address	1201-1299 Woodcrest Ln, Hutchins, TX
Project Zip Code	75141

City Contact Person for Project	James Quin
Contact Person Title	City Administrator
Contact Person's Phone Number	(972) 225-6121
Contact Person E-mail Address	jquin@cityofhutchinstx.gov
Contact Person's Signature	
Authorized Person Name (Mayor/City Manager, etc)	James Quin

Denton Street = 1,400 LF



S Denton Street (Photo 1)



N Denton Street (Photo 2)



Kimley-Horn & Associates, Inc.

Opinion of Probable Construction Cost

Client: City of Hutchins	Date: 1/26/2026
Project: Hutchins 2025 CDBG Street Reconstruction	Prepared By: HJH
KHA No.: 0644102XX	Checked By: BER

Title: Woodcrest Ln. from point (A) Oak Creek Drive to point (B) Timberview Dr.	Sheet: 1
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
100	Removals and Site Prep	1	LS	\$ 8,400.00	\$ 8,400.00	
200	Subgrade	1,700	SY	\$ 14.00	\$ 23,800.00	
300	Concrete Driveways	222	SY	\$ 75.00	\$ 16,666.67	
350	Concrete Sidewalks (4" thick)	520	SY	\$ 35.00	\$ 18,200.00	
375	Concrete Curb and Gutter	1,160	LF	\$ 20.00	\$ 23,200.00	
400	Asphalt Paving (580 LF long by 26 LF wide)	1,700	SY	\$ 65.00	\$ 110,500.00	
700	Sprinklers, Mailboxes, Signs, Parkway Items, Erosion Control (±5% of Paving)	1	LS	\$ 6,000.00	\$ 6,000.00	
900	Excavation	600	CY	\$ 12.00	\$ 7,200.00	
1900	Signing and Barricades	2	MO	\$ 1,250.00	\$ 2,500.00	
2100	Mobilization (±5% of subtotal)	1	LS	\$ 14,000.00	\$ 14,000.00	
Basis for Cost Projection:						
<input checked="" type="checkbox"/>	No Design Completed				Subtotal	\$ 230,466.67
<input type="checkbox"/>	Preliminary Design				Contingency (±) 10%	\$ 29,533.33
<input type="checkbox"/>	Final Design				TOTAL	\$ 260,000.00

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Kimley-Horn & Associates, Inc.

Opinion of Probable Construction Cost

Client: City of Hutchins	Date: 1/26/2026
Project: Hutchins 2025 CDBG Street Reconstruction	Prepared By: HJH
KHA No.: 0644102XX	Checked By: BER

Title: Denton St from point (A) W. Dallas St. to point (B) 440' South of W. Palestine St.	Sheet: 1
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
100	Removals and Site Prep	1	LS	\$ 13,079.33	\$ 13,079.33	
200	Subgrade	3,700	SY	\$ 14.00	\$ 51,800.00	
300	Concrete Driveways	422	SY	\$ 80.00	\$ 33,777.78	
400	Asphalt Paving (1400 LF long by 24 LF wide)	3,700	SY	\$ 65.00	\$ 240,500.00	
700	Sprinklers, Mailboxes, Signs, Parkway Items, Erosion Control (±5% of Paving)	1	LS	\$ 12,000.00	\$ 12,000.00	
800	Storm (Driveway culverts)	19	EA	\$ 3,500.00	\$ 66,500.00	
900	Excavation	1,200	CY	\$ 12.00	\$ 14,400.00	
1600	Traffic Items (Signs and Markings)	1	LS	\$ 10,000.00	\$ 10,000.00	
1900	Signing and Barricades	2	MO	\$ 3,500.00	\$ 7,000.00	
2100	Mobilization (±5% of subtotal)	1	LS	\$ 21,800.00	\$ 21,800.00	
Basis for Cost Projection:						
<input checked="" type="checkbox"/>	No Design Completed				Subtotal	\$ 470,857.11
<input type="checkbox"/>	Preliminary Design				Contingency (±) 10%	\$ 49,142.89
<input type="checkbox"/>	Final Design				TOTAL	\$ 520,000.00

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.