



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 6TH DAY OF AUGUST 2024, AT 6:00 P.M. FOR A REGULAR RESCHEDULED COUNCIL MEETING, AT MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:
J.W. (Buzz) Fullen

Council Members:
Stephen Strong
Reginald Weatherston
Melissa Morton
Gina Juarez

City Manager:
Jay Abercrombie

Mayor Pro Tem
Henry Pace

City Secretary
Cheryl Jimerson

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

PRESENTATIONS/ANNOUNCEMENTS

CONSENT AGENDA

1. Consideration of possible action upon the minutes of the regular rescheduled meeting held on July 9, 2024 and a budget workshop held July 30, 2024. (Jimerson)
2. Consideration and possible action upon HEDCO financials for the month of June 2024. (Clary)

COUNCIL BUSINESS – REGULAR SESSION

3. Open the first public hearing on the voluntary annexation for Christus Good Shepard Medical Center to be located in the 1700 block of U.S. HWY 259 S. (Jimerson)
4. Consideration and possible action upon the nomination of Mayor John (Buzz) Fullen to the 911 Texas Eastern Board. (Mayor)
5. Consideration and possible action upon nominating Mayor John (Buzz) Fullen to the Henderson Housing Authority Board. (Mayor)
6. Consideration and possible action upon taking a record vote for the proposed 2024 property tax rate. (Abercrombie/Jimerson)
7. Consideration and possible action upon the Order of a Municipal Election to be held November 5, 2024, for the Mayor and Council Districts two and three positions. (Jimerson)

EXECUTIVE SESSION:

ADJOURNMENT

8. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903) 657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the notice board in front of the Municipal Services Complex, Henderson, Texas, on this ____ day of _____ 20____.

Cheryl Jimerson, City Secretary

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

July 9, 2024

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

Mayor Fullen called the meeting to order at 6 p.m.

Council members present were Stephen Strong, Reggie Weatherton, Henry Pace, Melissa Morton, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, Chief of Police Chad Taylor, Assistant Fire Chief Jeff Stoddard, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Director of Infrastructure and Delivery David Hortman, Community Development Manager/Building Official Cliff McElfresh, Planning and Zoning Administrator/Building Official Dennis Williams, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Civic Center Manager Stephanie Kimbrell, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director John Clary.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Member Henry Pace gave the invocation, Mayor Buzz Fullen led the pledges.

CITIZENS COMMENTS

There were no citizens' comments.

PRESENTATIONS/ANNOUNCEMENTS

1. UT Tyler Health School of Medicine to provide information on free breast mammograms and free cervical education.

Tracy Turner and Angelique Ramos of the University of Texas at Tyler made a presentation on free Breast Mammograms and free Cervical awareness education. This service is for all of Rusk County residents.

CONSENT AGENDA

2. Consideration of possible action upon the minutes of the regular scheduled meeting on June 18, 2024. (Jimerson)

3. Consideration and possible action upon HEDCO financials for the month of May 2024. (Clary)

Council Member Gina Juarez made a motion to approve the consent agenda, duly seconded by Council Member Henry Pace. The vote was unanimous.

COUNCIL BUSINESS – REGULAR SESSION

4. Consideration and possible action upon the emergency repair of the Sabine River Raw Water line for Henderson and Kilgore located on HWY 31. (Hortman)

Director of Utility and Infrastructure Delivery David Hortman stated, on Tuesday, July 2nd, Jay, Randy, John Wright (*with John Wright Construction*), and I met with the City of Kilgore to discuss an emergency repair of the shared 24" raw water supply line between Kilgore and Henderson. After discussion, it was determined that the necessary repairs would cost \$173,354. The City of Henderson will be responsible for 50% of that cost (\$86,677), and the repair will take an estimated two weeks to complete. This water line supplies the surface water plant for Henderson residents.

Council Member Reggie Weatherton made a motion to approve the raw water line bid of \$173,354, duly seconded by Council Member Stephen Strong. The vote was unanimous.

5. Consideration and possible action appointing Chief Sonny Ybarra as City Fire Marshal and Assistant Chief Jeff Stoddard as Assistant City Fire Marshal.

City Manager Jay Abercrombie stated Sonny and Jeff have both completed the Fire Marshal certification program, with Sonny Ybarra being appointed City Fire Marshal and Jeff Stoddard being appointed Assistant Fire Marshal.

Council Member Melissa Morton made a motion to approve Sonny as City Fire Marshal and Jeff as Assistant City Fire Marshal, duly seconded by Council Member Gina Juarez. The vote was unanimous.

6. Consideration and possible action upon amending Resolution 2024-06-01 making it Resolution 2024-06-01A changing the two public hearing dates from July 9 and August 6, 2024, to August 6 and August 20, 2024, for the voluntary annexation application for Good Shepherd Medical Center to be located in the 1700 Block of U.S. HWY 259 S. (Jimerson)

Council Member Gina Juarez made a motion to approve Resolution 2024-06-01A changing the two public hearing dates on the proposed voluntary annexation of Christus Good Shepherd Medical Center, duly seconded by Council Member Melissa Morton. The vote was unanimous.

7. Consideration and possible action upon the second reading of Ordinance 2024-06-01 renaming Emma Street to Roquemore Street. (Jimerson)

Council Member Riggie Weatherton made a motion approving Ordinance 2024-06-01 to change the street's name to Roquemore from Emma Street, duly seconded by Council Member Henry Pace. The vote was unanimous.

8. Consideration and possible action upon the appointment of a search committee and selection process on the appointment of a HEDCO Executive Director. (Mayor)

Mayor (Buzz) Fullen made a recommendation upon the appointments of HEDCO Board members Brian Ballard, Michael Bell, and Michael Marshall to be members of the Interview Committee on the applications submitted for the Director of HEDCO. Mayor Fullen also nominated himself and Mayor Protem Henry Pace as part of this five-member committee.

Council Member Stephen Strong made a motion to approve all individuals listed as the Interview Committee for the next HEDCO Director, duly seconded by Council Member Gina Juarez. The vote was unanimous.

9. Consideration and possible action upon Resolution 2024-07-01 entering into the 2024 Joint November Election Services Contract with the Rusk County Election Administrator as the County Election Officer. (Jimerson)

City Secretary Cheryl Jimerson recommenced the City Council approve Rusk County Election's to administer the November Municipal Election.

Council Member Gina Juarez made a motion to approve the November election to be administered by Rusk County, duly seconded by Council Member Melissa Morton. The vote was unanimous.

10. Consideration and possible action upon Resolution 2024-07-02 updating the Master Fee Schedule, changing rates for the Civic Center and Syrup Festival. (S.Kimbrell)

Civic Center Manager Stephanie Kimbrell stated the rates on the Civic Center Hall are unlike the rates of other Civic Centers, so the rate increases will put the City of Henderson in line with other facilities of our size. The Syrup Festival rates have not been increased since 2013, so it is time to adjust these rates as well. Stephanie asked if the Council members had any questions. If so, she would be happy to answer them.

Mayor Fullen said he had no questions, but he had seen that the Civic Center had been very busy. Stephanie answered, yes sir, there are only two Saturdays left this year that have not been booked. One in November and one in December. There were no other questions or comments.

Council Member Reggie Weatherton made a motion to approve Resolution 2024-07-02 updating the Master Fee Schedule, duly seconded by Council Member Henry Pace. The vote was unanimous.

DEPARTMENTAL REPORTS:

11. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.

Mayor Fullen commented on how the City of Henderson was at a stand-still phase for quite a few years, and then the HEDCO Director, John Clary was hired about six years ago. John's time with the City has been very productive, and we wish him well during his retirement, which is scheduled to begin October 1, 2024.

A. City Manager

The City Manager, Jay Abercrombie, wanted to say that the Freedom Festival went very well. He commended all the employees involved with making it a great success. He also stated the city fared well with the severe weather yesterday.

B. Fire Department

C. Police Department

D. Animal Center

E. Community Development

F. Public Services/Parks and Recreation Department

G. Public Utilities

H. Finance Department

I. City Secretary

J. Communications and Marketing

K. HEDCO Sales Tax Revenue May 2024

L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

The council had no questions or comments on the monthly reports.

BOARDS AND COMMISSIONS

Board of Adjustments draft minutes of June 11, 2024 meeting.

Planning and Zoning Minutes

Cemetery Board Meeting Minutes

Main Street Meeting Minutes

Preservation Minutes

There were no Council had no questions or comments on the Board meeting minutes.

EXECUTIVE SESSION:

REGULAR SESSION:

ADJOURNMENT

12. Adjourn

Council Member Melissa Morton made a motion to adjourn at 6:46 p.m., duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

John Fullen, Mayor

MINUTES OF THE
HENDERSON CITY COUNCIL
Budget Workshop

July 30, 2024

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

Mayor Fullen called the workshop to order at 3:10 p.m.

Council members present were Stephen Strong, Reggie Weatherton, Henry Pace, Melissa Morton, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, Chief of Police Chad Taylor, Fire Cheif Sonny Ybarra, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Director of Infrastructure and Delivery David Hortman, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Civic Center Manager Stephanie Kimbrell.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Fullen gave the invocation, and led the Pledges.

COUNCIL BUSINESS – REGULAR SESSION

1. Open a budget workshop. (Mayor)

Mayor Fullen opened a budget workshop at 3:12 p.m.

City Manager Jay Abercrombie stated the certified values for the city came in a little more than the preliminary values, then went directly into explaining the proposed budget.

The proposed 2024/2025 budget has:

A 5% pay increase across the board for all employees

There is a proposed change of health care providers from TX Health's umbrella of Blue Cross/Blue Shield directly to Blue Cross/Blue Shield. This will give a slight decrease to employees.

There is a certificate pay increase.

The sales tax projection has a 5% increase.

The Hotel Occupancy Tax has increased; hotels are full and paying on time.

The Solid Waste fees have a small increase.

The annual audit has a small increase to their fees.

The retirement line in court has an increase. It is for the Judge.

Data processing increases in court, and water for Kiosk fees.

Supervisor training is up a little in the departments that have Supervisors over crews.

The electricity line includes streetlights.

Message/Speed trailer purchase will be a shared cost between Public Services and PD.

PD has 1 vehicle for SRO, which is a cost share with the school.

The equipment replacement fund will have a replacement vehicle for the Director of Operations, a 1/2 ton pickup for Public Services, a 3/4 ton pickup for Water and a 3/4 ton truck for Animal Control.

The Community Center has audio and video related equipment budgeted.

The Civic Center Division has started a replacement schedule for the rooftop A/C units with a few other capital expenses.

Each department has started scheduling a couple of computers a year due to the life of computers.

The Water and Sewer revenue has a proposed 10% increase.

The Water and Sewer line maintenance has (2) small SUV's, a 1/2 ton pickup in the budget.

The Water Production capital has a compressor in the budget.

The Wastewater Treatment Division has \$55,850 budgeted for repainting the sludge tank.

The Water/Sewer Construction Fund has \$119,750 earmarked for the purchase of a trailer mounted generator that can be moved to well sites or lift stations as needed for power outages or other related needs.

Mayor Fullen asked Fire Chief Sonny Ybarra to explain what ISO is and what rating the city is. Fire Chief Sonny Ybarra said the city has a rating of 2, 1 being the best and 10 being the worst, (ISO) is the Insurance Services Office. Insurance companies consider a variety of different factors when calculating home insurance premiums, including the ISO fire rating in the community. ISO ratings reflect an area's preparedness to prevent and extinguish fires, such as the number of firefighters, the water supply, what building code the city has the Building and Inspections Department enforcing for newly built and remodels of residential and commercial buildings. Mayor Fullen added, next time you have to renew your homeowners' insurance, tell them what rating the city is to see if you qualify for a discount?

2. Close the Budget Workshop. (Mayor)

Mayor Fullen declared the budget workshop closed at 4:54 p.m.

ADJOURNMENT

3. Adjourn

Council Member Gina Juarez made a motion to adjourn, duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

John Fullen, Mayor



City Council

Agenda Item # 2.

SUBJECT: Consideration and possible action upon HEDCO financials for the month of June 2024. (Clary)

MEETING DATE: August 20, 2024

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO FINANCIALS 2023-2024 (Updated Thru (2024-06-30))

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date:		July 17, 2024	TYPE A and B EDC			All expenditures expected to come from Type A bank account.				
2	Budget approved:		HEDCO - August 22, 2023	06/30/2024 Type A Checking Acct. # 4911857 Balance				\$	749,206.07		
3	Budget approved:		City Council - August 22, 2023	06/30/2024 Money Market Acct. # 4011759 Balance				\$	711,404.69		
4	Budget amended:			06/30/2024 Type B Checking Acct. # 4271963 Balance				\$	4,569,275.31		
5				Total Account Balances				\$	6,029,886.07		
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
9							12	9		75%	Percent of year completed
10	REVENUE										
11	3010		Sales Tax Revenues Type B	1,750,000.00	1,860,457.77		1,910,000.00	168,813.35	1,674,871.52	88%	
12	3025		Interest Income - Type A	165,500.00	158,463.05		130,000.00	4,179.76	52,868.99	41%	
13	3025		Interest Income - Type B				69,000.00	10,892.97	79,967.33	116%	
14	3030		Land Sales -Old Industrial Park	123,246.60	203,346.60			110,000.00	113,171.54		Sale of undivided interest in the Jim Allen Estate
15	3059		Lease Income - Texas Materials Group - 29.16 Ac.	12,800.00	12,800.00						Previous Year - Mo.Lease - Industrial Dr. (CR 203) was Texas Bit/Oldcastle - Complete 9/2023 (to receive \$1600.00 per month 2/2022 thru 9/2023) Lease Agreement ENDED JUNE, 2023
16	3090		Other (Misc) Revenue	115,463.13	115,463.13				5,000.00		\$5,000 Grant from SWEPCO
17			TOTAL REVENUE	2,167,009.73	2,350,530.55		2,109,000.00	293,886.08	1,925,879.38	91%	
18											
19	* Footnote		Note Reciveable from Rusk County Rural Rail District - Not Included in Budget Totals								Notes receivable accrue on the balance sheet vs.the budget at. \$6,666.67 per month. Pmt. Deferred for 15 years until 2037.
20											

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
21	EXPENDITURES										
22	Economic Development Expenses										
23	6116		Henderson Canvas Products, Inc.								Job creation incentive, 6-jobs @ \$5,000 /job. Forgiveable loan executed March 2021. \$30,000 forgiveable Loan in A/R
24	6119		High Demand Job Training Grant #5	50,000.00			50,000.00	19,906.90	19,906.90		Application for \$75,000 submitted and approved.
25	6120		Proj Provalus - Remodel Old City Hall Complex		68,378.16		270,000.00	73,253.56	452,890.75		Project Provalus - Renovation of old city hall complex. Max exposure is \$325,000. Expended 68,378 , Engineering costs
26	6121		Proj Provalus - Utilities					1,059.47	13,062.00		HEDCO is responsible for the utilities for the old city hall complex for the 1st 2-years of Provalus 10-year lease.
27	6122		US 259 Infrastructure (Christus)				750,000.00				Infrastruture for new Christus Clinic. Total exposure for the project is \$750,000
28	6123		Project K&L Recycling				190,000.00				Was for incentives for K&L Recycling. Project is on indefinite hold.
29	6124		Project SWEPCO				(173,559.00)				Revenue for sale of 10 acres to SWEPCO.
30	6125		Project Provalus Parking Lot					8,735.00	18,065.00		Construction and engineering
31	6190		Matching Grants for Buisness Retention - Industrial Park	150,000.00			150,000.00				New matching grant program for Henderson Industrial Park.
32	6200		Business Incentives for new or existing businesses	350,000.00	4,000.00		350,000.00				Place Holder - Reserve for Incentive for New Businesses. \$5,000 per job x 100 jobs.
33											
34		Total Economic Development Expenses		550,000.00	72,378.16		1,586,441.00	102,954.93	503,924.65	92%	
35											
36	Supplies, Office Expenses and Professional Services										
37	6501		Accounting (Monthly Bookkeeping + Annual Audit)	12,000.00	10,590.00		14,000.00	600.00	10,795.00	77%	PB&J Accounting, Auditor Morgan LaGrone CPA
38	6502		Insurance - General Liability	1,500.00	1,500.00		1,500.00	-	1,500.00	100%	City of Henderson Liability premium to HEDCO. Lump sum annual payment.
39	6503		Legal (Attorney)	30,000.00	39,459.60		35,000.00	-	19,490.38	56%	Legal fees
40	6504		Office Expenses	1,500.00	2,995.71		2,500.00	241.69	2,399.65	96%	Office supplies, copy paper, printer cartridges, computers, printer, furniture, bookshelves, storage, etc.
41	6505		Postage & Shipping	100.00	261.75		250.00			0%	Stamps, Fed-Ex, UPS

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
42	6506		Property Tax		70.53		75.00	-	4,050.75	5401%	Copy machine tax + 1/2 year for old city hall complex before lease
43	6507		Telephone, Cell (Admin)	600.00	550.00		600.00	-	250.00	42%	Office Phone, Cell for Adm. Asst.
44	6508		Utilities - HEDCO Offices					-	-		Potential utilities in new building.
45	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)	225,000.00	202,791.96		225,000.00	0	41,794.00	19%	New Business Park, Professional Services, Property Surveys, Engineering, Phase 1 Environmentals, Streets, Drainage, Sidewalks, Water, Sewer, Fiber, Natural Gas
46			Subtotal - Supplies, Office Expenses and Professional	270,700.00	258,219.55		278,925.00	841.69	80,279.78	30%	
47											
48			Personnel Expenses								
49	7001		Contract Labor - Executive Director (with City)	161,539.00	138,553.08		161,539.00	10,776.62	107,224.23	66%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson,
50	7002		Insurance Life - Adm. Asst.	1,200.00							Life Insurance - Office Manager Karen Smith
51	7003		Insurance Health - Adm. Asst.	5,044.00	4,176.14					#DIV/0!	Medical Insurance - Office Manager Karen Smith
52	7004		Insurance Worker's Comp - Adm. Asst.	396.00	381.52				(45.00)	#DIV/0!	Hartford Ins. - Office Manager Karen Smith
53	7007		Retirement -Adm. Asst.	4,000.00	3,957.98					#DIV/0!	Kansas City Life - Office Manager Karen Smith
54	7008		Salary - Adm. Asst.	49,850.00	45,549.63					#DIV/0!	Salary - Office Manager Karen Smith
55	7009		Payroll Taxes - Adm Asst.	4,950.00	4,200.63					#DIV/0!	Payroll Taxes - Office Manager Karen Smith
56	7010		Contract Labor - Dir. of Marketing/Business Dev.	108,280.00	67,510.14		89,500.00	11,497.66	56,633.65	63%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson. Director of Marketing
57	7011		Insurance Health - Dir. of Marketing	3,940.00	3,937.14		5,250.00	-	1,212.00	23%	Health Insurance - Director of Marketing
58	7020		Contract Labor - Administrative Assistant		722.77		70,500.00	(749.32)	52,628.91		
59	7021		Contract Labor - Admin Asst Part Time				30,000.00				Contract labor - Projected
60	7022		Contract Labor - Attorney					2,846.20	15,654.10		
61			Subtotal - Personnel Expenses	339,199.00	268,989.03		356,789.00	24,371.16	233,307.89	65%	
62											

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
63	Program Expenses										
64	7201		Website Annual License Fees	9,400.00	3,074.00		3,074.00	3,250.00	7,325.00	238%	Annual License Fee to ED Suite. Invoiced Nov 31 annually.
65	7202		Website Development, Maintenance, Upgrades, etc.	12,094.00	13,095.00		5,000.00	-	5,000.00		Website CMS technology update (back end), new photo gallery, better mapping, new business park pages, updated property search tool, incentives tool - Website design updates by EDSuite
66	7203		Advertising and Marketing	70,100.00	43,705.23		70,000.00	1,307.00	22,558.14	32%	Print ads, Direct mail or email, Marketing travel, Trade shows, Sponsorships, Printed flyers & brochures, Marketing signage, Videos, Billboard, Public Notices, + Business Park Coming Soon Signs
67	7204		Meetings and Entertainment	14,500.00	10,650.26		12,000.00	97.90	1,339.15	11%	Meeting refreshments, BREP meals, Prospect Hosting, Industry Appreciation Luncheon
68	7205		Dues, Memberships & Subscriptions	17,250.00	6,648.32		10,000.00	570.41	12,888.24	129%	Chamber of Commerce, TEDC, Rotary, Team Texas, ICSC, NETEDR, Adobe AcrobatDC (2), Place Marketing, also Computer Programs & Subscriptions
69	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	25,000.00	8,684.17		12,000.00	2,354.40	9,204.69	77%	TEDC Conferences, Training Workshops, Webinars, PFIA Training, Software Technical Assistance, Rusk County Days Austin Trip, Admin Assistant Mileage.
70	7207		Non Engineering Studies	2,000.00				-	7,750.00		Hotel study
71	7208		Special Projects								
72	7209		BREP Matching Grant Program (Type B Program) (Placeholder)								Business Retention - Matching grants for current or new businesses in current industrial parks.
73			Subtotal - Program Expenses	150,344.00	85,856.98		112,074.00	7,579.71	66,065.22	59%	
74											

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
75	Repairs and Maintenance (Non-Capital Expenses)										
76	7302		Property Maintenance - Frisco Street Parcel (29 acres)	4,000.00	3,565.00		2,500.00	-	900.00	36%	Maintenance (Mowing, Clearing, Trimming, water detention, etc)
77	7303		Property Maintenance - Taylor Street/Greenbelt	600.00	500.00		500.00	180.00	180.00	36%	Greenbelt Maintenance
78	7304		Property Maintenance - Old Industrial Park	40,000.00	34,513.75			-	25,000.00		Few Land & Timber - 29 acres old industrial park
79	7305		Property Maintenance - East Texas Regional Business Park	35,000.00	51,100.00		75,000.00	3,000.00	68,925.00	92%	Mowing, trimming, repairs & maintenance
80	7306		Monument and Wayfinding Sign - Industrial Park					-	1,450.00		Sign at CR 203 & Loop 571 (TXDOT Won't Allow)
81			Property Maintenance,Jim Allen Estate				400,000.00				Clearing & pipeline moving
82	7307		Railroad Preventative Maintenance (Ties)								To facilitate NETRMA Grant for RR ties. \$240,000 reimbursement (Completed)
83	7308		Remodel CAC Bldg & Furnishings								Previous years
84	7309		Property Maintenance - Old City Hall Complex		1,947.79		10,000.00	0.00	5,274.83		Maintenance items not covered by Provalus agreement
85			Subtotal - Repairs and Maintenance (Non-Capital)	79,600.00	91,626.54		488,000.00	3,180.00	101,729.83	21%	
86											
87	TOTAL EXPENSES			1,389,843.00	777,070.26		2,822,229.00	138,927.49	985,307.37	35%	
88											

HEDCO - APPROVED BUDGET 2023-2024

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final		APPROVED		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2023-2024	% Of	
8	Acct.#		Description	2022-2023	2022-2023		2023-2024	6/30/2024	9/30/2024	Budget	Notes
89	CAPITAL OUTLAY										
90	7501		Purchase of Property for New Business Park	400,000.00	345,654.03		234,000.00	-	7,802.96		2019-20 Alford Parcel \$1,044,000, 2020-21 Richardson Parcel \$327,621.95. 2020-21 9.786 Acres \$39,144. 2022-23 Jim Allen Estate \$345,444, 2023-24 Colley Property \$230,000 + \$12,500.00
91	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	3,800,000.00	2,897,119.01		1,037,933.50	261,498.51	1,215,771.46	117%	John Wright Construction, Few Land & Timber & Other Contractors
92	7503		Grant Match for TCF Grant - Morris Street								Previous Year - TCF Program was Shelved by TX Ag Commission
93	7504		Speculative Building - Design and Construction								Engineer, design and construct a 20,000 sq ft building. On HOLD
94			CR203 Industrial Drive Improvements				2,000,000.00				Project estimated at \$4 million. Need participation by City and County
95		Total Capital Outlay		4,200,000.00	3,242,773.04		3,271,933.50	261,498.51	1,223,574.42	37%	
96											
97	TOTAL EXPENDITURES (Expenses + Capital Outlay)			5,589,843.00	4,019,843.30		6,094,162.50	400,426.00	2,208,881.79	36%	
98	Totals										
99		Total Revenues		2,167,009.73	2,350,530.55		2,109,000.00	293,886.08	1,925,879.38	91%	
100		(Less) Total Expenditures		5,589,843.00	4,019,843.30		6,094,162.50	400,426.00	2,208,881.79	36%	
101	Net Increase/Decrease In Unrestricted Net Assets			(3,422,833.27)	(1,669,312.75)		(3,985,162.50)	(106,539.92)	(283,002.41)	7%	
102		Receivable for Loan - Rusk County Rural Rail District			-				-		Agreement to defer for 15 years until the year 2037.
103		Total Available to Contribute to Fund Balance		(3,422,833.27)	(1,669,312.75)		(3,985,162.50)	(106,539.92)	(283,002.41)	7%	Operating income less operating expenses
104											
105	Potential Transfer From Fund Balance										Projected Expenditures In Excess of Annual Income
106											
107	FINAL BALANCE			-3,422,833.27	-1,669,312.75		-3,985,162.50	-106,539.92	-283,002.41		



City Council

Agenda Item # 3.

SUBJECT: Open the first public hearing on the voluntary annexation for Christus Good Shepard Medical Center to be located in the 1700 block of U.S. HWY 259 S. (Jimerson)

MEETING DATE: August 20, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Henderson Annex Service Plan Signed
2. Ordinance annexing CGS Medical Center
3. Voluntery Annexation Application signed

EXHIBIT "B"

CITY OF HENDERSON ANNEXATION SERVICE PLAN Christus Good Shepherd Medical Center 7.000 ACRE TRACT

INTRODUCTION

This service plan has been prepared in accordance with V.T.C.A., Local Government Code, Section 43.056 and 43.0561 for the **Christus Good Shepherd Medical Center, 7.000 acre tract**, as described in the field notes attached to the **Christus Good Shepherd Medical Center 7.000 acre tract Annexing Ordinance 2024-06-01 as Exhibit "A"**. The Council finds that the property is annexed pursuant to Section 43.0671 Local Government Code on application of property owner (**Exhibit "1"**). Municipal facilities and services to the annexed area described Municipal Water, Solid Waste, Fire and Police Services will be provided or made available on behalf of the City at the following levels and in accordance with the following schedule:

POLICE PROTECTION

Patrolling, responses to calls, and other police services will be provided on the effective date of the annexation at the same level as provided throughout the city by the Henderson Police Department. The City of Henderson has a Municipal Court that is a Municipal Court of Record and of competent jurisdiction to handle Class C Misdemeanors.

FIRE PROTECTION AND FIRE PREVENTION

Fire protection and fire prevention services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City. The Henderson Fire Department is in Henderson, Texas.

UT HEALTH EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the City by the UT HEALTH EMERGENCY MEDICAL SERVICES (EMS). The EMS station is located at 500 W. Main Street Henderson, Texas 75652.

SOLID WASTE COLLECTION AND DISPOSAL

Solid waste collection and disposal services will be provided at the same level as provided throughout the city by the contracted company as specified by the City of Henderson Code of Ordinances.

WATER SERVICE

Operation and maintenance of water facilities that are contiguous to the city of Henderson's CCN and within this Annexation Service Plan will be provided by the Henderson Utility Department on the effective date of the annexation on the same basis and at the same level as provided throughout the City with comparable topography, land use and population density in accordance with existing Ordinances, including Ordinances governing subdivisions in effect on the date of annexation which require a developer to install water a lines.

MAINTENANCE OF ROADS AND STREETS

The City of Henderson maintains the city streets within the city. Existing State highways within the city are maintained by the State of Texas.

PARKS PLAYGROUNDS AND RECREATION

The City of Henderson owns several City Park's that is free to all residents and that can be used for picnics, recreation and so forth. The City rents the park facility for special events upon proper application made at the Civic Center Offices located at 1500 Lake Forest Parkway. A golf course (privately owned), disc golf and tennis courts are located within the city and are free to use.

LIBRARY SERVICE

The City of Henderson has a public library located within the city known as the Rusk County Library. The library is a separate independent entity and is not operated by City but provides Library services throughout the City located at 106 E. Main Street, Henderson, Texas 75654.

STREET LIGHTING

Street lighting is available within the city and is available through AEP Electric. The City of Henderson does not provide street lighting.

ELECTRICAL SERVICES

Electrical power service is available in the city and is provided within the City by AEP Electric.

NATURAL GAS SERVICES

Natural gas service is available in the city and is provided by Center Point Energy Company.

OTHER SERVICES

Other services that may be provided by the City such as planning and zoning, code enforcement, animal control, library, park and recreation, court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the City. Construction permits are issued by the City. Costs are determined by a Master Fee Schedule. The city uses the most recently adopted international building code for mechanical, fire, building, plumbing and miscellaneous other items. The city uses the International Electric Code for electrical work. Wastewater rules are the version of those published by the Texas commission on Environmental Quality. Site plan recommendation is performed by the Henderson the Planning and Zoning Commission final approval/disapproval by City Council.

CAPITAL IMPROVEMENTS

Construction of other capital improvements shall be considered by the City in the future as the need dictates on the same basis as such capital improvements are considered throughout the City in accordance with existing Ordinances of the City of Henderson, including Ordinances governing subdivisions in effect on the date of

annexation which require a developer to install or construct such capital improvements including but not limited to roads, streets, water, and sewer lines.

UNIFORM LEVEL OF SERVICES MAY NOT BE REQUIRED

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. Funding capital improvement and infrastructure necessary to provide municipal services to the property shall be subject to and in accordance with the existing Ordinances of the City of Henderson in effect on the date of annexation including those which require that a developer install or construct such capital improvements to the property.

TERM

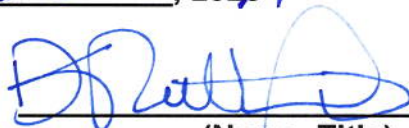
This service plan shall be valid for a term of ten (10) years.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with the applicable sections of the Local Government Code.

Read and accepted by Christus Good Shepherd Medical Center

on the 24 day of June, 2023⁴



(Name, Title)

Considered by City Council on the ____ day of _____, 2024.

Approved and adopted by City Council on the ____ day of _____, 2024.

John (Buzz) Fullen, Mayor

Attest:

Cheryl Jimerson, City Secretary

ORDINANCE
ANNEXING TERRITORY

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF HENDERSON, RUSK COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Christus Good Shepherd Medical Center has requested voluntary annexation for their Henderson 259 facility to the city of Henderson and that a certain tract of land be annexed to be a part of the territory of the City of Henderson as further described in the Voluntary Annexation Procedure set forth in Exhibit “B”; and

WHEREAS, the Texas Local Government Code, Section 43.0671 authorizes the annexation of an area of the municipality on request of all said area landowners requesting annexation into the City of Henderson, Rusk County, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, Christus Good Shepherd Medical Center is the sole owner of the territory sought to be annexed by their voluntary request, Exhibit “A” and Exhibit “B”; and

WHEREAS, the City Council finds that all City services, including police protection, fire protection, water and trash pickup are readily available for the entire territory to be annexed. Wastewater and sewer shall be provided as soon as practical; and

WHEREAS, the City Council finds it to be in the best interests of the City of Henderson, Texas, to grow industry, increase property and sales tax and create jobs of its people that said property be annexed into the territorial limits of the City of Henderson, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS:

Section 1: The following described land and territory lying adjacent to and adjoining the present boundaries of the city of Henderson Texas, is hereby added and annexed to the City of Henderson, Texas, and said territory hereinafter described shall be included within the boundary limits of the City of Henderson, Texas and the present boundary limits of such City and shall hereafter be zoned Institutional (IS), at the various points contiguous to the areas hereafter described, are altered and amended so as to included said area within the corporate limits of the City of Henderson, Texas, to wit:

All that certain 7.000 acre tract or parcel of land situated in the James Smith Survey, A-709, Rusk County, Texas and being a part of two tracts 1) a

called 88.44 acre tract described as "ITEM B" in deed from Kathy Wylie Deason, et al to Bill and Monnie Meyer Wylie Heirs of Partnership No. 2 dated January 1, 2001 and recorded in Volume 2252, Page 730 of the Official Public Records of Rusk County, Texas, said 88.44 acre tract also described in deed from J.O. Montgomery to W.E. Wylie dated April 20, 1938 and recorded in Volume 320, Page 16 of the Deed Records of Rusk County, Texas and 2) a called 143.5 acre tract described as "ITEM E" in said Volume 2252, Page 730, said 143.5 acre tract also described in deed from J.L. Chapman to W.E. Wylie dated February 7, 1924 and recorded in Volume 123, Page 67 of said Deed Records; said 7.000 acre tract more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the east right-of-way (ROW) line of US Hwy 259 at the SWC of a called 3.47 acre tract described in deed from Timothy Gary Ashmore, et al to Henderson Independent School District dated May 18, 2007 and recorded in Volume 2747, Page 129 of said Official Public Records from which a 1/2 inch iron rod found with cap stamped "BAILEY 4725" bears N 21° 36' 12" W 1452.28 feet;

THENCE N 76° 12' 32" E, along the SBL of said 3.47 acre tract, 52.96 feet to a steel spike set at the base of a 1/2 inch iron rod with cap stamped "BAILEY 4725" found bent at the SEC of said 3.47 acre tract, same being the SWC of a called 20.00 acre tract described as "EXHIBIT A" in deed from Bill and Monnie Meyer Wylie Heirs Partnership to Henderson Independent School District dated August 31, 2007 and recorded in Volume 2775, Page 585 of said Official Public Records;

THENCE N 63° 46' 00" E, along the SBL of said 20.00 acre tract, 677.17 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" from which a 1/2 inch iron rod found with cap stamped "LEMLEY" bears N 63° 46' 00" E 252.10 feet;

THENCE across said 143.5 acre tract and said 88.44 acre tract as follows:

S 26° 14' 00" E 418.00 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" and;

S 63° 46' 00" W 728.66 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" on the east ROW line of US Hwy 259 from which a 5/8 inch iron rod (found) bears S 26° 17' 34" E 239.14 feet and a 1/2 inch iron rod found with cap bears S 26° 15' 50" E 803.64 feet;

THENCE N 26° 15' 50" W, along the east ROW line of US Hwy 259, 429.41 feet to the place of beginning containing 7.000 acres of land.

