



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

**Monday, August 18, 2025 at 5:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, August 18, 2025, at 5:30 PM located at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

Mayor Mario Vasquez
Mayor Pro Tem Steve Nichols
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Demarcus Odom
Councilmember America Rodriguez

A. WORK SESSION

1. 2025-2026 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Director of Finance Maria Joyner presented the proposed 2025-2026 Budget. Ms. Joyner provided a budget overview, an outline of the tax rate record vote, scheduled public hearing dates, and adoption dates.

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation, and Councilmember Elmore led the Pledge of Allegiance.

D. PRESENTATIONS

2. Proclamation in recognition of Atmos Energy.

Mayor Vasquez presented a Proclamation to Kimberly Smith, Manager of Public Affairs at Atmos Energy, in recognition of her efforts in securing a fifty percent cost savings on the installation of a gas service for the new City Hall and the future Recreation Center and Library site.

3. New employee introduction. Presented by: Steve Perry, Police Chief

Chief Perry introduced new police officer Victoria Walker.

4. Recognize Police employees for a job well done. Presented by: Frank Garcia, Lieutenant

Lieutenant Garcia commended the following officers for their commitment to public safety and jobs well done serving the Hutchins Community: Sergeant Tracy Phelps, Sergeant Adrian McCowan, Officer Oreilly, Officer Woodard, and Officer Kennerson.

E. CITIZEN COMMENTS - None

F. PUBLIC HEARINGS

5. A. Conduct a Public Hearing regarding a request for a 4B project at 101 South Interstate 45, Suite 12.

HEDC Executive Director Guy Brown presented the item from Milano's Pizza requesting a grant in the amount of \$15,000 to assist with the cost for improvements to include a vent-a-hood, signage, and a grease trap.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:15 p.m. No one was registered to speak, and the hearing was closed at 6:16 p.m.

C. Discuss and consider Resolution R2025-08-1280 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 12, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Guy Brown HEDC Executive Director

Councilmember Elmore made the motion, seconded by Councilmember Nichols, to approve Resolution R2025-08-1280. All in favor, the motion carried.

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

Voting Nay:

6. A. Conduct a Public Hearing to discuss and consider a request by Robert Sangdahl (Lineage Logistics) representing the property owner Mike Rader (WHL Dallas 45 LLC) for a zoning change from Logistics Port B (LPB) to Port Industrial (PI) for Lot 1 Block A, 67.570 tract of land located in the John R. Fondren Survey, Abstract NO. 461, William Gatlin Survey, Abstract NO. 499 commonly described as 3840 Lancaster Hutchins Road.

Building Official Blake Moore presented the item and answered council questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:18 p.m. No one was registered to speak, and the hearing was closed at 6:19 p.m.

C. Discuss and consider Ordinance NO. 2025-08-1209 for a rezone by Robert Sangdahl of Lineage Logistics, LLC who are the owners of a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No.

201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows: Presented by: Blake Moore

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Ordinance 2025-08-1209. All in favor, the motion carried.

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

Voting Nay:

7. A. Conduct a Public Hearing regarding a request for a Replat located at 1220 Dowdy Ferry Road.

Building Official Blake Moore presented the item requested by Madrona Acquisitions and answered council questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:21 p.m. No one was registered to speak, and the hearing was closed at 6:22 p.m.

C. Discuss and consider a Re-Plat by Madrona Acquisitions LLC who are the owners of a tract of land situated in the Thomas Freeman Survey, Abstract No. 453, City of Hutchins, Dallas County, Texas, and being all of Lots 1A and 2, Block A, Johnson and Johnson Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 20080084554.

Councilmember Nichols made the motion, seconded by Councilmember Odom, to approve the request for a replat. All in favor, the motion carried.

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

Voting Nay:

G. 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.

8. Consideration and Action regarding proposed FY2025-2026 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance

Councilmember Nichols made the motion to move that the City of Hutchins propose to adopt a Fiscal Year 2026 total tax rate of \$0.657000, which is higher than the fiscal year 2026 no new revenue tax rate of \$0.612977, and call for a public hearing: the public hearing to be held on September 15, 2025, at 6:30 p.m. Further, a record vote on the tax rate adoption will be held on September 15, 2025, at 6:30 p.m. All meetings will be held in the Hutchins City Hall Council Chambers at 321 N. Main Street, Hutchins Texas, 75141. The motion was seconded by Councilmember Rodriguez. All in favor, the motion carried.

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

Voting Nay:

Item 9 was postponed until the Star Transit Representative arrived to answer questions.

- 10. Discuss and consider Resolution R2025-08-1282, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Odom made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-08-1282. All in favor, the motion carried.

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

Voting Nay:

- 9. Discuss and consider Resolution R2025-08-1281 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF HUTCHINS AND STAR TRANSIT FOR FISCAL YEAR 2025-2026 AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-08-1281. All in favor, the motion carried.

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

Voting Nay:

- 11. Discuss and consider repealing Ordinance 2025-06-1208 in its entirety. Presented by Steve Perry, Police Chief**

Councilmember Rodriguez made the motion, seconded by Councilmember Campbell, to repeal Ordinance 2025-06-1208. All in favor, the motion carried.

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

Voting Nay:

- 12. Discuss and consider Ordinance 2025-08-1210, AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 2 TITLED "ANIMAL SERVICES" BY ADDING A NEW ARTICLE 2.12 TITLED "ANIMAL SERVICES ADVISORY COMMISSION" TO SET FORTH REQUIREMENTS FOR AN ANIMAL SERVICES ADVISORY COMMISSION; PROVIDING A SEVERABILITY CLAUSE; and providing for an effective DATE. Presented by Steve Perry, Police Chief**

Councilmember Odom made the motion, seconded by Councilmember Elmore, to repeal Ordinance 2025-08-1210. All in favor, the motion carried.

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

Voting Nay:

H. EXECUTIVE SESSION

- 13. 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.**

Mayor Vasquez moved the council into Executive Session at 6:39 p.m.

I. RECONVENE INTO REGULAR SESSION

- 14. 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.

Councilmember Nichols made the motion, seconded by Councilmember Elmore to authorize the City Administrator to take the necessary actions to purchase 2.40 acres of property located at 800 N. Denton Street, Hutchins, Texas described as Tract 2, Parts 6 and 7 and 11 and 14, Kanadys Addition. All in favor, the motion carried 5-0.

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

Voting Nay:

J. ITEMS OF COMMUNITY INTEREST

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

K. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to adjourn the meeting at 7:32 p.m. All in favor, the motion passed.

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING
HELD ON THE 6th DAY OF OCTOBER 2025.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary