

**CERTIFICATE FOR ORDINANCE**  
No. 2024-08-1194

STATE OF TEXAS           §  
COUNTY OF DALLAS       §  
CITY OF HUTCHINS       §

We, the undersigned officers of the City of Hutchins, Texas (the “City”), hereby certify as follows:

1.       The City Council of the City convened in a regular meeting on August 12, 2024, at the regular meeting place thereof, within the City, and the roll was called of the duly constituted officers and members of the City Council, to wit:

2.       The following individuals are the duly elected and qualified Mayor and City Council:

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

and all of such persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

**AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN  
THE CITY OF HUTCHINS, TEXAS; MAKING PROVISIONS FOR THE  
CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND  
CONTAINING OTHER PROVISIONS RELATED THERETO**

(the “Ordinance”) was duly introduced for the consideration of the City Council and read in full. It was then duly moved and seconded that the Ordinance be adopted; and, after due discussion, such motion, carrying with it the adoption of the Ordinance, prevailed and carried by the following vote:

AYES:       \_\_\_\_\_       NAYS:       \_\_\_\_\_       ABSTENTIONS:       \_\_\_\_\_

3.       That a true, full and correct copy of the Ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Ordinance has been duly recorded in the City Council’s minutes of such meeting; that the above and foregoing

paragraph is a true, full and correct excerpt from the City Council's minutes of such meeting pertaining to the adoption of the Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the Ordinance would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

SIGNED this August 12, 2024.

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City Secretary  
City of Hutchins, Texas

(City Seal)

**AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN  
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STATE OF TEXAS                               §  
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CITY OF HUTCHINS                       §

WHEREAS, the City Council (the “*City Council*”) of the City of Hutchins, Texas (the “*City*”), located in the County of Dallas, Texas (the “*County*”), hereby finds and determines that an election should be held to determine whether the City Council shall be authorized to issue general obligation bonds of the City in the amount and for the purposes hereinafter identified (the “*Election*”); and

WHEREAS, the City will enter into one or more Election Agreements (collectively, the “*Election Agreement*”) with Dallas County, Texas (the “*County*”), by and through the county elections officer (the “*Administrator*”), and possibly other political subdivisions, in accordance with the laws of the State of Texas (the “*State*”) and applicable federal law; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended. Now, therefore:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS,  
TEXAS:**

Section 1. Findings. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. Election Ordered; Date; Propositions. An election (the “*Election*”) shall be held for and within the City on Tuesday, November 5, 2024 (“*Election Day*”), in accordance with the Texas Election Code (the “*Code*”). At the Election, the following propositions (the “*Propositions*”) shall be submitted to the qualified voters of the City in accordance with law:

**CITY OF HUTCHINS, TEXAS - PROPOSITION A**

Shall the City Council of the City of Hutchins, Texas be authorized to issue general obligation bonds of the City in the principal amount of \$28,000,000 for permanent public improvements and public purposes, to wit: 1) purchasing, acquiring, constructing, repairing, improving facilities and equipment for recreation and a library purposes and 2) all matters necessary or incident related thereto; such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance or sale

of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

Section 3. Official Ballots. The official ballots for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote “FOR” or “AGAINST” the aforesaid Propositions which shall be set forth on the ballots substantially in the following form:

**CITY OF HUTCHINS, TEXAS - PROPOSITION A**

[ ] FOR	)	The issuance of general obligation bonds in the amount of
	)	\$28,000,000 for recreation and library purposes and all
	)	matters necessary or incident related thereto and the
[ ] AGAINST	)	imposition of taxes sufficient to pay the principal of and
	)	interest on the bonds.

Section 4. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. Election Precincts, Voting Locations and Voting Hours on Election Day. The election precincts for the Election shall consist of the territory within the boundaries of the City situated within one or more County election precincts, which bear the precinct numbers set forth in **Exhibit A** attached hereto and incorporated herein. The Election Day polling places shall be as shown in **Exhibit A** to this Ordinance and the polls shall be open from 7:00 a.m. to 7:00 p.m. on Election Day. **Exhibit A** shall be modified to reflect any alterations or changes in or additions to polling places required to conform to the Code and as directed by the Administrator.

