



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, February 03, 2025 at 6:00 PM
City Hall, 321 N. Main Street**

A Work Session and Regular Meeting of the Hutchins City Council was held on Monday, February 3, 2025, beginning at 6:00 a.m., located at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. WORK SESSION

1. Presentation of logo design. Presented by Beth Owens, Brandera

Mayor Vasquez opened the Work Session at 6:02 p.m. Beth Owens presented the final changes based on the council's feedback from earlier meetings. The group agreed on option four, which features the tagline and blue color at the bottom. Mayor Vasquez stated that the vote would take place during the regular agenda discussions.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the regular meeting to order at 6:28 p.m. and announced a quorum.

PRESENT

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

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. James Spence gave the invocation and Councilmember Nichols led the Pledge of Allegiance.

D. CITIZEN COMMENTS

Carrie Moody, residing on Palestine St., complained about the new Animal Services Officer and the officers not working with rescue groups.

E. PRESENTATIONS

2. Introduce new Sergeants by: Chief, Steve Perry

Chief Perry introduced the newly promoted officers, Pedro Moreno and Adrian McCowan. Both officers passed the written exam and exceeded the qualifications for promotion to Sergeant.

3. Employee commendations Presented by: Chief, Steve Perry

Chief Perry named Adrian McCowan as Officer of the Year for 2024. This award recognizes his strong leadership, hard work, and dedication to law enforcement and the City of Hutchins. Becky Blanton received the Communications Officer of the Year award for 2024. She has successfully handled every project and challenge given to her and was essential in the Motorola radio implementation project.

4. 2025 Water & Wastewater Rate Study

Chris Ekrut and Madison Moore from New Gen Strategies and Solutions presented their findings and recommendations regarding the city's rate study and financial forecasts for the water and wastewater fund. Mr. Ekrut reminded council members that the city has not implemented a rate increase since 2019. However, Dallas Water Utilities continues to raise its prices for treated water and wastewater treatment each year, and the city absorbs these costs instead of passing them on to water customers. Mr. Ekrut emphasized to the council that charges passed on to customers should support reinvestment in infrastructure projects. The city is currently estimating \$22 million in projected infrastructure projects.

Mr. Ekrut explained how the sewer billing process works and shared two options for rate design. He recommended Scenario 1, which uses winter averaging. This means calculating a customer's sewer usage based on their water consumption during the winter months. This approach can help reduce costs for homes with seasonal water use. Scenario 2 keeps the current billing method without any changes.

The staff will present a proposal for consideration at an upcoming council meeting.

5. Plan of Finance for Library & Recreation Center

Jim Sabonis from Hilltop Securities presented the plan of finance for the recreation center and library project. The bond election will authorize an amount not to exceed a specified limit; however, the city can issue general obligation bonds for a lesser amount. Mr. Sabonis discussed the city's strong financial position, outstanding debt, historical tax rates, and strong AA- bond rating. He emphasized that there is no need for a property tax increase to fund this project and that any new debt will be structured to align with the existing debt.

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the City Council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

6. Discuss and consider approving a logo design. Presented by Beth Owens

Beth Owens, Brandera Inc., presented the final designs and taglines.

The motion was made by Councilmember Odom, seconded by Councilmember Elmore to approve the proposed logo design and tagline in Option four. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay:

7. Discuss and consider the new City Hall Architectural design sculpture art to be integrated into art in public spaces, with Turning Art. Presented by Wanda Randle

Director – Community Services & Park Programs Wanda Randle presented the item and provided the council with several artists' proposals and designs for a patio sculpture as part of the city's art in public places.

The motion was made by Councilmember Nichols, seconded by Councilmember Elmore to approve the sculpture titled Cotyledon Rising by David Boyajian. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay:

8. **Discuss and consider Resolution R2025-02-1234 OF THE CITY OF HUTCHINS, TEXAS, ORDERING AND PROVIDING NOTICE OF AN ELECTION FOR THE CITY OF HUTCHINS, TEXAS, TO BE HELD ON THE 3rd DAY OF MAY 2025, FOR THE PURPOSE OF ELECTING THREE (3) 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**

The motion was made by Councilmember Nichols, seconded by Councilmember Odom to approve Resolution R2025-02-1234. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay:

9. **Discuss and consider Resolution R2025-02-1235 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF ELEVEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC. Presented by: Katherine Lindsey, Assistant to the City Administrator**

The motion was made by Councilmember Odom, seconded by Councilmember Nichols to approve Resolution R2025-02-1235. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay:

10. **Discuss and consider Resolution R2025-02-1236 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF A CONTRACT, BY AND BETWEEN THE CITY OF HUTCHINS AND AT&T, FOR THE PURCHASE OF 911 CALL HANDLING PRODUCTS AND SERVICES (RFP 2024-06), AT THE QUOTED AT&T CONTRACT DIR-TELE-CTSA-002 PRICING NOT TO EXCEED THE TOTAL AMOUNT OF \$699,123.23 AND APPROPRIATING FUNDS FROM FISCAL YEAR 2025/2026 BUDGET, AND PROVIDING FOR AN EFFECTIVE DATE. Presented By Steve Perry, Police Chief**

The motion was made by Councilmember Nichols, seconded by Councilmember Elmore to approve Resolution R2025-02-1236. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay:

11. Discuss and Consider RESOLUTION R2025-02-1237 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH PIPELINE ANALYSIS, LLC FOR CITYWIDE WASTEWATER FLOW MONITORING. Presented by: Mamun Yusuf, Director of Public Works

The motion was made by Councilmember Elmore, seconded by Councilmember Nichols to approve Resolution R2025-02-1237. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay:

12. Discuss and consider the Emergency Alerting System for Station 2. Presented by Stacey Hickson, Fire Chief

The motion was made by Councilmember Campbell, seconded by Councilmember Elmore to approve the purchase of the Emergency Alerting System for Station 2. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay:

13. Discuss and consider a request to extend part-time/temporary support staff in the Utility Billing Division. Presented by: Maria Joyner, Director of Finance

The motion was made by Councilmember Elmore, seconded by Councilmember Campbell to approve the request to extend part-time/temporary support staff in the Utility Billing Division. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay:

14. Discuss and consider a request for part-time/temporary support staff in the City Secretary's office. Presented by Cynthia Olguin

The motion was made by Councilmember Nichols, seconded by Councilmember Elmore to approve the request for a part-time/temporary support staff in the City's Secretary's office. All in favor, the motion passed 5-0.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Steve Nichols,
Demarcus Odom

Voting Nay:

15. Discuss and consider Resolution R2025-02-1238 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTCHINS AND

REGION VIII EDUCATION SERVICE CENTER TO PARTICIPATE IN THE INTERLOCAL PURCHASING SYSTEM (TIPS). Presented by Katherine Lindsey

The motion was made by Councilmember Elmore, seconded by Councilmember Campbell to approve Resolution R2025-02-1238. All in favor, the motion passed 4-1.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay: Dominic Didehbani

16. Discuss and act on Resolution No. R2025-02-1239 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, MODIFYING THE DESIGNATION OF THE ANIMAL SHELTER LOCATED AT 205 WEST HICKMAN STREET, HUTCHINS, TEXAS 75141 FROM TEMPORARY TO PERMANENT. This item was placed on the agenda by Mayor Vasquez.

Carrie Moody, a resident from W. Palestine St., spoke against small animal enclosures and urged the city to invest in a new animal shelter.

The council discussed cost estimates and compared the costs of renovating the existing facility to costs for a new facility, estimated at seven million dollars. Mayor Vasquez stated that the expense of constructing a new facility for seven million dollars could not be justified by the number of dogs taken in each month. Councilmember Didehbani expressed his concern about having an animal shelter near homes or businesses, citing potential depreciation in property values. He mentioned that the city hall and the old police department should be utilized more effectively. In contrast, Councilmember Campbell emphasized the importance of the city meeting the citizens' immediate needs by providing an animal shelter.

The motion was made by Councilmember Nichols, seconded by Councilmember Campbell to approve Resolution R2025-02-1239. All in favor, the motion passed 4-1.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay: Dominic Didehbani

G. EXECUTIVE SESSION

17. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; specifically, discuss purchase of parkland. Presented by James Quin, City Administrator

Mayor Vasquez convened into Executive Session at 8:14 p.m.

H. RECONVENE INTO REGULAR SESSION

18. Take action, if any, as a result of Executive Session:

Deliberation regarding the approval of a professional services agreement entered into effective this 3rd day of February 2025 ("Effective Date"), by and between North Texas Urban Services, LLC ("NTXUS") and the City of Hutchins, Texas ("City"), acting by and through their respective authorized representatives as NTXUS shall seek to purchase for subsequent conveyance to the City certain properties that are of interest to the City for acquisition and improvement.

The council reconvened into Regular Session at 8:31 p.m. Councilmember Didehbani did not return to the meeting.

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore to approve a professional services agreement entered into effective this 3rd day of February 2025 ("Effective Date"), by and between North Texas Urban Services, LLC ("NTXUS") and the City of Hutchins, Texas ("City"), acting by and through their respective authorized representatives as NTXUS shall seek to purchase for subsequent conveyance to the City certain properties that are of interest to the City for acquisition and improvement. All in favor, the motion passed 4 -0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

I. ITEMS OF COMMUNITY INTEREST

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

J. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Nichols to adjourn the meeting at 8:32 PM. All in favor, the motion passed 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING
HELD ON THE 3rd DAY OF MARCH 2025.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary