



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 15TH DAY OF APRIL 2025, AT 6:00 P.M. FOR A REGULAR COUNCIL MEETING, IN THE THOMAS WARD COUNCIL CHAMBERS AT THE MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:

Henry Pace

Mayor Pro Tem

Gina Juarez

Council Members:

Stephen Strong

Michael Searcy

Greg Jackson

Melissa Morton

City Manager:

Jay Abercrombie

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

1. Proclamation for Sexual Assault Awareness Month.
2. Proclamation for Historical Preservation Month.

CONSENT AGENDA

3. Consideration of possible action upon the minutes of the March 18, 2025, Council meeting. (Jimerson)
4. Consideration and possible action upon the HEDCO Financial's for the month of February 2025.

COUNCIL BUSINESS – REGULAR SESSION

5. Consideration and possible action appointing Mayor Henry Pace and Council Member in District 2 Michael Searcy to the ETCOG Board of Directors as members representing Rusk County.
6. Consideration and possible action upon a recommendation from the Cemetery Board to appoint John (Buzz) Fullen to a vacant seat on the Board. (K. Kimbrell)
7. Consideration and possible action upon extending the Solid Waste contract with Allied Waste System of Kilgore for an additional 5 years. (Abercrombie)
8. Consideration and possible action upon the recommendation of the Strategic Insight Team (SIT) proposed Personal Time Off (PTO) policy. (Abercrombie/Faulkner)
9. Consideration and possible action upon discussions to negotiate an agreement with Rusk County utilizing the Henderson Animal Center and the City of Henderson utilizing Rusk County Jail. (Abercrombie/Searcy)
10. Consideration and possible action upon Resolution 2025-04-01 Master Fee Schedule making adjustments to some of the fees.
11. Consideration and possible action upon a minor plat request submitted by Fordal LLC on a property located at 710 W. Fordall Street. (Breitenberg/Jimerson)
12. Consideration and possible action upon a minor plat request subdividing property from Frank and Suzanne Dastrous located in the 1500 block of W. Main Street. (Breitenberg/Jimerson)

13. Consideration and possible action upon the second reading of Ordinance 2025-03-01 changing the City of Henderson's zoning map from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone on a property known as 2500 S. Evenside Street for WCG Properties. (Jimerson)
14. Consideration and possible action upon the second reading of Ordinance 2025-03-02 changing the City of Henderson's zoning map from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone. The property is described as PT OF LT 1 BLK 890, 13.357 Acres J Smith Survey, located near the corner of HWY 79 S. and S. Evenside for BIH LLC. (Jimerson)
15. Consideration upon the first reading of Ordinance 2025-04-01 changing the City of Henderson's zoning map from Medium Density Single-Family Residential (R2) Zone to General Commercial (C2) Zone. The property is described as, LT 8A BLK 1134, Tall Pines Estates, directly behind United Ag and Turf. (Jimerson)
16. Consideration and possible action upon the re-appointment of Bill Garmon, LeeAnn Mills, and Jean Stokes to the Civic Center Advisory Committee.

DEPARTMENTAL REPORTS:

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

- A. City Manager
- 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 for February 2025.

- L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes

Planning and Zoning Minutes

Cemetery Board Meeting Minutes

Main Street Meeting Minutes

Preservation Minutes

EXECUTIVE SESSION:

REGULAR SESSION:

ADJOURNMENT

18. 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



City Council

Agenda Item # 4.

SUBJECT: Consideration and possible action upon the HEDCO Financial's for the month of February 2025.

MEETING DATE: April 15, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To approve HEDCO financial's for the month of February 2025.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 02-28-2025)
2. HEDCO TYPE B FINANCIALS 2024-2025 (Updated Thru 2025-02-28)
(version 1)



City Council

Agenda Item # 5.

SUBJECT: Consideration and possible action appointing Mayor Henry Pace and Council Member in District 2 Michael Searcy to the ETCOG Board of Directors as members representing Rusk County.

MEETING DATE: April 15, 2025

DEPARTMENT: City Secretary

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 a recommendation from the Cemetery Board to appoint John (Buzz) Fullen to a vacant seat on the Board. (K. Kimbrell)

MEETING DATE: April 15, 2025

DEPARTMENT: Cemetery

CONTACT: Kirk Kimbrell, Public Services Director

RECOMMENDED CITY COUNCIL ACTION: Staff recommends Council appoint John (Buzz) Fullen to the Cemetery Board for a 2-year term starting April 15, 2025

ITEM SUMMARY:

The Cemetery Board is comprised of 7 members appointed by the City Council to serve 2-year terms. Current members include John Dulin, Laura Farquhar, Lisa Wallace, William Garmon, Elidia Ramirez, and Scott Crawford. The board has one vacancy to be filled. John (Buzz) Fullen has submitted an application for the open position. If approved by City Council, Mr. Fullen's appointment to the Cemetery Board will be effective April 15, 2025. Council is requested to review and vote on this proposed appointment.

BACKGROUND INFORMATION: John (Buzz) Fullen has completed the Cemetery Board Application.