Section 6. Early Voting Locations, Dates and Times. Early voting by personal appearance for all election precincts shall be held at the locations, at the times and on the days set forth in **Exhibit B**, or at such other locations as hereafter may be designated by the Administrator. **Exhibit B** shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. The Administrator’s contact information/delivery addresses for applications for ballots to be voted by mail and other matters related to the Election is as follows:

Heider Garcia  
Elections Administrator  
1520 Round Table Drive  
Dallas, TX 75247  
E-mail: [dallascountyvotes@dallascounty.org](mailto:dallascountyvotes@dallascounty.org)  
Fax: (214) 819-6301  
Phone: (469) 627-8683  
Website Address: <https://www.dallascountyvotes.org/about-us/>

Section 7. Appointment of Election Officers. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed and the polling places may be combined for some precincts, pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes the Mayor, City Secretary and/or their designees (collectively, the “*Authorized Representatives*”) to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code.

Section 8. Notice of Election. Notice of the Election shall be given in the manner required by the Code and other applicable law. The City’s website may be accessed at the following address: <https://www.cityofhutchins.org/>. To the extent required by law, notice of the Election shall include such address.

A voter information document for each Proposition in the form attached hereto as **Exhibit C** is hereby approved, together with such revisions as may be approved by the Mayor, the City Secretary or their designee(s) and shall be posted and provided in accordance with law.

Section 9. Multilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in English, Spanish, and Vietnamese in compliance with the Federal Voting Rights Act of 1965, as amended, and persons capable of acting as translators in English, Spanish, and Vietnamese shall be made available to assist Spanish- and Vietnamese-speaking voters in understanding and participating in the election process.

Section 10. Conduct of Election. The Election shall be conducted by election officers, including the precinct judges and alternate judges or clerks appointed by the Administrator or the Authorized Representatives, in accordance with the Code and the Constitution and laws of the State of Texas and the United States of America. The Administrator shall be responsible for establishing the central counting station for the ballots cast in the Election and appointing the personnel necessary for such station.

Section 11. Necessary Actions. The Authorized Representatives and City Council, in consultation with the City’s attorney and bond counsel, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009 of the Code: (i) the proposition language that will appear on the ballot is set forth in Section 3 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 2 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 2 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, within the limits prescribed by law, to pay the principal of and interest on the bonds may be imposed, as set forth in Section 2 of this Ordinance, (v) bonds authorized

pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the City Council, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the City's debt obligations is \$46,952,000, and the aggregate amount of outstanding interest on the City's debt obligations is \$20,898,240 and (vii) the City's ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.15026 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.55%. Such estimated maximum interest rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009 of the Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Propositions submitted by this Ordinance.

Section 13. Severability. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

Section 14. Effective Date. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

*[Signature page follows.]*

PASSED AND APPROVED on August 12, 2024.

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Mayor  
City of Hutchins, Texas

ATTEST:

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City Secretary  
City of Hutchins, Texas

(SEAL)

**EXHIBIT A**

**ELECTION DAY POLLING LOCATIONS  
(Between the hours of 7:00 a.m. and 7:00 p.m.)**

[to come]





**EXHIBIT B**

**EARLY VOTING POLLING LOCATIONS AND TIMES**

[to come]



## EXHIBIT C

### VOTER INFORMATION DOCUMENT

#### CITY OF HUTCHINS, TEXAS - PROPOSITION A

- [ ] FOR ) The issuance of general obligation bonds in the amount of  
) \$28,000,000 for recreation and library purposes and all  
) matters necessary or incident related thereto and the  
[ ] AGAINST ) imposition of taxes sufficient to pay the principal of and  
) interest on the bonds.

1. Principal of the debt obligations to be authorized	<b>\$28,000,000</b>
2. Estimated interest for the debt obligations to be authorized	<b>\$17,413,491</b>
3. Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	<b>\$45,413,491</b>
4. Principal of all outstanding debt obligations of the City*	<b>\$46,952,000</b>
5. Estimated remaining interest on all outstanding debt obligations of the City*	<b>\$20,898,240</b>
6. Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*	<b>\$67,850,340</b>
7. Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	<b>\$0</b>
8. Other information that the City considers relevant or necessary to explain the foregoing information	<b>See major assumptions listed below.</b>

\* As of the date of adoption of the City's Bond Election Ordinance.

#### **Major assumptions for statements above, including statement 7:**

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations: **25 years; final maturity 2/15/2050.**

(2) Assumed changes in estimated future appraised values within the City: **assumes annual growth of City' taxable assessed valuation at a rate of 16.21% in years 2026 through 2027, 5.07% in years 2028 through 2031, and with 0.00% grown in each year thereafter.**

(3) Assumed interest rate on the debt obligations to be issued: The assumed interest rate on the debt obligations projected to be issued from this authorization is **4.55%.**

(4) Assumes that the City will not grant any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for Proposition A submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Hutchins, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "*Bond Election Ordinance*"). The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City to issue bonds in accordance with Proposition A submitted by the City's Bond Election Ordinance.