



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
MINUTES**

**Monday, September 16, 2024 at 5:30 PM  
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, September 16, 2024 at 5:30 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 meeting to order at 5:30 p.m. and announced a quorum.

**PRESENT**

Mario Vasquez  
Steve Nichols  
Brenda Campbell  
Raymond Elmore  
Dominic Didehbani  
Demarcus Odom

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilmember Campbell gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

**C. CITIZEN COMMENTS - None**

**D. PRESENTATIONS**

**1. Library Update Presented by Olivia Daniels**

Librarian Olivia Daniels presented the accomplishments and programs of the Atwell Public Library. Councilmembers thanked and commended Ms. Daniels and staff for their hard work and accomplishments.

**E. PUBLIC HEARINGS**

**2. Conduct a Public Hearing regarding the requested SUP for the installation and operation of a commercial antenna facility in the (LI) Light Industrial District, located on property described as 83.3691 Acres in the U Wurthrick Abst 1518 Page 030 TR 1.1 more particularly described as 1005 IH-20 Presented by: Tim Rawlings**

The item was presented by Building Official Tim Rawlings.

**2A Open Public Hearing and receive comments.**

Mayor Vasquez opened the public hearing at 5:50 p.m.

Bryan Sullivan, Crafton Communications representing the applicant clarified that this is not a new tower, but a replacement to the existing tower. There are no residential communities in the vicinity and the tower is regulated by the FAA and FCC.

With there being no public comments, Mayor Vasquez closed the public hearing at 5:52 p.m.

**2B Consider approval of Ordinance 2024-09-1195 for an SUP of the property addressed as 1005 IH-20.**

Motion made by Councilmember Elmore and seconded by Mayor Pro Tem Nichols to approve Ordinance 2024-09-1198. All in favor, the motion passed.

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

Voting Nay: 0

3. **Conduct a public hearing regarding an amended site plan to allow the construction of an awning in front of the existing building located at property described as, Being part of the THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, and being a part of a 5.9 acre tract conveyed by C. W. Graupner to N. W. Harris and wife, Billie I. Harris, by Deed dated May 7, 1946, filed for record May 14, 1946, in the Deed Records of Dallas County, Texas, and being more particularly described as 210 S. I-45. Presented by: Tim Rawlings**

The item was presented by Building Official Tim Rawlings.

**3A Open Public Hearing and receive comments.**

Mayor Vasquez opened the public hearing at 5:57 p.m.

Antonio Videl, H&H Collision answered council questions regarding the material.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:00 p.m.

**3B Consider approval of a site plan approval for the property addressed 210 S I-45.**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Didehbani to approve the amended site plan request at 210 S. I-45. All in favor, the motion passed.

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

Voting Nay: 0

4. **Conduct a Public Hearing to Consider FY2024-2025 Hutchins Economic Development Capital Improvement Program. Presented by Guy Brown, HEDC Executive Director**

HEDC Executive Director Guy Brown presented the proposed summary of projects, contributions and expenses.

**4A. Open Public Hearing and Receive Comment.**

Mayor Vasquez opened the public hearing at 6:06 p.m.

James Spence, Hutchins's resident, asked about the new library and the planned use of the old library building.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:10 p.m.

**4B. Discuss and consider Resolution R2024-09-1211 OF THE HUTCHINS CITY COUNCIL APPROVING A HUTCHINS ECONOMIC DEVELOPMENT CORPORATION ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENTS PROGRAM.**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve Resolution R2024-09-1211. All in favor, the motion passed.

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

Voting Nay: 0

**5. Conduct a Public Hearing to consider FY2024-2025 Hutchins Economic Development Corporation Proposed Budget. Presented by Guy Brown, HEDC Executive Director**

HEDC Executive Director Guy Brown presented the proposed budget.

**5A. Open Public Hearing and Receive Comments**

Mayor Vasquez opened the public hearing at 6:20 p.m.

James Spence, Hutchins's resident, asked about the new recreation center.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:22 p.m.

**5B. Discuss and consider Ordinance 2024-09-1196 OF THE CITY OF HUTCHINS, TEXAS MAKING APPROPRIATIONS FOR THE BETTERMENT OF THE CITY OF HUTCHINS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; APPROPRIATING MONEY TO AN ECONOMIC DEVELOPMENT FUND FOR IMPROVEMENTS AND ENRICHMENTS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF HUTCHINS ECONOMIC DEVELOPMENT CORPORATION FOR THE 2024-2025 FISCAL YEAR.**

Motion made by Councilmember Odom and seconded by Councilmember Elmore to approve Ordinance 2024-09-1196. All in favor, the motion passed.

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

Voting Nay: 0

**6. Conduct a Public Hearing to consider Fiscal Year 2024-2025 City of Hutchins Proposed Budget.**

Director of Finance Maria Joyner presented the proposed budget and answered questions. Director of Human Resources Karen Steward provided a breakdown of the funding for the proposed personnel requisitions presented at the previous meeting. City Administrator Quin emphasized that there were not sufficient funds to fund all six (6) staffing requests and recommended approval of the Court Clerk and Administrative Assistant for Public Works. After discussion, the council agreed to fund Animal Services Officer, Municipal Court Clerk and Administrative Assistant. Councilmember Odom recommended a mid-term review for the Assistant City Secretary Position.

