THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 20TH DAY OF MAY 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:	***Council Members:***	***City Manager:***
Henry Pace	**Stephen Strong**	**Jay Abercrombie**
	Michael Searcy	
Mayor Pro Tem	**Greg Jackson**	***City Secretary***
Gina Juarez	**Melissa Morton**	**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 April 15, 2025, Regular Council Meeting (Jimerson)
2. Consideration and possible action upon the HEDCO financial's for the month of March 2025.
3. Consideration and possible action upon the Auditors Engagement letter for the 2024-2025 budget. (Arnall)

COUNCIL BUSINESS – REGULAR SESSION

4. Consideration and possible action upon Resolution 2025-05-01 for a Police Department grant. (Taylor)
5. Consideration and possible action upon the recommendation from the Planning and Zoning Commission to rezone the property located at 900 E. Main Street from an R1 zone to a PD Zone. (Jimerson)
6. Consideration upon the first reading Ordinance 2025-05-01 rezoning a property from an R1 Zone to a PD zone located at 900 E. Main Street. (Jimerson)
7. Consideration and possible action upon a recommendation from the Planning and Zoning Commission changing the zoning from an M2 Medium Density Multi-family Residential Zone to an R1 Low Density Single-Family Zone on two parcels known as the BIH Subdivision owned by HEDCO. (Jimerson)
8. Consideration upon the first reading of Ordinance 2025-05-02 changing the zoning from an M2 Medium Density Multi-family Residential Zone to an R1 Low Density Single-Family Zone on two parcels known as the BIH Subdivision owned by HEDCO. (Jimerson)
9. Consideration and possible action upon a recommendation from the Planning and Zoning Commission changing the Zoning from Low Intensity Industrial to Institutional for an application submitted by the City of Henderson to amend the zoning map on property owned by the Henderson Soccer Association located on FM 782. (Jimerson)

DEPARTMENTAL REPORTS:

10. 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 March 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

11. 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 16th day of May 2025.

_____

Cheryl Jimerson, City Secretary

City Council

Agenda Item # 2.

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

MEETING DATE: May 20, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

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

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 03-31-2025)
2. HEDCO TYPE B FINANCIALS 2024-2025 (Updated Thru 2025-02-28) (version 1)

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date:		April 2, 2025	**TYPE A and B EDC**			All expenditures expected to come from Type A bank acccount.				
2	Budget approved:		HEDCO - August 20, 2024	**03-31-2025 Checking Acct. # 4911857 Balance**				$ 212,804.74			
3	Budget approved:		September 3, 2024	**03-31-2025 Money Market Acct. # 4011759 Balance**				$ 732,909.37			
4	Budget amended:			**03-31-2025 Type B Checking Acct. # 4271963 Balance**				$ 6,139,672.57			
5				**Total Account Balances**				$ 7,085,386.68			
6				**Approved**	**Final Budget**		**Approved Budget**		**Y-T-D**		
7				**Budget**	**Budget**		**BUDGET**	**3-Month Ended**	**2024-2025**	**% Of**	
8	**Acct.#**		**Description**	**2023-2024**	**2023-2024**		**2024-2025**	**3/31/2025**	**3/31/2025**	**Budget**	***Notes***
9							12	5	5	0	***Percent of year completed***
10	**REVENUE**										
11	3010		Sales Tax Revenues Type B	1,910,000.00	2,061,058.17		1,900,000.00	150,107.46	1,170,209.93	62%	The City did not get the monies ACH'd into our account in time to reflect it on the Dec 2024 Bank Statements
12	3025		Interest Income - Type A	130,000.00	66,689.23		20,000.00	3,440.89	23,402.64	117%	
13	3025		Interest Income - Type B	69,000.00	94,074.36		115,000.00	22,155.66	125,998.05	110%	
14	3030		Land Sales		113,171.54		923,599.00				Projected land sale of the Jim Allen Estate to Arrington and Lot 6 to SWEPCO
15	3059		Lease Income - Texas Materials Group - 29.16 Ac.								
16	3090		Other (Misc) Revenue		5,000.00						
17		**TOTAL REVENUE**		**2,109,000.00**	**2,339,993.30**		**2,958,599.00**	**175,704.01**	**1,319,610.62**	**45%**	
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 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	3-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	3/31/2025	3/31/2025	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 #6	50,000.00	105,000.00		100,000.00				Placeholder - In the event we can apply in 2024-25
25	6120		Proj Provalus - Remodel Old City Hall Complex	270,000.00	379,637.19					0%	
26	6121		Provalus Utilities		22,000.00		36,000.00	(401.88)	7,650.20	21%	HEDCO responsible 2023-2024 and 2024-2025
27	6122		US 259 Infrastructure (Christus)	750,000.00			750,000.00			0%	Infrastruture for new Christus Clinic. Total exposure for the project is $750,000
28	6123		Project K&L Recycling	190,000.00							
29	6124		Project SWEPCO	(173,599.00)							
30	6125		Provalus Parking Lot		9,330.00		100,000.00				Bid accepted for $295,147 200,000 budgeted in 23-24
31	6190		Matching Grants for Buisness Retention - Industrial Pa	150,000.00			150,000.00			0%	New matching grant program for Henderson Industrial Park.
32	6200		Business Incentives for new or existing businesses	350,000.00			500,000.00			0%	Place Holder - Reserve for Incentive for New Businesses. $5,000 per job x 100 jobs.
33			Misc Infrastructure- future projects				-				
34											
35		**Total Economic Development Expenses**		1,586,401.00	515,967.19		1,636,000.00	(401.88)	7,650.20	0%	
36											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	3-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	3/31/2025	3/31/2025	Budget	***Notes***
37	**Supplies, Office Expenses and Professional Services**										
38	6501		Accounting (Monthly Bookkeeping + Annual Audit)	14,000.00	12,595.00		14,000.00		600.00	4%	PB&J Accounting, Auditor Morgan LaGrone CPA
39	6502		Insurance - General Liability	1,500.00	1,500.00		1,500.00			0%	City of Henderson Liability premium to HEDCO. Lump sum annual payment.
40	6503		Legal (Attorney)	35,000.00	29,235.57		25,000.00			0%	Legal fees - does not include HEDCO Attorney salary
41	6504		Office Expenses	2,500.00	2,547.96		3,000.00		1,227.09	41%	Office supplies, copy paper, printer cartridges, computers, printer, furniture, bookshelves, storage, etc.
42	6505		Postage & Shipping	250.00	250.00		400.00			0%	Stamps, Fed-Ex, UPS
43	6506		Property Tax	75.00	4,050.75		85.00			0%	Copy machine tax
44	6507		Telephone, Cell (Admin)	600.00	600.00		600.00		291.44	49%	Office Phone, Cell for Adm. Asst.
45	6508		Utilities -								Potential utilities in new building.
46	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural **(Part of Capital Expenses)**	225,000.00	62,794.00		100,000.00			0%	New Business Park, Professional Services, Property Surveys, Engineering, Phase 1 Environmentals, Streets, Drainage, Sidewalks, Water, Sewer, Fiber, Natural Gas
47		**Subtotal - Supplies, Office Expenses and Professional**		**278,925.00**	**113,573.28**		**144,585.00**	**-**	**2,118.53**	**1%**	

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	3-Month Ended	2024-2025	% Of	
8	**Acct.#**		**Description**	**2023-2024**	**2023-2024**		**2024-2025**	**3/31/2025**	**3/31/2025**	**Budget**	***Notes***
48											
49	**Personnel Expenses**										
50	7001		Contract Labor - Executive Director (with City)	161,539.00	$ 150,330.71		161,539.00		25,075.29	16%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson,
51											
52	7010		Contract Labor - Dir. of Marketing/Business Dev.	89,500.00	83,461.59		102,500.00		8,313.52	5%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson. Director of Marketing
53	7020		Contract Labor - Administrative Assistant	70,500.00	67,626.00		70,500.00		5,918.16	8%	
54	7021		Contract Labor - Admin Asst Part Time	30,000.00			10,000.00				Contract labor - Projected
55	7022		Contract Labor-Lawyer						2,769.24		has to have an amendment done; was left off of budget
56		**Subtotal - Personnel Expenses**		**251,039.00**	**301,418.30**		**344,539.00**	**-**	**42,076.21**	**12%**	
57											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	3-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	3/31/2025	3/31/2025	Budget	***Notes***
58	**Program Expenses**										
59	7201		Website Annual License Fees	3,074.00	4,075.00		5,000.00			0%	Annual License Fee to ED Suite. Invoiced Nov 31 annually. Group M7 for 2024-2025
60	7202		Website Development, Maintenance, Upgrades, etc.	5,000.00	5,000.00		7,000.00			0%	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
61	7203		Advertising and Marketing	70,000.00	29,251.14		70,000.00		4,114.00	6%	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
62	7204		Meetings and Entertainment	12,000.00	6,500.00		10,000.00		599.32	6%	Meeting refreshments, BREP meals, Prospect Hosting, Industry Appreciation Luncheon
63	7205		Dues, Memberships & Subscriptions	10,000.00	12,317.83		12,000.00		5,417.50	45%	Chamber of Commerce, TEDC, Rotary, Team Texas, ICSC, NETEDR, Adobe AcrobatDC (2), Place Marketing, also Computer Programs & Subscriptions
64	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	12,000.00	13,000.00		18,000.00		10,350.55	58%	TEDC Conferences, Training Workshops, Webinars, PFIA Training, Software Technical Assistance, Rusk County Days Austin Trip, Admin Assistant Mileage.
65	7207		Non Engineering Studies		7,500.00						Hotel Fesability Study
66	7208		Special Projects								
67	7209		BREP Matching Grant Program (Type B Program) (Placeholder)								Business Retention - Matching grants for current or new businesses in current industrial parks.
68		**Subtotal - Program Expenses**		**112,074.00**	**77,643.97**		**122,000.00**	**-**	**20,481.37**	**17%**	
69											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				**Approved**	**Final Budget**		**Approved Budget**		**Y-T-D**		
7				**Budget**	**Budget**		**BUDGET**	**3-Month Ended**	**2024-2025**	**% Of**	
8	**Acct.#**		**Description**	**2023-2024**	**2023-2024**		**2024-2025**	**3/31/2025**	**3/31/2025**	**Budget**	***Notes***
70	**Repairs and Maintenance (Non-Capital Expenses)**										
71	7302		Property Maintenance - Frisco Street Parcel (29 acres)	**2,500.00**	900.00						Maintenance (Mowing, Clearing, Trimming, water detention, etc)
72	7303		Property Maintenance - Taylor Street/Greenbelt	**500.00**	500.00		**500.00**				Greenbelt Maintenance
73	7304		Property Maintenance - Old Industrial Park		25,000.00		**35,000.00**				29-acre parcel mowing, rebuild electric service
74	7305		Property Maintenance - East Texas Regional Business Park	**75,000.00**	65,925.00		**150,000.00**		**93,769.63**	**63%**	Mowing, trimming, repairs & maintenance
75	7306		Monument and Wayfinding Sign - Industrial Park				**50,000.00**				Sign at CR 203 & Loop 571 Blacklands will allow in ROW
76			Property Maintenance,Jim Allen Estate	**400,000.00**			**150,000.00**				Clearing and maintenance
77	7307		Railroad Preventative Maintenance (Ties)								To facilitate NETRMA Grant for RR ties. $240,000 reimbursement (Completed)
78	7309		Property Maintenance - Old City Hall Complex	**10,000.00**	5,274.83		**5,000.00**				Maintenance items not covered by Provalus agreement
79		**Subtotal - Repairs and Maintenance (Non-Capital)**		**478,000.00**	**97,599.83**		**390,500.00**	**-**	**93,769.63**	**1875%**	
80											
81	**TOTAL EXPENSES**			**2,706,439.00**	**1,106,202.57**		**2,637,624.00**	**(401.88)**	**166,095.94**	**6%**	
82											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	3-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	3/31/2025	3/31/2025	Budget	***Notes***
83	**CAPITAL OUTLAY**									.	
84	7501		Purchase of Property for New Business Park	234,000.00	7,802.96		230,000.00			0%	24-25 Colley Property $230,000 (SWAG)
85	7502		**East Texas Reg. Business Park - Capital Expenditures** - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	*1,037,933.50*	2,897,119.01		800,000.00		6,290.00	1%	Estimates: Street lights $600,000, signs $140,000, fiber conduit $60,000
86	7503		Grant Match for TCF Grant - Morris Street								Previous Year - TCF Program was Shelved by TX Ag Commission
87	7504		Speculative Building - Design and Construction				2,500,000.00			0%	Engineer, design and construct a 20,000 sq ft building.
88			CR203 Industrial Drive Improvements	2,000,000.00							Project estimated at $4 million. Need participation by City and County
89		**Total Capital Outlay**		1,271,933.50	2,904,921.97		3,530,000.00	-	6,290.00	0%	
90											
91	**TOTAL EXPENDITURES (Expenses + Capital Outlay)**			3,978,372.50	4,011,124.54		6,167,624.00	(401.88)	172,385.94	3%	
92	**Totals**										
93		**Total Revenues**		2,109,000.00	2,339,993.30		2,958,599.00	175,704.01	1,319,610.62	45%	
94		**(Less) Total Expenditures**		3,978,372.50	4,011,124.54		6,167,624.00	1,147,224.68	1,147,224.68	19%	
95	**Net Increase/Decrease In Unrestricted Net Assets**			(1,869,372.50)	(1,671,131.24)		(3,209,025.00)	(971,520.67)	172,385.94	-5%	
96		**Receivable for Loan - Rusk County Rural Rail District**			-						Agreement to defer for 15 years until the year 2037.
97		**Total Available to Contribute to Fund Balance**		(1,869,372.50)	(1,671,131.24)		(3,209,025.00)	(971,520.67)	172,385.94	-5%	Operating income less operating expenses
98											
99	**Potential Transfer From Fund Balance**										Projected Expenditures In Excess of Annual Income
100											
101	***FINAL BALANCE***			*-1,869,372.50*	*-1,671,131.24*		*-3,209,025.00*	*-971,520.67*	*172,385.94*	*-5%*	

HEDCO - Type B Financials 2024-2025

	A	B	C	E	F	G	H	I
1	Last Edit Date:		March 14, 2025					
2								
3								
4								
5	Bank Account Balance			02/28/2025 Type B Acct. # 4271963		$ 6,084,898.28		
6								
7				APPROVED		Y-T-D		
8				BUDGET	3-Month Ended	2024-2025	% Of	
9	**Acct.#**		**Description**	2024-2025	2/28/2025	2/28/2025	Budget	***Notes***
10					4	4	100%	***Percent of year completed***
11	**REVENUE**							
12	3010		Sales Tax Revenues Type B	1,900,000.00	429,266.54	1,020,102.47	54%	2 mo. Of sales tax deposited
13	3025		Interest Income - Type B	115,000.00	19,497.50	103,842.39	90%	
14	3030		Land Sales	923,599.00				
15	3059		Lease Income-29.16 acres					
16	3090		Other (Misc) Revenue					
17		**TOTAL REVENUE**		**2,938,599.00**	**448,764.04**	**1,123,944.86**	38%	
18								
19	**EXPENDITURES**							
20	**Economic Development Expenses**							
21	6116		Henderson Canvas Products, Inc.					
22	6119		High Demand Job Training Grant #6	100,000.00				
23	6121		Provalus Utilities		2,299.26	2,299.26		
24	6122		US 259 Infrastructure (Christus)	750,000.00				
25	6125		Provalus Parking Lot	100,000.00	20,389.33	58,989.20		

HEDCO - Type B Financials 2024-2025

	A	B	C	E	F	G	H	I
7				APPROVED		Y-T-D		
8				BUDGET	3-Month Ended	2024-2025	% Of	
9	**Acct.#**		**Description**	2024-2025	2/28/2025	2/28/2025	Budget	***Notes***
26	6191		Small Business Grant	100,000.00	10,000.00	11,309.44		
27	6190		Matching Grants for Business Retention -Ind. Park					
28	6200		Business Incentives for new or existing businesses			10,000.00		
29								
30		**Total Economic Development Expenses**		**1,050,000.00**	**32,688.59**	**82,597.90**	8%	
31								
32	**Supplies, Office Expenses and Professional Services**							
33	6501		Accounting (Monthly Bookkeeping + Annual Audit)	14,000.00	670.00	2,670.00		
34	6502		Insurance - General Liability	1,500.00				
35	6503		Legal (Attorney)	25,000.00				
36	6504		Office Expenses	3,000.00	3,993.55	4,919.65		
37	6505		Postage & Shipping	400.00		73.00		
38	6506		Property Tax	85.00		41.62		
39	6507		Telephone, Cell (Admin)	600.00	174.45	480.14		
40	6508		Utilities - HEDCO Offices					
41	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (**Part of Capital Expenses)**	100,000.00				
42		**Subtotal - Supplies, Office Expenses and Professional Services**		**144,585.00**	**4,838.00**	**8,184.41**	8,184.41	
43								
44	**Personnel Expenses**							
45	7001		Contract Labor - Executive Director (with City)	161,539.00		37,011.66		will need budget Amendment
46	7010		Contract Labor - Dir. of Marketing/Business Dev.	83,461.59		16,477.03		
47	7020		Contract Labor- Administrative Assistant	67,626.00		13,405.89		will need budget Amendment due to raise
48	7022		Contract Labor - Attorney	36,000.00		5,538.48		will need Budget Amend. Inedvertily left off

HEDCO - Type B Financials 2024-2025

	A	B	C	E	F	G	H	I
7				APPROVED		Y-T-D		
8				BUDGET	3-Month Ended	2024-2025	% Of	
9	Acct.#		Description	2024-2025	2/28/2025	2/28/2025	Budget	*Notes*
49		**Subtotal - Personnel Expenses**		**245,000.59**	**-**	**72,433.06**	30%	
50								
51	**Program Expenses**							
52	7201		Website Annual License Fees	**5,000.00**		2,500.00		
53	7202		Website Development, Maintenance, Upgrades, etc.	**7,000.00**		17,500.00		
54	7203		Advertising and Marketing	**70,000.00**	8,427.30	26,107.99		
55	7204		Meetings and Entertainment	**10,000.00**	20.10	612.88		
56	7205		Dues, Memberships & Subscriptions	**12,000.00**	12,755.95	15,895.41		
57	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	**18,000.00**	6,492.67	14,216.18		
58	7207		Non Engineering Studies					
59	7208		Special Projects					
60	7209		BREP Matching Grant Program (Type B Program) (Placeholder)					
61		**Subtotal - Program Expenses**		**122,000.00**	**27,696.02**	**76,832.46**	63%	
62								
63	**Repairs and Maintenance (Non-Capital Expenses)**							
64	7302		Property Maintenance - Frisco Street Parcel (29 acres)					
65	7303		Property Maintenance - Taylor Street/Greenbelt	**500.00**				
66	7304		Property Maintenance - Old Industrial Park	**35,000.00**				
67	7305		Property Maintenance - East Texas Regional Business Park	**150,000.00**				
68	7306		Monument and Wayfinding Sign - Industrial Park	**50,000.00**				
69	7307		Railroad Preventative Maintenance (Ties)					
70	7308		Remodel CAC Bldg & Furnishings					
71		**Subtotal - Repairs and Maintenance (Non-Capital)**		**235,500.00**	**-**	**-**	0%	

HEDCO - Type B Financials 2024-2025

	A	B	C	E	F	G	H	I
7				APPROVED		Y-T-D		
8				BUDGET	3-Month Ended	2024-2025	% Of	
9	**Acct.#**		**Description**	2024-2025	2/28/2025	2/28/2025	Budget	***Notes***
72								
73	**TOTAL EXPENSES**			**1,797,085.59**	**65,222.61**	**240,047.83**	13%	
74								
75	**CAPITAL OUTLAY**							
76	7501		Purchase of Property for New Business Park	230,000.00				
77	7502		**East Texas Reg. Business Park - Capital Expenditures** - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	800,000.00	*10,710.00*	10,710.00		
78	7503		Grant Match for TCF Grant - Morris Street					
79	7504		Speculative Building - Design and Construction	2,500,000.00				
80		**Total Capital Outlay**		**3,530,000.00**	**10,710.00**	**10,710.00**	0%	
81								
82	**TOTAL EXPENDITURES (Expenses + Capital Outlay)**			**5,327,085.59**	**75,932.61**	**250,757.83**	5%	
83								
84	**Totals**							
85		**Total Revenues**		**2,938,599.00**	**448,764.04**	**1,123,944.86**	**38%**	
86		**(Less) Total Expenditures**		**5,327,085.59**	**75,932.61**	**250,757.83**	5%	
87	**Net Increase/Decrease In Unrestricted Net Assets**			**-2,388,486.59**	**372,831.43**	**873,187.03**	-37%	
88		**Total Available to Contribute to Fund Balance**		**-2,388,486.59**	**372,831.43**	**873,187.03**	-37%	Operating income less operating expenses
89								
90	**Potential Transfer From Fund Balance**							Projected Expenditures In Excess of Annual Income
91								
92	***FINAL BALANCE***			***-2,388,486.59***	***372,831.43***	***873,187.03***		
93								

City Council

Agenda Item # 3.

SUBJECT: Consideration and possible action upon the Auditors Engagement letter for the 2024-2025 budget. (Arnall)

MEETING DATE: May 20, 2025

DEPARTMENT: Finance

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 4.

SUBJECT: Consideration and possible action upon Resolution 2025-05-01 for a Police Department grant. (Taylor)

MEETING DATE: May 20, 2025

DEPARTMENT: Police Department

CONTACT: Chad Taylor, Chief of Police

RECOMMENDED CITY COUNCIL ACTION: Staff recommends Council accept this resolution.

ITEM SUMMARY: Resolution for a FY24 Grant application to receive FLOCK LPR Cameras.

BACKGROUND INFORMATION: This is a 20% match grant that allows the Police Department to purchase FLOCK LPR cameras. The FLOCK cameras will significantly assist in investigations where vehicles are used in the furtherance of a crime. This program will not only assist our agency but other Law Enforcement agencies in the are that have the system already in place.

SPECIAL CONSIDERATIONS: The grant will cover 80% of the FLOCK cameras, including subscriptions, leaving the city to cover 20% of the purchase. The total cost for (6) FLOCK Cameras is approximately $20,000.00. Acceptance of this Grant will be dependent upon funding. This is a re-occurring grant which we would apply for annually.

SUPPORTING MATERIALS:

1. Flock resolution

RESOLUTION

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, The City of Henderson has agreed that in the event of loss or misuse of the grant funds, The City of Henderson agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that Mayor Henry Pace, is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that Detective Reagan Bice is designated as the Program Director and Karen Arnall is designated as the Financial Officer for this grant.

Adopted this _____day of _____, 2025

NAME:

TITLE: Mayor

City Council

Agenda Item # 5.

SUBJECT: Consideration and possible action upon the recommendation from the Planning and Zoning Commission to rezone the property located at 900 E. Main Street from an R1 zone to a PD Zone. (Jimerson)

MEETING DATE: May 20, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends the City Council approve the recommendation of the P and Z to change the zone of 900 E. Main Street to a Planned Development (PD) (also known as a mixed-use) Zone from the R1 Zone.

ITEM SUMMARY: Changing this zone to PD will allow this 20-plus-acre tract of land to have a primary residence located on it with farming and gardening, accessory structures, orchards and crops for onsite picking. The Mr. and Mrs. Chindemi will develop the property in stages gardening and orchard will need time to develop.

BACKGROUND INFORMATION: The 20-plus acres have been used for agriculture, raising cattle for many years. The new property owners want to expand, making it a location for the citizens and surrounding areas to come pick their own fresh fruits and vegetables, etc.

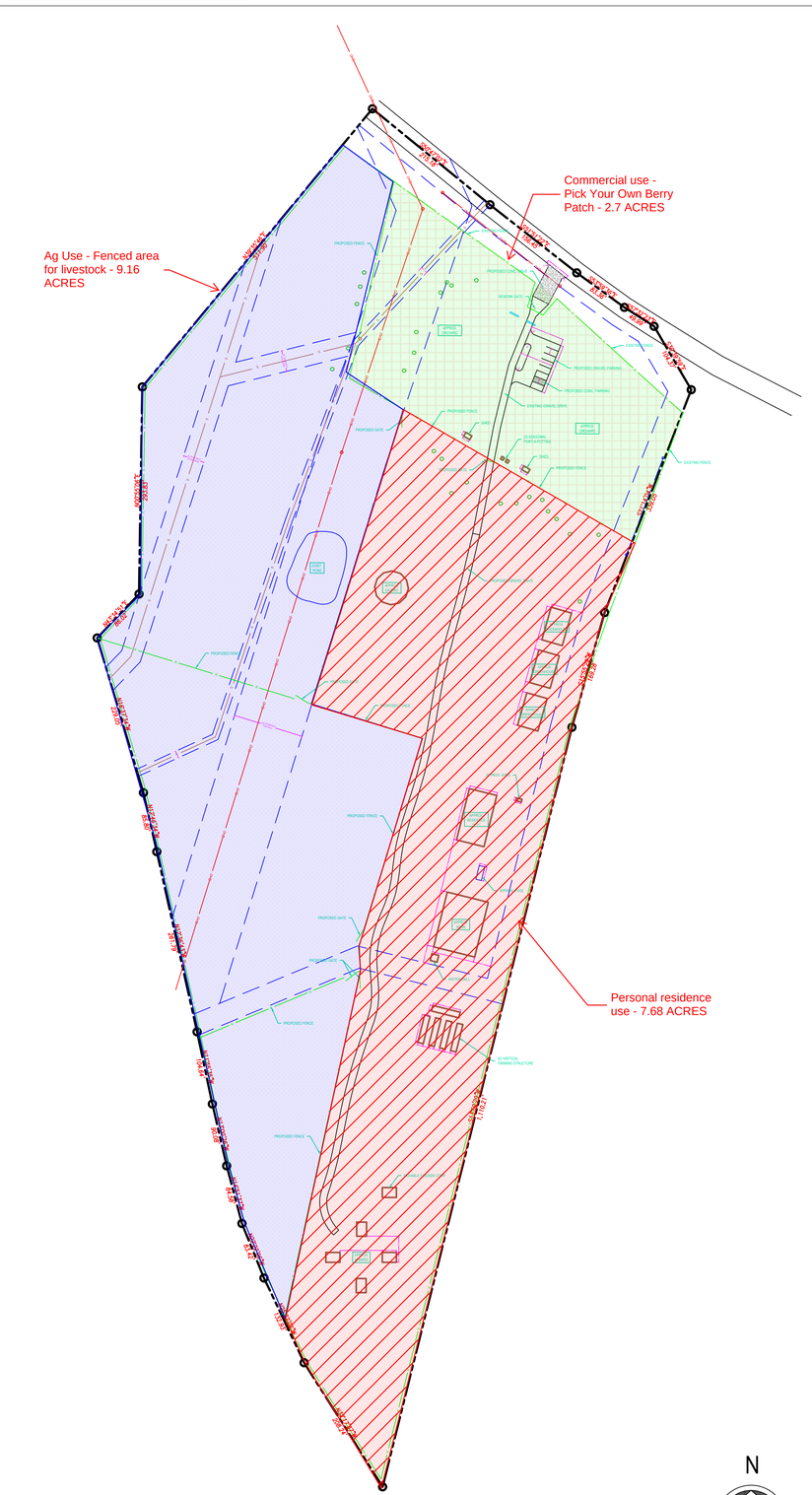
At a meeting held on April 8th, 2025, there were unanswered questions from the neighbors surrounding this property. The item was tabled until a workshop could be scheduled.

