MINUTES
HUTCHINS CITY COUNCIL
AUGUST 3, 2020
BUDGET WORKSHOP – 6:00 P.M.
REGULAR MEETING – 6:30 P.M.
VIA TELEPHONE AND VIDEO CONFERENCE

The City Council of the City of Hutchins met by telephone and video conference on August 3, 2020 with a Budget Workshop beginning at 6:00 p.m. and the Regular Council meeting beginning at 6:30 p.m.

WORK SESSION

1. FY2020-2021 Budget Workshop

Finance Director Patricia Salazar provided the annual budget presentation and outlined the Fiscal year 2021 Goals, the various funds, expenditures and revenue sources, and property tax revenues. Council discussed the property tax protests, and the over 65 exemptions. City Administrator Lewis explained how the over 65 exemption if factored in when property owners receive their tax statement. Ms. Lewis also explained the assessments and increases, disputes and the amount of total dollars in protest for commercial and residential properties.

2. Adjourn Work Session

Mayor Vasquez adjourned the Work Session at 6:43 p.m.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting to order at 6:44 p.m.

1. Roll Call: Councilmembers in attendance via videoconference: Mayor Pro Tem Elmore, Councilmember Hollis, Councilmember Odom, Councilmember Chism, Councilmember Nichols.

2. Invocation: Councilmember Nichols gave the invocation.
3. **Pledge of Allegiance:** Mayor Vasquez led the Pledge of Allegiance.

**B. CITIZEN COMMENTS –**

None

**C. PRESENTATIONS**

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 approving the following City Council Meeting Minutes:**
   - July 6, 2020 – Regular City Council Meeting
   - July 20, 2020 – Regular City Council Meeting


   Councilmember Nichols made a motion seconded by Councilmember Odom to approve the consent agenda as presented. All in favor, the motion carried 5 – 0.

**E. PUBLIC HEARINGS**

None

**F. REGULAR AGENDA**

1. **Discuss and consider Resolution R2020-0865 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A COMMUNICATIONS FACILITIES LICENSE AGREEMENT WITH SKYBEAM, LLC (DBA RISE BROADBAND) IN ORDER FOR SKYBEAM, LLC TO INSTALL, OPERATE AND MAINTAIN COMMUNICATIONS EQUIPMENT ON TOP OF AND INSIDE OF THE CITY OF HUTCHINS’ LANCASTER-HUTCHINS ROAD ELEVATED STORAGE TANK FOR AN INITIAL TERM OF TWO (2) YEARS WITH THE OPTION TO RENEW FOR ONE (1) ADDITIONAL TWO (2) YEAR TERM; AND PROVIDING FOR AN EFFECTIVE DATE.**

   Presented by Charles Brewer, Public Works Director

   Councilmember Hollis made a motion seconded by Councilmember Odom to approve Resolution R2020-0865. All in favor, the motion carried 5 – 0.
2. Discuss and consider Resolution R2020-0866 OF THE CITY OF HUTCHINS, TEXAS ORDERING A GENERAL ELECTION TO BE HELD ON THE 3RD DAY OF NOVEMBER, 2020 IN THE CITY OF HUTCHINS FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) CITY COUNCIL MEMBERS AT LARGE, DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIONS DEPARTMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
   Presented by Cynthia Olguin, City Secretary

Councilmember Nichols made a motion seconded by Mayor Pro Tem Elmore to approve Resolution R2020-0866. All in favor, the motion carried 5 – 0.

3. Discuss and consider rescinding appointments to the Building and Standards Commission.
   Presented by Cynthia Olguin, City Secretary

Councilmember Nichols made a motion seconded by Mayor Pro Tem Elmore to approve Resolution R2020-0866. All in favor, the motion carried 5 – 0.

4. Discuss the Estimated Certified Property Tax Values for 2020.
   Presented by Patricia Salazar, Finance Director

Finance Director Patricia Salazar presented the estimated certified property tax values for 2020 and answered questions from council.

5. Discuss a Proposed Property Tax Rate for 2020-2021.
   Presented by Patricia Salazar, Finance Director

Finance Director Patricia Salazar presented the proposed property tax rate for 2020-2021 and answered questions from council.

6. Discuss FY2021 Infrastructure Improvement Plan.
   Presented by Trudy Lewis, City Administrator and Charles Brewer, Public Works Director

City Administrator Lewis provided a presentation outlining the proposed list of projects included in the FY2021 Infrastructure Improvement Plan. The outline included the following projects: Proposed street projects; proposed drainage, water and sewer projects; pro’s and con’s for Chapman Pump Station generator; proposed parks projects; proposed facility improvement projects; senior center flooring; city hall; and proposed projects with new debt.

Council discussed streets and sidewalk rehabilitation projects including a lengthy discussion regarding Denton Drive. City Administrator recommended council approve $225,000 in FY2021 for sidewalks and schedule a council workshop to determine and provide staff with direction on which streets to include.
Council discussed the propose amount revised from $500,000 to $200,000. Public Works Director Brewer provided information for the pro’s and con’s of leasing a generator including cost, availability in the event of an emergency, maintenance and storage for a purchased generator.

Council discussed the cost to design a new city hall, timing and delaying the project, issues with the current city hall and suggestions to remodel current city hall, and debt service for financing the project.

7. Discuss and consider Resolution R2020-0867 OF THE CITY OF HUTCHINS, TEXAS APPROVING A PLAN OF FINANCE FOR THE ISSUANCE OF TAX NOTES, AUTHORIZING APPROPRIATE PERSONNEL AND CONSULTANTS TO PROCEED WITH ARRANGEMENTS AND THE PREPARATION OF DOCUMENTS FOR THE ISSUANCE AND SALE OF TAX NOTES AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.
   Presented by Hilltop Securities

Jim Sabonis, Hilltop Securities, presented a plan of finance for preliminary tax notes. Council raised questions regarding current and future interest rates, estimate growth, tax rate increases, and potential for decrease in tax revenues. Mr. Sabonis stressed that staff worked to conservatively plan so that a decline in tax revenue would not impact debt, and the plan presented can absorb up to a 20% drop in value without the need to extend the tax rate to fund the debt. All debt is short term through 2030 and the city’s position to absorb a worst-case scenario.

Councilmember Hollis made the motion seconded by Councilmember Odom to approve Resolution R2020-0867. The motion carried 4 – 1.

Voting in Favor: Councilmember Hollis, Councilmember Odom, Mayor Pro Tem Elmore and Councilmember Chism.

Voting Against: Councilmember Nichols

G. ITEMS OF COMMUNITY INTEREST

City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT

Mayor Pro Tem Elmore made a motion seconded by Councilmember Hollis to adjourn the meeting at 8:31 p.m. All in favor, the motion carried unanimously 5 – 0.
PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON SEPTEMBER 8, 2020.

APPROVED:

[Signature]

Mario Vasquez, Mayor

ATTEST:

[Signature]

Cynthia Olguin, City Secretary