



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, March 03, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, March 3, 2025, at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the regular meeting to order at 6:30 p.m. and announced a quorum. Councilmember Odom was absent. Mayor Vasquez announced that he was changing the order of the agenda items.

PRESENT

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

ABSENT

Councilmember Demarcus Odom

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

Mayor Vasquez announced that there would be a slight change in the order of the Agenda and Item G.7 would be the first item to discuss and consider.

G. 7. Discuss and consider Ordinance No 2025-03-1206 of the City of Hutchins, Texas, authorizing the Issuance of “City of Hutchins, Texas, General Obligation Bonds, Series 2025; specifying the Terms and Features of said Bond.

Director of Finance Maria Joyner announced that the \$28 million bond will fund the construction of a state-of-the-art Recreation Center and Library.

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Ordinance No. 2025-03-1206. All in favor, the motion passed 4-0.

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

Voting Nay:

C. CITIZEN COMMENTS – None

D. 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.*

**1. Consider approval of the city council meeting minutes for January and February 2025.
Presented by: Cynthia Olguin**

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to approve the consent agenda as presented. All in favor, the motion passed 4-0.

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

E. PRESENTATIONS

2. Annual Reports Presentation. Presented by Steve Perry and Staff, Police Chief

Police Chief Perry presented the annual crime report along with the racial profiling report. The updates included information on Crime Watch Meetings, Citizens on Patrol, and recent developments in Animal Control. Additionally, the Patrol Division provided a comparison of statistics for 2023 and 2024, and updates were provided by the Communications Division and the Criminal Investigation Division.

2. Flock Security presentation on providing video surveillance for the City Parks. Presented by: Mamun Yusuf, Director of Public Works

Director of Public Works, Mamun Yusuf, presented a proposal for five PTZ cameras at a cost of \$18,875. The locations for the cameras include MLK Park, Sunrise Park, two at Campbell Park (one for the pavilion and one for the restrooms), and one at Valley View Park. This item will be presented for action at the next council meeting.

F. PUBLIC HEARINGS

4. A. Conduct a Public Hearing regarding a request for a 4B project at 801 West Palestine Street, Suite 106.

HEDC Executive Director Guy Brown presented the item and answered questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 7:40 p.m. With there being no registered speakers, the public hearing was closed at 7:41 pm.

C. Discuss and consider Resolution R2025-03-1245 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 801 WEST PALESTINE, SUITE 106, 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 Campbell, to approve the Resolution R2025-03-1245. All in favor, the motion passed 4-0.

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

Voting Nay:

5. A. Conduct a Public Hearing regarding a request for a 4B project at and near 301 West Wintergreen.

HEDC Executive Director Guy Brown presented the item and answered questions. EDC will contribute \$400,000. The project must provide deceleration lanes and provide a Certificate of Occupancy to receive the contribution.

B. Open the Public Hearing and receive comments

Mayor Vasquez opened the public hearing at 7:47 p.m. With there being no public comments, the public hearing was closed at 7:48 pm.

C. Discuss and consider Resolution R2025-03-1246 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT AND NEAR 301 WEST WINTERGREEN, 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 Didehbani made the motion, seconded by Councilmember Elmore, to approve the Resolution R2025-03-1246. All in favor, the motion passed 4-0.

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

Voting Nay:

6. A. Conduct a Public Hearing regarding a request for a 4B project at 207 North Main Street.

HEDC Executive Director Guy Brown presented the item and answered questions. The shopping strip was built in the 1940's and is in need of repairs. The owners are requesting assistance with the electricity, ventilation, signage, and cleanup.

B. Open the Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 7:50 p.m. With there being no public comments, the public hearing officially closed at 7:52 PM.

C. Discuss and consider Resolution R2025-03-1247 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 207 MAIN STREET, 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 Nichols made the motion, seconded by Councilmember Didehbani, to approve Resolution R2025-03-1247. All in favor, the motion passed 4-0.

Voting Yea: Brenda Campbell, Steve Nichols, Raymond Elmore, Dominic Didehbani
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. Discuss and consider Resolution R2025-03-1248 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING CONTINUED MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-03-1248. All in favor, the motion passed 4-0.

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

- 9. Discuss and consider Resolution R2025-03-1249 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH KIMLEY-HORN, INC. FOR JJ LEMMON ROAD WIDENING. Presented by: Mamun Yusuf, Director of Public Works**

Councilmember Elmore made the motion, seconded by Councilmember Didehbani, to approve Resolution R2025-03-1249. All in favor, the motion passed 4-0.

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

- 10. Discuss and consider Resolution R2025-03-1250 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE TERMS AND CONDITIONS OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF HUTCHINS AND MODIFIED LOGIC, INC., FOR LASERFICHE SELF-HOSTED SUBSCRIPTION IMPLEMENTATION. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Nichols made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-03-1250. All in favor, the motion passed 4-0.

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

- 11. Discuss and consider Resolution R2025-03-1251 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CHIEF OF POLICE TO APPLY FOR GRANT FUNDING TO FUND IN WHOLE OR IN PART A NEW RECORDS MANAGEMENT SYSTEM, FROM THE OFFICE OF THE GOVERNOR (OOG) CRIMINAL JUSTICE DIVISION (CJD) FOR THE FY 2025/2026 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM. Presented by: Steve Perry, Police Chief**

Councilmember Nichols made the motion, seconded by Councilmember Didehbani, to approve Resolution R2025-03-1251. All in favor, the motion passed 4-0.

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

Voting Nay:

H. EXECUTIVE SESSION

- 12. Pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, §551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: 1) Project Visitation. Presented by: Guy Brown HEDC Executive Director**

Mayor Vasquez convened into Executive Session at 8:33 p.m.

I. RECONVENE INTO REGULAR SESSION

- 13. Take action, if any, as a result of Executive Session:**

- a. Deliberation regarding economic development negotiations. 1) Project Visitation**

Mayor Vasquez reconvened into Regular Session at 8:35 p.m.

Motion made by Councilmember Nichols, seconded by Councilmember Didehbani, to authorize the City Administrator to negotiate and execute final Chapter 380 Documents with Project Visitation for property located at 301 West Wintergreen. All in favor, the motion passed 4-0.

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

Voting Nay: 0

J. ITEMS OF COMMUNITY INTEREST

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

K. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Nichols, to adjourn the meeting at 8:38 PM. All in favor, the motion passed 4-0.

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

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