



Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
www.cityofhutchins.org

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

MINUTES

**CITY OF HUTCHINS
CITY COUNCIL MEETING
Monday, August 16, 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, August 16, 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 were 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, Councilmember Campbell.
- 2. Invocation:** Councilmember Nichols gave the invocation
- 3. Pledge of Allegiance:** Mayor Pro Tem led the Pledge of Allegiance

B. CITIZEN COMMENTS:

Felix Madrigal, 1527 Trout Road, spoke concerning council meeting decorum, conduct and behavior.

C. PRESENTATIONS

- 1. FY 2021-2022 Proposed Budget**
Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented a summary of the proposed FY2021-2022 Budget. Items of discussion included new property tax legislation, property tax comparison, the proposed property tax that remains unchanged; personnel, personnel benefits including premium pay in accordance with the American Rescue Plan Act, a proposed amendment to the Texas Municipal Retirement System, and a proposed Cost of Living increase for employees. Revenue projections were explained along with the revenue received from the American Rescue Plan Act. A summary of expenditures was presented and explained, including property tax abatements; General Fund expenditures by department;

revenues vs expenditures reporting; and Capital Improvement Project highlights were presented. The Water and Sewer Fund overview was discussed along with Tax Increment Financing District (Fund 24) financial overview.

Mayor and council members raised questions regarding sufficient funds for code enforcement abatements, Campbell Park lighting, and other park improvements that can be made now to the playgrounds, gazebos and tennis courts. Council directed staff to allocate funds for park improvements.

Councilmember Didehbani asked for clarification on sales tax projections from previous years compared to current year. Councilmember Nichols voiced his concerns about expenditures that are higher than revenues.

2. July Financial Report
Presented by: Tan Beatty, Finance Director

Finance Director Tan Beatty presented the July 2021 Financial Report.

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 Resolution R2021-0951 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, RESCHEDULING THE SEPTEMBER 6, 2021 REGULAR CITY COUNCIL MEETING TO SEPTEMBER 7, 2021 IN OBSERVANCE OF LABOR DAY; AND PROVIDING AN EFFECTIVE DATE.**
2. **Consider Resolution R2021-0952 TexPool OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL); AND PROVIDING FOR AN EFFECTIVE DATE.**
3. **Consider Resolution R2021-0953 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' ECONOMIC DEVELOPMENT CORPORATION'S AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL); AND PROVIDING FOR AN EFFECTIVE DATE.**
4. **Consider Resolution R2021--0954 A RESOLUTION OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR TEXSTAR PARTICIPATION SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve the consent agenda items as presented. All in favor, the motion carried 5 - 0.

E. PUBLIC HEARINGS:

None

F. REGULAR AGENDA

1. **Discuss and consider Ordinance 2021-1130 AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM ON AN ANNUAL BASIS FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO AT THE EFFECTIVE DATE OF THE ALLOWANCE ARE MEMBERS OF THE CITY OF Hutchins; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; PROVIDING FOR A CHANGE IN THE MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE.**

Presented by: Karen Steward, Human Resources Manager

Human Resources Manager Karen Steward explained the city's retirement plan, the contribution rate breakdown, the city's required contribution, and benefit options for employees. Mayor Vasquez asked if the change would apply to past retired employees.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Ordinance 2021-1130. All in favor, the motion carried 5-0.

2. **Discuss and consider Resolution R2021-0955 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING ADOPTION OF A NEW MENTAL HEALTH LEAVE POLICY FOR FIRST RESPONDERS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, Human Resources Manager

Human Resources Manager Karen Steward presented the item and explained the requirements of House Bill 1359 as approved in the 2021 Legislative Session.

Councilmember Nichols made the motion seconded by Councilmember Didehbandi to approve Resolution R2021-0955. All in favor, the motion carried 5-0.

3. **Discuss the status of the City of Hutchins' Southern Wastewater Collection System Improvement Projects with Whitman Land Group, LLC and Birkhoff, Hendricks and Carter, LLP.**

Presented by: Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented a summary action by council in 2018 to adopt the 2018 Wastewater Collection System Master Plan, including action taken in October 2019 to proceed with the preliminary design phase for the three proposed projects for the proposed wastewater infrastructure improvements. It was determined that the project would involve crossing 18 privately owned tracts of land. In April of 2021, the city council authorized the City Administrator to enter into a Professional Services Agreement with Whitman Land Group to obtain right-of-way, easement acquisition and related services in association with the city's Southern Wastewater Collection System Improvement Project.

Mathew Whitman, Whitman Land Group, LLC and John Birkhoff, Birkhoff Hendricks and Carter provided council with updates on the progress made with the 18 property owners.

4. **Discuss and consider Ordinance 2021-1131 OF THE CITY OF HUTCHINS, TEXAS, TO PROVIDE A RATE STRUCTURE FOR SOLID WASTE COLLECTION FOR EACH RESIDENTIAL UNIT AND COMMERCIAL HAND COLLECTED UNIT SERVED WITHIN THE CITY LIMITS; AND PROVIDING AN EFFECTIVE DATE OF OCTOBER 1, 2021.**

Presented by: Tan Beatty, Finance Director

Finance Director Beatty presented the item including an explanation of the current contract with Republic Services and the 7% increase requested by Republic Services. JoAnna Fritz, Manager Municipal Services with Republic Services, restated that the increase is based on the water, sewer, trash index of the Consumer Price Index published by The Department of Labor Statistics. A copy of the table was included in the council packet. The council discussed the rate increase, their concern that a rate increase would be considered each year, recycling, and the option to renegotiate the current contract to include recycling fees. Ms. Fritz, stressed the concern of possible contamination if the city provides a central recycling location that is not secured and monitored. City Administrator Lewis informed the council that in 2020 the city absorbed the rate increase rather than pass it on to customers. Councilmember Didehbani expressed his dissatisfaction with Republic Service and their lack of garbage pickup in a timely manner and difficulty requesting a replacement can.

Council discussed the option of passing the fee to residents or the city options to absorb the cost.

Councilmember Nichols made the motion seconded by Councilmember Odom to approve Ordinance 2021-1131. The motion carried 4-1.

Voting in favor: Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore and Councilmember Campbell

Voting Against: Councilmember Didehbani

5. **Discuss and consider all matters incident and related to the issuance of the "City of Hutchins, Texas, Tax Note, Series 2021," including the adoption of Ordinance 2021-1132 authorizing the issuance of such tax note**

Presented by: Hilltop Securities

Jim Sabonis, Hilltop Securities, explained the bid process, the rates and process timeline. Mr. Sabonis commended city staff for their timely and professional responses to questions and for maintaining a solid financial status for the city. The city had 8 bidders, very compatible bids and much lower rates than anticipated.

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Ordinance 2021-1132. 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.**

Mayor Vasquez called for a five minute recess at 8:45 p.m. as they move into Executive Session.

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

Council reconvened into Regular Session at 9:03 p.m. No action taken.

I. ITEMS OF COMMUNITY INTEREST


City Secretary Olguin announced the items of community interest.

J. ADJOURNMENT

Councilmember Odom made the motion seconded by Councilmember Campbell to adjourn the meeting at 9:03 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON SEPTEMBER 7, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

