



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

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

A Work Session and a Regular Meeting of the Hutchins City Council was held on Monday, August 17, 2026, at 6:00 p.m. at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Road, Hutchins, Texas.

A. WORK SESSION

1. 2026-2027 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Mayor Vasquez opened the Work Session at 6:00 p.m.

Director of Finance Maria Joyner presented the proposed FY 2026-2027 Budget, providing an overview of the funds not previously discussed. She reported a 12.3% increase in taxable property values and presented a proposed tax rate of \$0.62845, compared to the current rate of \$0.65700. The proposed budget includes approximately \$15.4 million in revenues and \$15.2 million in expenditure, with a projected reserve of approximately 318 days. Ms. Joyner reviewed the Debt Service, Hotel/Motel, Water and Sewer, Drainage, Sanitation, 911, Facility Improvement, Street Construction, Utility Construction, Parks, New City Hall, and Library/Recreation Center funds. She noted that adjustments may be necessary for the Water and Sewer and Sanitation funds following anticipated rate increases.

EDC Director Guy Brown presented the proposed FY 2026-2027 Economic Development Corporation (EDC) Budget. He reviewed anticipated sales tax revenue, proposed expenditures, major community projects, and economic development programs. The proposed budget anticipates approximately \$1.6 million in revenues and \$1.2 million in expenditures, with an estimated ending cash balance of \$3.7 million. Major projects and initiatives discussed included transportation improvements, Lancaster-Hutchins Road, Town Square, local business improvement grants, and small business development. Mr. Brown noted that sales tax performance and project timing remain key factors affecting the budget.

The proposed City and EDC budgets will be presented for public hearings and consideration at the September 8, 2026, meeting.

B. 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 Raymond Elmore
Councilmember Brenda Campbell
Councilmember Demarcus Odom
Councilmember America Rodriguez

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Nichols gave the invocation and led the pledge of allegiance.

D. CITIZEN COMMENTS - None.

E. CONSENT AGENDA - All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.

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

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

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

F. PRESENTATIONS

3. STAR Transit presentation. Presented by: STAR Transit

Star Transit Executive Director Kim Britton provided an overview of services available to Hutchins's residents, including demand-response and same-day microtransit services. She reviewed ridership data, approximately 5,700 microtransit trips to date, a 93% on-time rate, and an average wait time of 17 minutes. Ms. Britton also reviewed the proposed FY 2026-2027 budget, including additional funding for approximately 2,000 Uber-assisted trips. She provided updates on Star Transit's use of AI in its call center and participation in a state electric vehicle pilot program. Council expressed support for the services and encouraged residents to take advantage of Star Transit.

G. PUBLIC HEARINGS

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

EDC Director Guy Brown presented the Coastal Crunch Restaurant project, a proposed seafood and fried chicken restaurant to be located at 101 S. IH 45 in the shopping center. The project includes approximately \$127,000 in improvements and equipment, including kitchen equipment, a grease trap, fire suppression system, and walk-in cooler. The EDC Board recommended a \$25,000 economic development grant to assist with the improvements. Council expressed appreciation for the investment and welcomed the new restaurant to Hutchins.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:49.

There were no registered speakers. Mayor Vasquez closed the public hearing at 6:50 p.m.

C. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 6,

**HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Guy Brown HEDC Executive Director.
R2026-08-1352**

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

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

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

- 5. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE PROPOSED SERVICE FEE AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND BRANDSTETTER CARROLL, INC. FOR ARCHITECTURAL DESIGN SERVICES FOR THE PUBLIC WORKS BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution R2026-08-1353**

Councilmember Nichols made a motion seconded by Councilmember Rodriguez to approve the Resolution R2026-08-1353. All in favor, the motion passed.

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

- 6. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL. Presented by Katherine Lindsey, Assistant to the City Administrator
Resolution R2026-08-1354**

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Resolution R2026-08-1354. All in favor, the motion passed.

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

- 7. Discuss and consider a Resolution OF THE CITY COUNCIL AND THE CITY OF HUTCHINS, TEXAS APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND RENÉ BATES AUCTIONEERS, INC. (RBAI) TO CONDUCT ONLINE AUCTIONS OF SURPLUS INVENTORY FOR THE CITY OF HUTCHINS; AND PROVIDING**

**FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator
Resolution R2026-08-1355**

Councilmember Elmore made a motion seconded by Councilmember Rodriguez to approve Resolution R2026-08-1355. All in favor, the motion passed.

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

- 8. Discuss and consider a Resolution OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE, AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Katherine Lindsey, Assistant to the City Administrator
Resolution R2026-08-1356**

Councilmember Nichols made a motion seconded by Councilmember Rodriguez to approve Resolution R2026-08-1355. All in favor, the motion passed.

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

- 9. Discuss and consider appointments to the Atwell Public Library Board. Presented by: Cynthia Olguin, City Secretary**

Councilmember Odom made a motion seconded by Councilmember Campbell to approve the appointments of Skyla Pllum, Angela Robertson and LaFonda Cousin to the Atwell Public Library Board for two-year terms. All in favor, the motion passed.

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

- 10. Discuss and consider appointments to the Hutchins Economic Development Corporation. Presented by: Cynthia Olguin, City Secretary**

Councilmember Elmore made a motion seconded by Councilmember Campbell to approve the appointments of Artis Johnson, Aurora Madrigal, Steve Nichols and Mario Vasquez to the Economic Development Board for two-year terms. All in favor, the motion passed.

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

- 11. Discuss and consider appointments to the Planning and Zoning Commission. Presented by: Cynthia Olguin, City Secretary**

Councilmember Nichols made a motion seconded by Councilmember Odom to approve the appointments of Teronika Gaines and Don Pressler for two-year terms on the Planning and Zoning Commission and moving Cornelius Caldwell from an alternate board position to fill the remainder of regular member expiring in 2027. All in favor, the motion passed.

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

- 12. Discuss and consider appointments to the Parks and Recreation Board. Presented by: Cynthia Olguin, City Secretary**

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve the appointments of Huel Gilliam and Vernon Pllum as regular members and Amber Medina as an alternate member, all for two-year terms. All in favor, the motion passed.

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

13. Discuss and consider appointments to the Zoning Board of Adjustment and Building and Standards Commission. Presented by: Cynthia Olguin, City Secretary

Councilmember Nichols made a motion seconded by Councilmember Elmore to approve the appointments of Garry Jones, Felix Madrigal, and Freddie Chism for two-year terms on the Zoning Board of Adjustment and Building and Standards Commission. All in favor, the motion passed.

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

I. ITEMS OF COMMUNITY INTEREST

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

J. ADJOURN

The meeting adjourned at 7:07 p.m.

PASSED AND APPROVED BY HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 8th DAY OF SEPTEMBER 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary