

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

February 18, 2025

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 Pace called the meeting to order at 6:08 p.m.

Council members present were Stephen Strong, Michael Searcy, Greg Jackson, Melissa Morton, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Russell Brown, 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 Utility Infrastructure and Delivery, Community Development Manager/Building Official Cliff McElfresh, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Civic Center Manager Stephanie Kimbrell, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director Bret Gardella.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Member Michael Searcy gave the invocation, and Council Member Melissa Morton led the Pledges.

CITIZENS COMMENTS

There were no citizens' comments.

PRESENTATIONS/ANNOUNCEMENTS

Mayor Pace and all the Council Members acknowledged City Secretary Cheryl Jimerson on the completion of the Texas Municipal Clerk Certification Program (TMCCP), reading a letter submitted to Mayor Pace by Dr. Amy Holt. Cheryl Jimerson completed approximately 200 hours of individual study over a four-course curriculum and attended eight two-day seminars for an additional 100 hours of classroom study. The curriculum includes selected texts and a number of special readings on the topics of public administration, election law, budgeting and finance, municipal law, and personnel management. To date, 1,140 individuals have earned the Texas Registered Municipal Clerk designation.

The Texas Municipal Clerks Certification Program, located at the University of North Texas, Denton, Texas, is a university-level professional education program for city clerks and city secretaries in Texas. The program is the third oldest of forty-seven programs around the world. The Certification Program is recognized and endorsed by Section 22.074 of the Local Government Code, Vernon's Texas Codes Annotated.

Texas Registered Municipal Clerks are recognized for their achievements and contributions to effective, efficient local government by their mayors, city administrators, city councils, and the citizens of their communities.

CONSENT AGENDA

1. Consideration of possible action upon the minutes from the Special meeting held November 26th 2024, and January 21st 2025 Regular meeting minutes. (Jimerson)
2. Consideration and possible action upon the HEDCO financial's for the month of December 2024.
3. Consideration and possible action upon declaring certain property as surplus and authorizing staff to dispose of the same. (Kimbrell/Abercrombie)
4. Consideration and possible action upon a letter of support for Keep Henderson Beautiful to continue all their efforts getting grants, donations, volunteers, etc. to help keep Henderson beautiful.

Council Member Michael Searcy made a motion to approve the consent agenda, duly seconded by Council Member Stephen Strong. The vote was unanimous.

COUNCIL BUSINESS – REGULAR SESSION

5. Consideration and possible action upon Resolution 2025-02-01 for the 2023-2024 budget amendment #2.
(Arnall)

Finance Director Karen Arnall stated this is to amend the 2023-2024 budget for a few funds and departments. The amendments are needed for the following reasons: HEDCO Salary reimbursement to include attorney; Police Department received money from TX Eastern 911; Large hail damage claim reimbursement received from TML; General Construction transfer from General Fund for Fire Station Ceiling Repair; 2018 Bond Series to allocate funds for Mill Creek Sewer Repair, Water/Sewer Repairs for Street Project and Sabine Pipeline Repair.

Council Member Michael Searcy made a motion to approve amendment #2 for the 2023-2024 budget, duly seconded by Council Member Stephen Strong. The vote was unanimous.

6. Consideration and possible action upon Resolution 2025-02-02 for the 2024-2025 budget amendment #1.
(Arnall)

Finance Director Karen Arnall stated this is to amend the 2024-2025 budget for items ordered but not yet received or projects started but not yet completed in 2024. These items or projects will be received and most likely completed in 2025. Exceptions could be the Street Project #24. The budget amendment recommended to the Council addresses needed changes to the 2024-2025 budget, affecting the following funds: General Fund in the Police Department for TX Eastern 911 money used for dispatch and donated money for the shooting range; Street & Drainage Fund for the Street Project #24 funded by the 2023 Tax Notes; 2018 Bond Series to use the remaining balance in the fund to complete Phase 2 of the Eastside Sewer Main Project and Water/Sewer line repairs for the Street Project #24. Council Member Michael Searcy made a motion to approve amendment #1 for the 2024-2025 budget, duly seconded by Council Member Gina Juarez. The vote was unanimous.