SPECIAL CONSIDERATIONS: None

SUPPORTING MATERIALS:

1. John Fullen Cemetery Board App



City Council

Agenda Item # 7.

SUBJECT: Consideration and possible action upon extending the Solid Waste contract with Allied Waste System of Kilgore for an additional 5 years.
(Abercrombie)

MEETING DATE: April 15, 2025

DEPARTMENT: Administration

CONTACT: Jay Abercrombie, City Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommend approving a five-year extension of the Solid Waste Services provided by Allied Waste Systems Kilgore.

ITEM SUMMARY: Overall, service for the past five years has been satisfactory. The recycling center being destroyed has been pretty devastating but is on the way back to being operational in the near future.

BACKGROUND INFORMATION: In 2021, the city received bid proposals for the solid waste services, with Allied Waste unanimously beating the competitor.

SPECIAL CONSIDERATIONS: None.

SUPPORTING MATERIALS:

1. Term of Contract



City Council

Agenda Item # 8.

SUBJECT: Consideration and possible action upon the recommendation of the Strategic Insight Team (SIT) proposed Personal Time Off (PTO) policy.
(Abercrombie/Faulkner)

MEETING DATE: April 15, 2025

DEPARTMENT: Administration

CONTACT: Hillary Faulkner, Executive Leadership and HR Specialist, Jay Abercrombie, City Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends Council approval of the new PTO policy.

ITEM SUMMARY: Personal Time Off (PTO) policy consolidates vacation and sick leave into a single, flexible leave plan designed to enhance work-life balance and ensure compliance. PTO is available for use in cases of vacation, personal matters, or illness.

BACKGROUND INFORMATION:

The City of Henderson currently maintains separate policies and accrual rates for vacation and sick leave. For regular full-time employees, the initial accrual rates are 3.07 hours of vacation and 3.69 hours of sick leave per pay period. For regular full-time firefighting personnel, the starting accruals are 3.69 hours of vacation and 4.43 hours of sick leave per pay period.

Under the proposed Paid Time Off (PTO) policy, these separate accruals would be consolidated into a single bank. The combined starting accrual rate would be

5.2 hours per pay period for regular full-time employees and 6.8 hours per pay period for firefighting employees.

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. SIT Committee
2. PTO Policy_Draft



City Council

Agenda Item # 9.

SUBJECT: Consideration and possible action upon discussions to negotiate an agreement with Rusk County utilizing the Henderson Animal Center and the City of Henderson utilizing Rusk County Jail. (Abercrombie/Searcy)

MEETING DATE: April 15, 2025

DEPARTMENT: Administration

CONTACT: Jay Abercrombie, City Manager, Michael Searcy, Council Member District 2

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 10.

SUBJECT: Consideration and possible action upon Resolution 2025-04-01 Master Fee Schedule making adjustments to some of the fees.

MEETING DATE: April 15, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-04-01 Master Fee Schedule Resolution 2025 Rates
2. Master Fee Schedule 2025 Updated April 15-2025



City Council

Agenda Item # 11.

SUBJECT: Consideration and possible action upon a minor plat request submitted by Fordal LLC on a property located at 710 W. Fordall Street. (Breitenberg/Jimerson)

MEETING DATE: April 15, 2025

DEPARTMENT: Community Development

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of a minor plat application allowing 710 W. Fordall to include the existing driveway within their property lines. This property is located in Council District 3.

ITEM SUMMARY: The updated survey shows a portion of land that was previously part of adjacent Parcel 22475 to be currently owned by Fordall LLC at 710 W Fordall.

BACKGROUND INFORMATION: Ken Hale owns Parcel 22475. He had a survey completed that showed the original property line for it extended past the adjacent driveway at 710 W Fordall next to the primary structure. Mr. Hale agreed to convey a portion of Parcel 22475 to the owners of Fordall LLC so that a new property line could be drawn to reflect the driveway as part of Parcel 27661 at 710 W Fordall.

SPECIAL CONSIDERATIONS: None

SUPPORTING MATERIALS:

1. Item 11 -710 W Fordall-Fordall LLC Survey-Ken Hale-Pink_Green Markup



City Council

Agenda Item # 12.

SUBJECT: Consideration and possible action upon a minor plat request subdividing property from Frank and Suzanne Dastrous located in the 1500 block of W. Main Street. (Breitenberg/Jimerson)

MEETING DATE: April 15, 2025

DEPARTMENT: Community Development

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends the council approve this minor plat application to allow the owner to divide the property located at 1503 W Main St into two separate lots. This property is located in Council District 4.

ITEM SUMMARY: The newly created Lots 2A and 2B shown on the survey meet the minimum lot standards for the R1 zone.

BACKGROUND INFORMATION: Frank and Suzanne Dastrous own both the house and lots at 1503 and 1505 W Main St. The original plat of Lot 2 Block 2/291 JD Tate Addition is shown on the survey to contain a little over an acre of land. The owners want to retain ownership of the back portion of the land shown as Lot 2B and create the ability to sell the house and lot at 1503 W Main separately on Lot 2A.