Please further refer to Exhibit “A” attached hereto.

Section 2: The above described territory and the area so annexed shall be a part of the City of Henderson, Texas, and the inhabitants thereof; if any, shall be entitled to all of the rights and privileges of all the citizens of the City of Henderson, Texas, and shall be bound by the acts, ordinances, resolutions and regulations of the City of Henderson, Texas.

Section 3: The following described territory shall be zoned Institutional.

Section 4: The property owners of the territory annexed hereby shall be entitled to City services as more fully described in the attached Annexation Service Plan as Exhibit "B" immediately upon final passage of this ordinance.

Section 5: Be it further ordained that should any particular territory herein annexed be declared null and void for any reason, said determination shall not affect the remaining territories herein annexed.

Section 6: The provisions of this ordinance shall be severable. If the provision of this ordinance is held invalid, such invalidity shall not affect other provisions of application of the ordinance which can be given effect without the invalid provision or application.

Section 7: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 8: This ordinance shall take full effect and force upon passage by the City Council of the City of Henderson, Texas.

The City Secretary is hereby directed to file with the County Clerk of Rusk, Texas, a certified copy of this ordinance.

First Reading considered on the ____ day of _____ 2024.

PASSED by an affirmative vote of all members of the City Council on this the _____ day of _____, 2024.

APPROVED:

Mayor John (Buzz) Fullen

ATTEST: _

Cheryl Jimerson, City Secretary



Planning and Development

City of Henderson 400 W. Main Henderson, Texas 75652 Phone: 903.657.6551 ext. 102 Fax: 903.657.7327

VOLUNTARY ANNEXATION APPLICATION

(page 2)

TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF HENDERSON, TEXAS:

The undersigned does hereby petition for annexation of 7 acres located at TBD in Rusk County, Texas

in the extraterritorial jurisdiction of the City of Henderson, Texas. The property is more particularly described in the attached survey description and shown on the attached map. The undersigned also certifies that the required information concerning the land and its inhabitants is reasonably accurate and assumes responsibility for the completion of said information prior to scheduled action on the request of the City of Henderson.

Signature of Owner:

Before me, the undersigned authority, on this day personally appeared Kyle Rutherford, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of June, 2024.

Notary Public:

For Departmental Use Only

Project #: _____

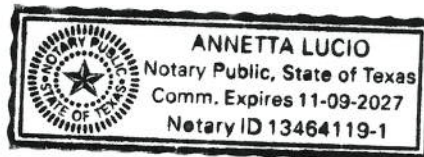
Total Fees: None

Payment Method: N/A

Submittal Date: _____

Accepted By: _____

City Council Date: _____





Planning and Development

City of Henderson 300 W. Main Henderson, Texas 75652

Phone: 903.657.6551 ext. 102

Fax: 903.657.7327

VOLUNTARY ANNEXATION PROCEDURE

Requests for voluntary annexation (with owner consent) will be considered by the City of Henderson upon receipt of a complete application. The estimated length of time from submission to final approval is 90 to 120 days. Voluntary annexation requests require the following steps:

1. Submit complete application including all required attachments.
2. Application review by City Departments which would be responsible for providing service or enforcing any applicable codes.
3. City of Henderson City Council initiates the annexation process and calls two public hearings, to be held no later than 60 days from initiation meeting.
4. Notice of public hearings will be posted in the newspaper at least 10 days, but no more than 20 days, prior to each public hearing.
5. After the second public hearing, City Council will hold the first reading to pass/reject the annexation ordinance. The second reading will be at the Council Meeting the following month.
6. If approved by the City Council a copy of the ordinance, map and legal description is filed with the:
 - US Department of Justice
 - Texas Secretary of State
 - State Comptroller's Office
 - Texas Department of Transportation
 - Rusk County Clerk
 - Rusk County Appraisal district
 - Henderson ISD
 - Each Affected Utility Company
 -
7. The annexation is complete upon acknowledgement by the Texas Secretary of State that the ordinance, map and legal description have been received.

The following items must be submitted with the completed application:

- Written request for annexation of identified property signed and dated by all owners of record or their authorized representatives. Attach a separate signature page for each owner.
- Complete legal description of property to be annexed sealed by licensed surveyor.
- Map of property to be annexed.



Planning and Development

City of Henderson 300 W. Main Henderson, Texas 75652 Phone: 903.657.6551 ext. 102 Fax: 903.657.7327

VOLUNTARY ANNEXATION APPLICATION

Project Information:

Project Type (circle one) Residential or Commercial Total Acres 7 acres

Project Address (Location) TBD

Legal Description see attached Exhibit A

Project Name CHRISTUS FSED

Purpose of Annexation planned development of future expansion related to contiguous property

Existing Use AG # Existing Lots # Existing Units

Proposed Use MEDICAL # Proposed Lots # Proposed Units

Applicant Information:

Applicant/Company CHRISTUS Good Shepherd Medical Center

Address 700 E Marshall Avenue, Longview, Texas 75601

Phone Fax Email

Property Owner CHRISTUS Good Shepherd Medical Center

Address 700 E Marshall Avenue, Longview, Texas 75601

Phone Fax Email

Key Contact/Agent Kyle Rutherford

Address 5101 N. O'Connor Blvd, Irving, Texas 75639

Phone 903-606-6090 Fax Email kyle.rutherford@christushealth.org

1 Is petition being initiated by owner(s) or majority of registered voters in area of request? X YES If No, what is the status of the applicant?