7. Consideration upon the first reading of Ordinance 2025-02-01 amending the Zoning map for the City of Henderson changing the zone from General Industrial to a High Density Multi-Family District for a property located on N. Van Buren across from Lakewood Cemetery. (Jimerson)

City Secretary and appointed P&Z Administrator Cheryl Jimerson stated at a meeting of the BOA held January 14th, 2025, that they approved a residential home being built in the M3 zone by Special Exception pending the P&Z's recommendation to the City Council and the decision of the City Council to change the zone on this property from Industrial to Multi-family.

At a meeting of the P&Z held February 11th 2025, the board decided to make a recommendation to the Council on the zoning change from Industrial to Multi-family.

At a meeting of the City Council, they approved the recommendation of the zoning change. This is the first reading of this ordinance. The council saw no changes that needed to be made.

8. Consideration upon a recommendation from the Planning and Zoning Commission for a Zoning change submitted by WCG Properties. They are requesting a Zoning change from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone on a property known as 2500 S. Evenside Street.
(Jimerson)

City Secretary and appointed P&Z Administrator Cheryl Jimerson recommended the Council approve a recommendation from the Planning and Zoning Commission to approve the request of a zoning change from a Residential 1 zone to a Commercial 2 zone on a vacant lot known as 2500 S. Evenside by WCG Properties.

Changing this zone to C2 will be following the 2050 Comprehensive Plan that was put in place.

Council Member Michael Searcy made a motion to approve the zoning change to C2, duly seconded by Council Member Melissa Morton. Council Member Gina Juarez abstained from voting on this item due to it is her employer.

9. Consideration upon a recommendation from the Planning and Zoning Commission for a Zoning change submitted by Bane Investment Holdings LLC. They are requesting a Zoning change from Low Density Single-Family Residential (R1) Zone to General Commercial (C2) Zone. The property is described as, PT OF LT 1 BLK 890, 6 acres out of 13.357 Acres
J Smith Survey. (Jimerson)

City Secretary and Appointed Zoning Administrator Cheryl Jimerson recommended the Council approve a recommendation from the Planning and Zoning Commission for the request to change the zone from (R1) to General Commercial (C2) on the lot directly behind 2500 S. Evenside. Changing this zone to C2 will be following the 2050 Comprehensive Plan that was put in place.

Council Member Gina Juarez made a motion to approve the zoning change, duly seconded by Council Member Michael Searcy. The vote was unanimous.

10. Consideration upon a recommendation from the Planning and Zoning Commission on an application for a Zoning change submitted by United Ag and Turf. They are requesting a Zoning change 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)

City Secretary and Appointed Zoning Administrator Cheryl Jimerson recommended the Council approve a recommendation from the Planning and Zoning Commission for the request to change the zone to General Commercial (C2). United Ag and Turf have requested a zoning change on a property they purchased directly behind 520 HWY 79 S. Their plans are to continue with the expansion of overflow parking for inventory.

Council Member Greg Jackson made a motion to approve the zoning change, duly seconded by Council Member Michael Searcy. The vote was unanimous.

DEPARTMENTAL REPORTS:

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

Mayor Pace has asked the Animal Center to give a verbal monthly report to the City Council.

Animal Center Director Charissa Pool had a PowerPoint with statistics reflecting the intake and outgoing animals for the month of January. The new ACO truck has been out on the streets. There were 95 calls that came in for the ACO with 21 animals picked up. The Center is working on a meet and greet room for citizens to have a chance to play with animals. Charissa continues to look for available grants. She is focusing on an outreach program and training. They are expanding the transport groups to help get animals up north.

Council Member Michael Searcy was very pleased with the report and would like it up on the website as soon as possible. He would like to see the other department reports on the website to keep the positive momentum going out to the citizens.

The complete Council packet is posted every month with all the monthly reports available on the website under Council Meetings.

- 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 December 2024.

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

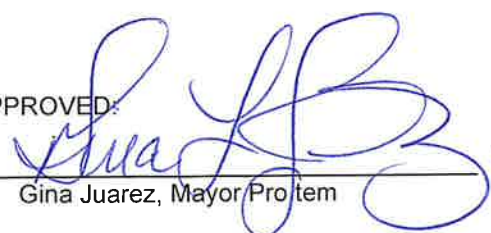
12. Adjourn

Council Member Melissa Morton made a motion to adjourn at 6:36 p.m., duly seconded by Council Member Greg Jackson. The vote was unanimous.

ATTEST:


Cheryl Jimerson, City Secretary

APPROVED:


Gina Juarez, Mayor Pro tem