SPECIAL CONSIDERATIONS: None

SUPPORTING MATERIALS:

1. Re-Plat of Lot 2 BLK 2-291 of the J D Tate Addition on W Main 2025



City Council

Agenda Item # 13.

SUBJECT: Consideration and possible action upon the second reading of Ordinance 2025-03-01 changing the City of Henderson's zoning map from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone on a property known as 2500 S. Evenside Street for WCG Properties. (Jimerson)

MEETING DATE: April 15, 2025

DEPARTMENT: Administration

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of this second reading of Ordinance 2025-03-01 changing the zone to C2 from R1 will follow the 2050 Comprehensive Plan that was put in place. This property is located in Council District 5.

ITEM SUMMARY: At a meeting of the P&Z held January 14, 2025, the board unanimously voted to recommend changing the zoning of this property from R1 to C2 following the 2050 Comprehensive plan. The first reading of this ordinance was considered at a Council meeting held on March 18, 2025.

BACKGROUND INFORMATION: This is an undeveloped lot in an area that has the potential to be of interest for a new business within the city.

SPECIAL CONSIDERATIONS: There are no special considerations for this property.

SUPPORTING MATERIALS:

1. WCG Properties LTD Application

2. 2500 S Evenside Map
3. WCG Properties LTD Zoning Change-FINAL



City Council

Agenda Item # 14.

SUBJECT: Consideration and possible action upon the second reading of Ordinance 2025-03-02 changing the City of Henderson's zoning map from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone. The property is described as PT OF LT 1 BLK 890, 13.357 Acres J Smith Survey, located near the corner of HWY 79 S. and S. Evenside for BIH LLC. (Jimerson)

MEETING DATE: April 15, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of this second reading of a zoning change from R1 to C2 for BIH LLC located near the corner of HWY 79 and S. Evenside. This property is located in Council District 5.

ITEM SUMMARY: At a meeting of the P&Z held January 14, 2025, the board unanimously voted to recommend changing the zoning of this property from R1 to C2 following the 2050 Comprehensive plan. The first reading of this ordinance was considered at a Council meeting held on March 18, 2025.

BACKGROUND INFORMATION: This is an undeveloped lot in an area that has the potential to be of interest for a new business within the city.

SPECIAL CONSIDERATIONS: There are no special considerations for this property.

SUPPORTING MATERIALS:

1. 2025-03-02 Bane Zoning Change-FINAL (002)

2. BIH Map Near corner of HWY 79 and Evenside



City Council

Agenda Item # 15.

SUBJECT: Consideration upon the first reading of Ordinance 2025-04-01 changing the City of Henderson's zoning map from Medium Density Single-Family Residential (R2) Zone to General Commercial (C2) Zone. The property is described as, LT 8A BLK 1134, Tall Pines Estates, directly behind United Ag and Turf. (Jimerson)

MEETING DATE: April 15, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends consideration of this first reading of Ordinance 2025-04-01 Zoning change from R2 to C2 for United Ag and Turf. This property is located in Council District 3.

ITEM SUMMARY: The P&Z Commission met on January 14th to consider a recommendation for a zoning change from R2 to C2 for United Ag and Turf. United Ag and Turf purchased this lot to extend the overflow parking of inventory at this location.

BACKGROUND INFORMATION: United Ag and Turf knew they would need more space to park inventory and reach out to the property owner behind them. Mr. Dervey subdivided his parcel, selling a half-acre tract to United Ag and Turf. United Ag and Turf requested the lot be changed from a R2 Zone to a C2 Zone for overflow inventory parking.

SPECIAL CONSIDERATIONS: There are none.

SUPPORTING MATERIALS:

1. 2025-04-01 Exhibit A-520 HWY 79 United Ag and Turf Application
2. 2025-04-01 Ordinance -Final-United Ag Turf Zoning Change
3. Dervys Addition



City Council

Agenda Item # 16.

SUBJECT: Consideration and possible action upon the re-appointment of Bill Garmon, LeeAnn Mills, and Jean Stokes to the Civic Center Advisory Committee.

MEETING DATE: April 15, 2025

DEPARTMENT: Civic Center

CONTACT: Stephanie Kimbrell, Civic Center Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends Council accepting the re-appointment of Bill Garmon, LeeAnn Mills, and Jean Stokes to the Civic Center Advisory Committee.

ITEM SUMMARY: The members of the Civic Center Advisory Committee's terms expire May 1, 2025. Their original appointment date was April 27, 2010, and is a two-year term. All the members wish to remain on the Committee.

BACKGROUND INFORMATION: The Civic Center Advisory Committee was established with a Resolution dated 12-19-2007. This committee is composed of 6 members who are recommended by the Board and appointed by the City Council. The members are set up on a two-year, staggered term. One-half of its members have terms which expire May 1, 2025. The remaining one-half of its members' terms expire May 1, 2026. There are no term limits for this board.

The City Manager, Mayor and Civic Center Manager are working closely with this board to keep them informed of the Civic Center's progress and changes. The Board has expressed appreciation for our efforts.

SPECIAL CONSIDERATIONS: n/a

SUPPORTING MATERIALS: None