2 Estimated population of the area in request: 0 , Adults: 0 , Children: 0

3 Number of registered voters in area in request: 0

4 What zoning district is being requested, if any, under separate application? Institutional

5 What is the purpose of the annexation? to receive all City services

EXHIBIT A

All that certain 7.000 acre tract or parcel of land situated in the James Smith Survey, A-709, Rusk County, Texas and being a part of two tracts 1) a called 88.44 acre tract described as "ITEM B" in deed from Kathy Wylie Deason, et al to Bill and Monnie Meyer Wylie Heirs of Partnership No. 2 dated January 1, 2001 and recorded in Volume 2252, Page 730 of the Official Public Records of Rusk County, Texas, said 88.44 acre tract also described in deed from J.O. Montgomery to W.E. Wylie dated April 20, 1938 and recorded in Volume 320, Page 16 of the Deed Records of Rusk County, Texas and 2) a called 143.5 acre tract described as "ITEM E" in said Volume 2252, Page 730, said 143.5 acre tract also described in deed from J.L. Chapman to W.E. Wylie dated February 7, 1924 and recorded in Volume 123, Page 67 of said Deed Records; said 7.000 acre tract more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the east right-of-way (ROW) line of US Hwy 259 at the SWC of a called 3.47 acre tract described in deed from Timothy Gary Ashmore, et al to Henderson Independent School District dated May 18, 2007 and recorded in Volume 2747, Page 129 of said Official Public Records from which a 1/2 inch iron rod found with cap stamped "BAILEY 4725" bears N 21° 36' 12" W 1452.28 feet;

THENCE N 76° 12' 32" E, along the SBL of said 3.47 acre tract, 52.96 feet to a steel spike set at the base of a 1/2 inch iron rod with cap stamped "BAILEY 4725" found bent at the SEC of said 3.47 acre tract, same being the SWC of a called 20.00 acre tract described as "EXHIBIT A" in deed from Bill and Monnie Meyer Wylie Heirs Partnership to Henderson Independent School District dated August 31, 2007 and recorded in Volume 2775, Page 585 of said Official Public Records;

THENCE N 63° 46' 00" E, along the SBL of said 20.00 acre tract, 677.17 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" from which a 1/2 inch iron rod found with cap stamped "LEMLEY" bears N 63° 46' 00" E 252.10 feet;

THENCE across said 143.5 acre tract and said 88.44 acre tract as follows:

S 26° 14' 00" E 418.00 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" and;

S 63° 46' 00" W 728.66 feet to a 1/2 inch iron rod set with cap stamped "BAILEY 4725" on the east ROW line of US Hwy 259 from which a 5/8 inch iron rod (found) bears S 26° 17' 34" E 239.14 feet and a 1/2 inch iron rod found with cap bears S 26° 15' 50" E 803.64 feet;

THENCE N 26° 15' 50" W, along the east ROW line of US Hwy 259, 429.41 feet to the place of beginning containing 7.000 acres of land.



City Council

Agenda Item # 4.

SUBJECT: Consideration and possible action upon the nomination of Mayor John (Buzz) Fullen to the 911 Texas Eastern Board. (Mayor)

MEETING DATE: August 20, 2024

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 5.

SUBJECT: Consideration and possible action upon nominating Mayor John (Buzz) Fullen to the Henderson Housing Authority Board. (Mayor)

MEETING DATE: August 20, 2024

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 6.

SUBJECT: Consideration and possible action upon taking a record vote for the proposed 2024 property tax rate. (Abercrombie/Jimerson)

MEETING DATE: August 20, 2024

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: Approve the proposed tax rate

ITEM SUMMARY: Annually, we must take a record vote on the proposed tax rate and post the Tax Rate Notice in the paper and the website for the public. The required time frames seem to be more of a challenge each year. The city plans for the tax rate to be the same as last year, but we are waiting for the County to send us what the tax rate options could be.

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 7.

SUBJECT: Consideration and possible action upon the Order of a Municipal Election to be held November 5, 2024, for the Mayor and Council Districts two and three positions. (Jimerson)

MEETING DATE: August 20, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Order of Election for Municipalities

ORDER OF GENERAL ELECTION FOR MUNICIPALITIES
ORDEN DE ELECCIÓN GENERAL PARA MUNICIPIOS

An election is hereby ordered to be held on ____/____/____ for the purpose of voting on:
(date)
(Por la presente se ordena celebrar una elección el ____/____/____ con el propósito de votar sobre.)
(fecha)

List Offices/Propositions/Measures on the ballot (Enúmere los puestos/proposiciones/medidas oficiales en la boleta)

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

The Main Early Voting Location (sitio principal de votación adelantada)

Location (sitio) Hours (horas)

--	--

Branch Early Voting Locations (sucursal sitios de votación adelantada)

Location (sitio) Hours (horas)

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)

The Main Early Voting Location (sitio principal de votación adelantada)

Location (sitio) Hours (horas)

--	--

Branch Early Voting Locations (sucursal sitios de votación adelantada)

Location (sitio) Hours (horas)

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

Address (Dirección)

City (Ciudad) Zip Code (Código Postal)

Telephone Number (Número de teléfono)

Email Address (Dirección de Correo Electrónico)

Early Voting Clerk’s Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:)

_____/_____/_____.
(date)(fecha)

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)

_____/_____/_____.
(date)(fecha)

Issued this _____ day of _____, 20_____.
(day) (month) (year)

(Emitida este día _____ de _____, 20_____.)
(día) (mes) (año)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.

Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.