



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

**Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141**

MINUTES

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, September 20, 2021 - 6:30 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas**

A Regular Meeting of the Hutchins City Council was held on Monday, September 20, 2021, at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

REGULAR SESSION

- A. CALL TO ORDER:** *The Mayor will call the meeting order and declare a quorum.*
- 1. Roll Call** Members present were Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, and Councilmember Campbell.
 - 2. Invocation:** Mr. James Spence gave the invocation
 - 3. Pledge of Allegiance:** Mayor Pro Tem Elmore led the Pledge of Allegiance
- B. CITIZEN COMMENTS - None**
- C. PRESENTATIONS**
- 1. August Financial Report**
Presented by: Tan Beatty, Finance Director

Finance Director Beatty presented the August financial report.
- D. CONSENT AGENDA - None**
- E. PUBLIC HEARINGS**
- 1. Conduct Public Hearing to consider FY2021-2022 Hutchins Economic Development Corporation Proposed Budget**
Presented by: Guy Brown, EDC Director

HEDC Director Brown presented the proposed FY2021-22 HEDC budget and received feedback from the city council. Councilmember Odom asked about interest earning accounts. Mayor Vasquez asked if future reports could break down the interest earned.

Mayor Vasquez opened the public hearing at 6:54 p.m. With there being no public comments, the public hearing was closed at 6:55.p.m.

2. Conduct Public Hearing to consider FY2021-2022 Economic Development CIP.Presented by: Guy Brown, EDC Director

HEDC Director Brown presented the proposed FY2021-22 Economic Development CIP and received feedback from the city council regarding clarification on current and upcoming projects.

Mayor Vasquez opened the public hearing at 7:00 p.m. With there being no public comments, the public hearing was closed at 7:01.p.m.

3. Conduct Public Hearing to consider FY2021-2022 Tax Rate. Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented the proposed FY2021-22 Tax Rate and received feedback from the city council regarding options to lower the current tax rate, clarification on a higher tax rate that would enable the city to complete more projects, clarification regarding business value vs new construction.

Mayor Vasquez opened the public hearing at 7:17 p.m.

Don Pressler, 403 W. Hickman, asked about owner occupied tax rebates.

The public hearing was closed at 7:23 p.m.

Mayor Vasquez asked staff to advertise the over 65 exemption for residents.

4. Conduct Public Hearing to consider FY2021-2022 Budget. Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented the proposed FY2021-22 Budget and received feedback from the city council regarding repairs to Skyline Dr, and options to recover cost from Lennar to repair the deteriorated streets they repaired.

Mayor Vasquez opened the public hearing at 7:54 p.m. The public hearing was closed at 8:00 p.m.

F. REGULAR AGENDA

**1. Discuss and consider Resolution R2021-0962 approving the Economic Development Corporation CIP for FY2021-2022.
Presented by: Guy Brown, EDC Director**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0962. All in favor, the motion carried 5-0.

2. **Discuss and consider Ordinance 2021-1135 OF THE CITY OF HUTCHINS, TEXAS MAKING APPROPRIATIONS FOR THE BETTERMENT OF THE CITY OF HUTCHINS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; 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 2021-2022 FISCAL YEAR.**

Presented by: Guy Brown, EDC Director

Councilmember Odom made the motion seconded by Councilmember Campbell to approve Ordinance 2021-1135. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2021-0963 of the CITY COUNCIL OF THE City of HUTCHINS, TEXAS ADOPTING CITY FINANCIAL POLICIES; AND ESTABLISHING AN EFFECTIVE DATE.**

Presented by: Tan Beatty, Finance Director

Finance Director Beatty presented the Financial Policies and explained the policy must be reviewed by the city council annually during the budget process.

Mayor Pro Tem Elmore made the motion seconded by Councilmember Odom to approve Resolution R2021-0963. All in favor, the motion carried 5-0.

4. **Discuss and consider Ordinance 2021-1136 AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 01, 2021, THROUGH SEPTEMBER 30, 2022; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; PROVIDING FOR INTER-FUND TRANSFER; PROVIDING FOR RECORDING OF THE ORDINANCE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented the budget ordinance and pointed out a correction to page 2, section 3, item 3, should read 2021-2022.

Councilmember Didehbani made the motion seconded by Councilmember Campbell to approve Ordinance 2021-1136. All in favor, the motion carried 5-0.

5. **Discuss and consider Ordinance 2021-1137 OF THE CITY OF HUTCHINS, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2021-2021, AT A RATE OF \$0.682459 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2021, 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: Trudy Lewis, City Administrator

City Administrator Lewis presented the ad valorem ordinance and explained the three step motions as required by state law.

Councilmember Nichols moved to approved Ordinance 2021-1137 adopting a tax rate of \$0.682459 as presented by City Administrator Trudy Lewis. Councilmember Campbell seconded the motion. All in favor, the motion carried unanimously 5-0.

Councilmember Nichols moved that the property tax rate be increased by the adoption of a tax rate of \$.0682459, which is effectively a 3.54 percent increase in the tax rate. Mayor Pro Tem Elmore seconded the motion. All in favor, the motion carried unanimously 5-0.

Councilmember Nichols moved to ratify a property tax revenue increase as reflected in the Fy2021-2022 Annual Operating Budget when compared to the FY2020-2021 Annual Operating Budget; this budget will raise more total property taxes than last year's budget by \$335,064 which is a 7.11% increase from last year's budget and, of that amount, \$183,069 is tax revenue to be raised from new property added to the tax roll this year. Councilmember Odom seconded the motion. All in favor, the motion carried 5-0.

6. **Discuss and consider Resolution R2021-0964; APPROVING THE CITY OF HUTCHINS' PARTICIPATION IN DALLAS COUNTY'S 2022 STREET STRIPING PROGRAM; ESTABLISHING WHICH STREETS ARE TO BE SUBMITTED TO DALLAS COUNTY FOR CONSIDERATION; AUTHORIZING THE CITY ADMINISTRATOR OR HER DESIGNEE TO SUBMIT TO DALLAS COUNTY THE CITY'S LIST OF RECOMMENDED STREETS FOR STRIPING CONSIDERATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the item. Council expressed their concern with the quality of paint of the short-term life of the current paint product being used.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0964. All in favor, the motion carried 5-0.

G. EXECUTIVE SESSION

1. **Pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in § 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: PROJECT PHOTON DISTRIBUTION CENTER.

Presented by: Guy Brown, EDC Director

Mayor Vasquez moved into Executive Session at 8:34 p.m.

H. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

Mayor Vasquez reconvened into Regular Session at 9:27 p.m. No action was taken.

I. ITEMS OF COMMUNITY INTEREST

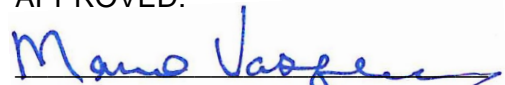
City Secretary Olguin read the items of community interest.

J. ADJOURNMENT

Mayor Pro Tem Elmore made the motion seconded by Councilmember Nichols to adjourn the meeting at 9:31 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON OCTOBER 4, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