## **6A. Open Public Hearing and Receive Comments**

Mayor Vasquez opened the public hearing at 6:51 p.m.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:56 p.m.

**6B Discuss and consider Ordinance 2024-09-1197 OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 01, 2024, THROUGH SEPTEMBER 30, 2025; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET. Presented by: Maria Joyner, Director of Finance**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Ordinance 2024-09-1197 to include Animal Services Officer, Municipal Court Clerk and Administrative Assistant in Public Works. All in favor, the motion passed.

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

Voting Nay: 0

## **7. Conduct a Public Hearing to consider Fiscal Year 2024-25 Tax Rate**

Director of Finance Maria Joyner presented the proposed budget and answered questions.

### **7A: Open Public Hearing and Receive Comments**

Mayor Vasquez opened the public hearing at 6:59 p.m.

With there being no public comments, Mayor Vasquez closed the public hearing at 6:59 p.m.

**7B: Discuss and consider Ordinance 2024-09-1198 OF THE CITY OF HUTCHINS, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2024-2025, AT A RATE OF \$0.630082 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2024, TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance**

Motion made by Mayor Pro Tem Nichols that the property tax rate be increase by the adoption of a tax rate of \$.630082, which effectively a 11.92 percent increase in the tax rate and, therefore, I further move that Ordinance No. 2024-09-1198 be approved on first reading. All in favor, the motion passed.

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

Voting Nay: 0

**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.*

**8. BrandEra - rebranding presentation Presented by Beth Owens**

Beth Owens, BrandEra Inc., and staff gave a presentation on the proposed logos and color palette for the city's rebranding project. Ms. Owens explained that the color and ideas were based on suggestions from the focus group that was appointed by council. Mayor Vasquez asked how many people were surveyed and the age group. Director of Community Development and Parks Program Wanda Randle informed council that the group was diverse, and input was received from members of the community, city council, and staff. Council opposed the color palette presented and asked for more vibrant and stronger colors.

Mayor Vasquez opened the discussion to the public and accepted comments and open discussion from those in attendance.

Ms. Owens will revisit the project with her team and include a stronger color palette with a Texas feel.

**9. Discuss and consider Resolution No.R2024-09-1212 APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 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**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Didehbani to approve Resolution R2023-09-1212. All in favor, the motion passed.

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

Voting Nay: 0

**10. Discuss and consider Resolution R2024-09-1213 of the Hutchins City Council Nominating Candidates for Election to the Board of Directors of Dallas Central Appraisal District. Presented by Cynthia Olguin**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Resolution R2023-09-1213 nominating Demarcus Odom. All in favor, the motion passed.

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

Voting Nay: 0

**11. Discuss and consider Ordinance 2024-09-1199 OF THE CITY OF HUTCHINS, TEXAS, TO PROVIDE A RATE MODIFICATION FOR SOLID WASTE COLLECTION IN ACCORDANCE WITH THE MUNICIPAL SOLID WASTE COLLECTION AND DISPOSAL CONTRACT BY AND BETWEEN THE CITY OF HUTCHINS, TEXAS AND REPUBLIC WASTE SERVICES OF TEXAS, LTD.; AND PROVIDING AN EFFECTIVE DATE OF OCTOBER 1, 2024. Presented by: Maria Joyner, Director of Finance**

Leigh Ferguson, representing Republic Services, stated that the services contract includes a rate adjustment clause that helps cover the cost of labor, wages and benefits, fuel and disposal, based on the CPI.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Ordinance 2024-09-1199. All in favor, the motion passed.

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

Voting Nay: 0

**12. Discuss and consider authorizing the City Administrator to negotiate and enter into an agreement with Lovepuppy2 Pet Sitting LLC and an Agreement with Tri Cities Animal Shelter for animal shelter services (Presented by: Steve Perry Police Chief)**

Police Chief Perry is presenting an alternative plan for animal services sheltering until the renovations at 205 Hickman are completed. He outlined the requirements and responsibilities of the city and the pet owners and explained the adoption fees. Tri Cities Animal Shelter is offering services until January 1 and will not take in more than ten (10) animals a month. LovePuppy2 Pet Sitting LLC will be a backup facility.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to approve authorize the City Administrator to negotiate and approve both agreements. All in favor, the motion passed.

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

Voting Nay: 0

**13. Consider action to ratify the property tax increase as reflected in the FY 2024-2025 City of Hutchins Budget. Presented by: Maria Joyner, Director of Finance**

Motion made by Councilmember Elmore and seconded by Councilmember Campbell ratify the property tax increase as reflected in the FY2024-2025 budget. All in favor, the motion passed.

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

Voting Nay: 0

**G. EXECUTIVE SESSION**

**14. 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. Potential property sites for the Recreation Center and Library**

Mayor Vasquez moved into Executive Session at 8:06 p.m.

**H. RECONVENE INTO REGULAR SESSION**

**15. Action, if any, as a result of Executive Session: Potential property sites for the Recreation Center and Library**

Mayor Vasquez convened into open session at 8:21 p.m. and announced no action taken as a result of Executive Session.

**I. ITEMS OF COMMUNITY INTEREST**

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

**J. ADJOURN**

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 8:22 PM. All in favor, the motion carried.

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

Voting Nay: 0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 7th DAY OF OCTOBER 2024.**

APPROVED:

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Mario Vasquez, Mayor

ATTEST:

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Cynthia Olguin, City Secretary