At a Workshop held on April 17th, 2025, the neighbors' concerns were addressed and reconciled. There will be a draft ordinance laying out restrictions

on what type of farm stock, quantity allowed and where they will be located on the 20 acres.
At a meeting held May 13, 2025, the Planning and Zoning Commission approved a recommendation to go to Council to be considered.

SPECIAL CONSIDERATIONS: Property owners are asking for permission to dig a well to water the animals and crops only. The primary residents will be on the water and sewer services available to them.

SUPPORTING MATERIALS:
1. C-1 Graphic Mixed Use
2. 900 E Main Planned Development Draft Ordinance



PRELIMINARY PLANS NOT FOR CONSTRUCTION

1 OVERALL PLOT PLAN
SCALE: 1" = 100'

2 PLOT PLAN
SCALE: 1" = 60'

3 PLOT PLAN
SCALE: 1" = 60'

4 PLOT PLAN
SCALE: 1" = 60'

N

GENERAL NOTES:

1. PER SPECIFICATIONS PROVIDE WATER,SEWER AND ELECTRIC SERVICES TO THE RESIDENCE (AND GAS WHERE AVAILABLE.) VERIFY LOCATIONS OF UTILITY MAINS AND LINES. PAY ASSOCIATED FEES AND INSTALL TAPS AND SERVICES.
2. CONCRETE CONTRACTOR TO PROVIDE CRACK CONTROL JOINTS IN DRIVES AND WALKS SO THAT RESULTING PANELS ARE SQUARE AND PROVIDE EXPANSION JOINTS IN EVERY FIFTH CONTROL JOINT.

JOB INFORMATION:

SITE - ACRES	20.327
TOTAL SLAB (INCL. PORCHES)	XXXX S.F.
DRIVEWAYS & SIDEWALKS	XXXX S.F.
LAWN AREA & BEDS	0000 S.F.

UTILITY COMPANIES:

ELECTRIC -
WATER -
SEWER -

SYMBOL LEGEND:

- PROPERTY LINE
- SITE EASEMENT
- TREE LINE
- WATER
- UNDERGROUND ELECTRICAL
- OVERHEAD ELECTRICAL
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER
- OVERHEAD FIBER
- SEWER
- GAS

FLATWORK - TO INCLUDE ALL DRIVEWAYS & SIDEWALKS

GRAVEL

POOL

KEY NOTES:

LOT DESCRIPTION:

DESIGNS & DRAWINGS ARE THE SOLE PROPERTY OF HAMILTON GROUP AND ARE PROTECTED BY COPYRIGHT. DO NOT USE OR REPRODUCE WITHOUT THE WRITTEN PERMISSION OF SCOTT HAMILTON

DESIGNER: MH
DRAFTER: DES
REVIEWED: XXX

SHEET TITLE: OVERALL PLOT PLAN

PROPOSED RESIDENCE FOR:
CHINDEMI, MATT & JESSICA
EAST MAIN ST
HENDERSON, TX 75652

PROPERTY OF:
HAMILTON GROUP
1625 EAST LOOP 281
LONGVIEW, TX 75605

DATE: 03/12/25
SCALE: AS NOTED
PROJECT #: XXXXX

HG HAMILTON GROUP

SHEET: C-1

ORDINANCE 2025-??-??
FOR PLANNED DEVELOPMENT

AN ORDINANCE REGARDING PLANNED DEVELOPEMNT IN THE CITY OF HENDERSON, RUSK COUNTY, TEXAS, INCLUDING THE PROPOSED DEVELOPMENT STANDARDS, PERMITTED USES, SPECIAL EXCEPTION USES, AND THE PROCESS FOR ASSUING COMPLAINTS WITH THE PLANNED DEVELOPMENT REGULATIONS CONTAINED IN *ARTICLE 4: PLANNED DEVELOPMENT*.

WHEREAS, the City of Henderson has adopted certain development standards, effective _____, __, 2025, for anticipated development located at 900 E. Mani Street set forth in Exhibit "A"; and

WHEREAS, a final plat of 900 E. Main Street detailing areas within the survey which are set forth in Exhibit: "B"; and

WHEREAS, the City Council finds that Permitted Uses, Special Exception Uses, and the process for assuring compliance are all contained within Exhibit "A" and these processes assure compliance with the Planned Development regulations contained in *Article 4: Planned Development*; and

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

SECTION 1: The Zoning Ordinance of the City of Henderson, Texas, are hereby amended to allow the adopted development standards of 900 E. Main Street. Marked Exhibit "A" and the Survey marked as Exhibit "B".

SECTION 2: Repealer.

All ordinance or parts of ordinances inconsistent with the terms of the Ordinance are hereby repealed, provided, however, that such repeal shall be only to the extent of such inconsistency and, in all other respects. The subject matter covered by this Ordinance shall continue to be in effect.

SECTION 3: Severability.

If any provision, exception, section, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of the Ordinance or their application to other persons or sets of circumstances, and to this end, all provisions of the Ordinances are declared to be severable.

SECTION 4: Open Meeting.

It is hereby found that this Ordinance was adopted at an Open Meeting as required by law.

SECTION 5: Effective Date.

That this Ordinance shall take full effect and force upon the passage by the City Council of the City of Henderson, Texas and publication as required by law.

CONSIDERED the first reading of this the _____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on the second and final reading on this the ___ _____day of _____, 2025.

_____
Henry Pace, Mayor

ATTEST:

_____
Cheryl Jimerson, City Secretary

DRAFT

Table of Contents

Section	Title	Page
Planned Development	Ordinance	1-2
	Table of Contents	3
Article 1	Purpose	4
Article 2	Definitions	4
Article 3	Approval of Development	4-5
Article 4	Permitted and Prohibited Uses	5
Article 5	Property Maintenance	5-6
Article 6	Enforcement	7
Article 7	Exhibit “B” Recorded Plat	8

DRAFT

Article 1
Purpose

1.01 Recitals

The property owners Jessica and Matt Chindemi, owns certain real property situated in Rusk County, Texas, more particularly described on Exhibit A -attached here to and incorporated herein by reference for all purposes and hereinafter referred to as 900 E, Main Street

1.02 Intent

In order to protect the value and desirability of this Planned Development, desires to subject the property to the conditions, restrictions, and development standards set forth herein and yet retain reasonable flexibility to respond to changing circumstances so as to control and maintain the premium quality and distinction of the Property.

Article 2
Definitions

2.01 Defined Terms

"Accessory Structure" means a structure (1) located on the same lot as the primary structure; (2) detached from the primary structure and (3) subordinate in purpose to the primary structure or primary use served.

"City" means the City of Henderson, Texas

"Declarant" shall mean as the property owner as listed on the Rusk County Appraisal District, its successors and assigns.

"Front Lot Line" means a Lot Line that divides a Lot from a Street. If the recorded boundary line of a Lot is in the right of way of a Street, then the Front Lot Line is the right of way line of the Street that adjoins the lot.

“Structure” means a building that has a roof and is used or built to enclose or shelter a person, a chattel, a vehicle, goods, merchandise, equipment, materials, or moveable property of any kind

Article 3
Approval of Development

3.01 Approval

One set of complete plans and specifications, (as required by the City of Henderson), shall be delivered to the Zoning Administrator or designee. The date that complete plans and specifications are received by starts the "approval period." No

structures or improvements of any kind or nature shall be constructed or erected upon a lot, and no exterior alterations shall be made to any structures or improvements unless, and until complete plans and specifications for the proposed improvements have been approved by the City Council.

3.02 Limitation of revisions to the zoning ordinance.

(a) *Life safety.* Under no circumstance shall a planned development be exempt from a new or modified ordinance that is intended to protect life safety and/or risk of injury.

(b) *Non-conformances.* Under no circumstances shall a planned development alter the determination of legal non-conformances determined in sections 153-210 through 153-215 of the Henderson Zoning Ordinance.

(c) *Process.* Under no circumstances shall a planned development alter the processes described in sections 153-225 through 153-237 of the Henderson Zoning Ordinance.

(d) *Enforcement.* Under no circumstances shall a planned development limit the city of Henderson's right to enforce its city code or this zoning ordinance as described in sections 153-250 through 153-266.

(e) *Definitions.* Under no circumstances shall a planned development alter the definition or define the same term differently than it is defined in sections 153-280 of the Henderson Zoning Ordinance.

(f) *Fees or penalties.* Under no circumstances shall a planned development limit the city's fees or penalties related to zoning processes, waivers, variances, building code compliance, zoning compliance, and subdivision control compliance.

(g) *Rezoning to standard district.* All planned developments or subdistricts thereof, once 90 percent built-out are subject to being rezoned into an appropriate standard zoning district if the city deems it necessary to better or more efficiently administer the development.

Article 4
Permitted & Prohibited Uses

4.01 Permitted Uses.

- Two home businesses with no on-site customers.
- Customers on site for seasonal berry and orchard picking
- Egg production sales
- Chicken tractor housing for up to a maximum of 50 chickens
- Cows maximum 10
- Apiares for honey production

4.02 Prohibited uses.
Notwithstanding any provision to the contrary contained herein, no portion of land shall be used for any purpose which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or which shall increase the danger to any other lot of fire or explosion damage, or for any purpose which may be or become an annoyance or nuisance, or in violation of any applicable law.

Article 5
Property Maintenance

5.01 Bufferyard
The following standards apply

(a) *Project applicability*

(1) *Conflicting districts*. Bufferyards shall be installed and/or maintained alongside and rear property lines where conflicting zoning districts meet residential zones.

(b)Design.

(1) *Depth.* Bufferyards shall be 30 feet in depth along the entire segment of property line which is contiguous to the less intense zoning district. A required buffer yard shall not count toward minimum setback requirements.

(2) *Quantities.* The following shall be the minimum requirements for landscape materials in the bufferyard.

a. One evergreen tree per 15 feet of shared boundary with the conflicting zoning district shall be planted, plus

b. One canopy tree per 30 feet of shared boundary with the conflicting zoning district shall be planted.

(3) *Placement.* Required landscape materials shall be installed to effectively screen visibility between the two properties: with special emphasis of blocking views from the primary structure on the lesser intense zoning district, when applicable.

5.02 Maintenance of Bufferyard

- All dead trees shall be removed.
- Low-lying vegetation or small trees growing beneath larger trees; underbrush shall be cleared to build and/or replace fencing.

5.03 Natural Disaster

Any weather or geologically related catastrophe that destroys the bufferyard shall be replaced and comply with section 5.01.

Article 6
Enforcement

6.01 Inspection of property or structure.

(a) *Standard inspections.* The inspection of property or a structure may be conducted by the Enforcement Official.

(1) *Permission.* From the property where the violation or alleged violation is located with permission from the owner or tenant at the time of the inspection.
(2) *Right-of-way.* From a public right-of-way.
(3) *Aerial media.* From aerial photographs or videos.
(4) *Aerial observation.* From aerial observation; or
(5) *Adjacent property.* From an adjacent property with permission from that property owner.

(b) *Identification.* If requested, the Enforcement Official shall present identification and describe the purpose of the inspection.

(c) *Denial of access to property.* In the event the Enforcement Official is denied entry to a property or structure where there is a violation or alleged violation, the Enforcement Official may apply to a court of jurisdiction to secure a warrant authorizing inspection of the property or structure.

(d) *Surrender of right to deny access.* A property owner surrenders the right to deny an Enforcement Official access to the subject property or structure upon filing for any permit or application.

DRAFT

After Recording Return To:
City of Henderson
ATTN: Cheryl Jimerson
300 W. Main Street
Henderson, TX 75652

City Council

Agenda Item # 6.

SUBJECT: Consideration upon the first reading Ordinance 2025-05-01 rezoning a property from an R1 Zone to a PD zone located at 900 E. Main Street. (Jimerson)

MEETING DATE: May 20, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:
1. 900 E Main Planned Development Draft Ordinance

ORDINANCE 2025-??-??
FOR PLANNED DEVELOPMENT

AN ORDINANCE REGARDING PLANNED DEVELOPEMNT IN THE CITY OF HENDERSON, RUSK COUNTY, TEXAS, INCLUDING THE PROPOSED DEVELOPMENT STANDARDS, PERMITTED USES, SPECIAL EXCEPTION USES, AND THE PROCESS FOR ASSUING COMPLAINTS WITH THE PLANNED DEVELOPMENT REGULATIONS CONTAINED IN *ARTICLE 4: PLANNED DEVELOPMENT*.

WHEREAS, the City of Henderson has adopted certain development standards, effective _____, __, 2025, for anticipated development located at 900 E. Mani Street set forth in Exhibit "A"; and

WHEREAS, a final plat of 900 E. Main Street detailing areas within the survey which are set forth in Exhibit: "B"; and

WHEREAS, the City Council finds that Permitted Uses, Special Exception Uses, and the process for assuring compliance are all contained within Exhibit "A" and these processes assure compliance with the Planned Development regulations contained in *Article 4: Planned Development*; and

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

SECTION 1: The Zoning Ordinance of the City of Henderson, Texas, are hereby amended to allow the adopted development standards of 900 E. Main Street. Marked Exhibit "A" and the Survey marked as Exhibit "B".

SECTION 2: Repealer.

All ordinance or parts of ordinances inconsistent with the terms of the Ordinance are hereby repealed, provided, however, that such repeal shall be only to the extent of such inconsistency and, in all other respects. The subject matter covered by this Ordinance shall continue to be in effect.

SECTION 3: Severability.

If any provision, exception, section, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of the Ordinance or their application to other persons or sets of circumstances, and to this end, all provisions of the Ordinances are declared to be severable.

SECTION 4: Open Meeting.

It is hereby found that this Ordinance was adopted at an Open Meeting as required by law.

SECTION 5: Effective Date.

That this Ordinance shall take full effect and force upon the passage by the City Council of the City of Henderson, Texas and publication as required by law.

CONSIDERED the first reading of this the _____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on the second and final reading on this the ___ _____day of _____, 2025.

_____
Henry Pace, Mayor

ATTEST:

_____
Cheryl Jimerson, City Secretary

DRAFT

Table of Contents

Section	Title	Page
Planned Development	Ordinance	1-2
	Table of Contents	3
Article 1	Purpose	4
Article 2	Definitions	4
Article 3	Approval of Development	4-5
Article 4	Permitted and Prohibited Uses	5
Article 5	Property Maintenance	5-6
Article 6	Enforcement	7
Article 7	Exhibit “B” Recorded Plat	8

DRAFT

Article 1
Purpose

1.01 Recitals

The property owners Jessica and Matt Chindemi, owns certain real property situated in Rusk County, Texas, more particularly described on Exhibit A -attached here to and incorporated herein by reference for all purposes and hereinafter referred to as 900 E, Main Street

1.02 Intent

In order to protect the value and desirability of this Planned Development, desires to subject the property to the conditions, restrictions, and development standards set forth herein and yet retain reasonable flexibility to respond to changing circumstances so as to control and maintain the premium quality and distinction of the Property.

Article 2
Definitions

2.01 Defined Terms

"Accessory Structure" means a structure (1) located on the same lot as the primary structure; (2) detached from the primary structure and (3) subordinate in purpose to the primary structure or primary use served.

"City" means the City of Henderson, Texas

"Declarant" shall mean as the property owner as listed on the Rusk County Appraisal District, its successors and assigns.

"Front Lot Line" means a Lot Line that divides a Lot from a Street. If the recorded boundary line of a Lot is in the right of way of a Street, then the Front Lot Line is the right of way line of the Street that adjoins the lot.

“Structure” means a building that has a roof and is used or built to enclose or shelter a person, a chattel, a vehicle, goods, merchandise, equipment, materials, or moveable property of any kind

Article 3
Approval of Development

3.01 Approval

One set of complete plans and specifications, (as required by the City of Henderson), shall be delivered to the Zoning Administrator or designee. The date that complete plans and specifications are received by starts the "approval period." No

structures or improvements of any kind or nature shall be constructed or erected upon a lot, and no exterior alterations shall be made to any structures or improvements unless, and until complete plans and specifications for the proposed improvements have been approved by the City Council.

3.02 Limitation of revisions to the zoning ordinance.

(a) *Life safety.* Under no circumstance shall a planned development be exempt from a new or modified ordinance that is intended to protect life safety and/or risk of injury.

(b) *Non-conformances.* Under no circumstances shall a planned development alter the determination of legal non-conformances determined in sections 153-210 through 153-215 of the Henderson Zoning Ordinance.

(c) *Process.* Under no circumstances shall a planned development alter the processes described in sections 153-225 through 153-237 of the Henderson Zoning Ordinance.

(d) *Enforcement.* Under no circumstances shall a planned development limit the city of Henderson's right to enforce its city code or this zoning ordinance as described in sections 153-250 through 153-266.

(e) *Definitions.* Under no circumstances shall a planned development alter the definition or define the same term differently than it is defined in sections 153-280 of the Henderson Zoning Ordinance.

(f) *Fees or penalties.* Under no circumstances shall a planned development limit the city's fees or penalties related to zoning processes, waivers, variances, building code compliance, zoning compliance, and subdivision control compliance.

(g) *Rezoning to standard district.* All planned developments or subdistricts thereof, once 90 percent built-out are subject to being rezoned into an appropriate standard zoning district if the city deems it necessary to better or more efficiently administer the development.

Article 4
Permitted & Prohibited Uses

4.01 Permitted Uses.

- Two home businesses with no on-site customers.
- Customers on site for seasonal berry and orchard picking
- Egg production sales
- Chicken tractor housing for up to a maximum of 50 chickens
- Cows maximum 10
- Apiares for honey production

4.02 Prohibited uses.
Notwithstanding any provision to the contrary contained herein, no portion of land shall be used for any purpose which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or which shall increase the danger to any other lot of fire or explosion damage, or for any purpose which may be or become an annoyance or nuisance, or in violation of any applicable law.

Article 5
Property Maintenance

5.01 Bufferyard
The following standards apply

(a) *Project applicability*

(1) *Conflicting districts*. Bufferyards shall be installed and/or maintained alongside and rear property lines where conflicting zoning districts meet residential zones.

(b)Design.

(1) *Depth.* Bufferyards shall be 30 feet in depth along the entire segment of property line which is contiguous to the less intense zoning district. A required buffer yard shall not count toward minimum setback requirements.

(2) *Quantities.* The following shall be the minimum requirements for landscape materials in the bufferyard.

a. One evergreen tree per 15 feet of shared boundary with the conflicting zoning district shall be planted, plus

b. One canopy tree per 30 feet of shared boundary with the conflicting zoning district shall be planted.

(3) *Placement.* Required landscape materials shall be installed to effectively screen visibility between the two properties: with special emphasis of blocking views from the primary structure on the lesser intense zoning district, when applicable.

5.02 Maintenance of Bufferyard

- All dead trees shall be removed.
- Low-lying vegetation or small trees growing beneath larger trees; underbrush shall be cleared to build and/or replace fencing.

5.03 Natural Disaster

Any weather or geologically related catastrophe that destroys the bufferyard shall be replaced and comply with section 5.01.

Article 6
Enforcement

6.01 Inspection of property or structure.

(a) *Standard inspections.* The inspection of property or a structure may be conducted by the Enforcement Official.

(1) *Permission.* From the property where the violation or alleged violation is located with permission from the owner or tenant at the time of the inspection.
(2) *Right-of-way.* From a public right-of-way.
(3) *Aerial media.* From aerial photographs or videos.
(4) *Aerial observation.* From aerial observation; or
(5) *Adjacent property.* From an adjacent property with permission from that property owner.

(b) *Identification.* If requested, the Enforcement Official shall present identification and describe the purpose of the inspection.

(c) *Denial of access to property.* In the event the Enforcement Official is denied entry to a property or structure where there is a violation or alleged violation, the Enforcement Official may apply to a court of jurisdiction to secure a warrant authorizing inspection of the property or structure.

(d) *Surrender of right to deny access.* A property owner surrenders the right to deny an Enforcement Official access to the subject property or structure upon filing for any permit or application.

DRAFT

After Recording Return To:
City of Henderson
ATTN: Cheryl Jimerson
300 W. Main Street
Henderson, TX 75652

City Council

Agenda Item # 7.

SUBJECT: Consideration and possible action upon a recommendation from the Planning and Zoning Commission changing the zoning from an M2 Medium Density Multi-family Residential Zone to an R1 Low Density Single-Family Zone on two parcels known as the BIH Subdivision owned by HEDCO. (Jimerson)

MEETING DATE: May 20, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of a recommendation from the Planning and Zoning Commission on a zoning change request for the property known as Lot 1 and Lot 2 – BIH Addition owned by HEDCO.

ITEM SUMMARY: HEDCO recently purchased the properties from BIH with final approval from the city council. This property will be re-zoned from M2 to R1 and the change(s) will be reflected on the City of Henderson zoning map.

BACKGROUND INFORMATION: Given the significant need for housing in Henderson, HEDCO wants to start out building a couple of houses on these lots to see how quickly they may sell.

SPECIAL CONSIDERATIONS: None

SUPPORTING MATERIALS: None

City Council

Agenda Item # 8.

SUBJECT: Consideration upon the first reading of Ordinance 2025-05-02 changing the zoning from an M2 Medium Density Multi-family Residential Zone to an R1 Low Density Single-Family Zone on two parcels known as the BIH Subdivision owned by HEDCO. (Jimerson)

MEETING DATE: May 20, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY: The draft ordinance will be emailed to you Monday.

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 9.

SUBJECT: Consideration and possible action upon a recommendation from the Planning and Zoning Commission changing the Zoning from Low Intensity Industrial to Institutional for an application submitted by the City of Henderson to amend the zoning map on property owned by the Henderson Soccer Association located on FM 782. (Jimerson)

MEETING DATE: May 20, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Recommendation approving a zoning map amendment on FM 782.

ITEM SUMMARY: It was brought to the city's attention that the zoning on the properties continued to be listed as industrial during the process of the Henderson Economic Development Corporation's purchase and annexation of Taylor Drive.

BACKGROUND INFORMATION: There are two parcels the Henderson Soccer Association owns that front FM 782 in a residential area. The city believes it would be in the best interest of all parties to correctly re-zone these properties as an Institutional Zone.

SPECIAL CONSIDERATIONS: none

SUPPORTING MATERIALS: None

HENDERSON FIRE DEPARTMENT

401 West Main St.
Henderson, Texas 75654
903-657-6551

Sonny Ybarra, Fire Chief
Jeff Stoddard, Assistant Fire Chief

MONTHLY REPORT FOR APRIL 2025

TYPE OF CALL	CITY	COUNTY
OTHER FIRES (Industrial/other)	0	0
STRUCTURE FIRES	1	0
VEHICLE FIRES	0	0
GRASS FIRES	1	1
ELECTRICAL FIRES	0	0
COOKING FIRES (KITCHEN)	0	0
POWER LINES	2	0
SMOKE CHECKS	1	0
ACCIDENTS (JAWS)	0	1
MVC'S (No Extrication)	0	3
AIRCRAFT STAND-BY	0	0
FUEL SPILLS/GAS LEAKS	0	1
RESCUE	0	0
MEDICAL CALLS	32	15
ALARM MALFUNCTIONS	2	0
FALSE ALARMS	8	0
DISPATCHED AND CANCELED ENROUTE	4	2
UNAUTHORIZED BURNING	4	0
CONTROL BURN (COUNTY ONLY)	0	0
ASSIST OTHER DEPARTMENTS	1	1
MISCELLANEOUS CALLS/PUBLIC SERVICE	6	8
TOTAL	**62**	**32**
MILEAGE	**186.3**	**296.7**
MANHOURS	**161.00**	**46.5**

TOTAL CALLS			**94**
TOTAL MILEAGE			**483.0**
TOTAL MANHOURS			**207.5**
TRAINING	**Paid 100 Vol 10**	**Total**	**110**
INSPECTIONS			**61**
FIRE PREVENTION PROGRAMS			**0**
PUBLIC RELATIONS EVENTS			**3**
HYDRANT MAINTENANCE			**259**
WATER USAGE			**2,500**

HENDERSON FIRE DEPARTMENT



****

April 8th & 10th, Lieutenant Dane Krohn and Firefighter Colin Coats led a CPR class for Henderson Police Dept. to get everyone renewed or signed up. Great success!!!

****

April 9th, A shift participated with the Henderson hospital for Decon Training. We helped get their decon tents set up and went over procedures that will be followed in case of an event where this will be needed.

****

April 14th – 17th, Chief Sonny Ybarra attended the annual TFCA Fire Chief's conference.

****

May 18th, A Shift was asked to judge baked goods at Provalus. A sugar rush was definitely a side effect!!

****

April 22nd & 23rd , All of the firefighters and 3 volunteer firefighters attended a Heavy Vehicle Rescuer class held at Wallace Wrecker yard. This was led by TJ Lewis who is a trainer for Southern Fire Tactics. They went over how to stabilize dump trucks, school buses, 18 wheelers and how to get people out of that situation safely for them and for the firefighters. It was a great class and everyone learned a lot of good information.

April 2025 Call Log

- Fire Calls: 47
- Medical Calls: 47
- Total Calls: 94
- Inspections: 61
- Hydrants: 259



April 15th & 16th, Henderson Firefighters instructed a fire extinguisher class for Sadler Smokehouse employees. Firefighters instructed a hands-on class for the emplyees that had Sadler employees extinguishing a small fire in a burn pan. HFD and Sadlers have had several training classes in the past including this fire extinguisher class, confined space rescue class for HFD and hazmat training for both Sadlers and HFD. This partnership has assisted both Sadlers and HFD.



****



April 2025

April 24th, Henderson Fire Department joined Christus Health, Henderson Police Department, UT Health, Rusk County Sheriff's Department, OEM and students from Kilgore College for a mass casualty exercise. This exercise was a train wreck with many casualtites. The Henderson Fire Department's role was to provide triage to patients coming off the bus and then go to ER to triage patient's in the hospital. Chief Ybarra help the hospital administration run their command post.



Training:

*Captain Marc Marsh received his Officer II State Certificate.
*Firefighter Chance Jennings received his Fire Inspector State Certificate.
*Captain Chris Dension received his Driver/Operator State Certificate and his Advanced Inspection Certificate.
*Assistant Chief Jeff Stoddard received his Officer I & II State certificates.
*Volunteer Jackson Pirtle got his Class A Driver License.

	April	May	June	July	Aug		Oct	Nov	Dec	Jan	Feb	Mar	April	May		July	Aug
	2023									2024							
CALLS FOR SERVICE	1047	1077	1102	1133	1150	1180	1057	1019	1218	1033	974	996	1134	1261	1104	1038	1081
OFFICER INITIATED CF	331	304	362	424	432	514	460	454	591	393	435	435	418	500	411	358	372
DISPATCHED CFS	716	773	740	709	718	666	597	565	627	640	539	561	716	761	693	680	709
TRAFFIC CITATIONS	29	74	64	73	117	96	133	152	104	80	78	74	106	113	82	74	82
WRITTEN WARNINGS	134	185	170	225	224	285	178	182	324	244	262	263	245	320	233	198	217
ARREST	28	27	38	23	37	38	31	22	42	19	28	34	31	24	25	22	27
ACCIDENTS	41	39	46	37	28	30	35	21	35	45	23	35	39	36	34	28	33
DWI ARREST	1	0	1	2	1	2	0	2	5	2	2	2	1	1	4	0	2
(included above)																	
INCIDENT REPORTS																	
SENT TO CID	204	233	280	212	206	191	202	148	197	176	148	159	218	186	190	210	173
ASSIGNED	204	233	280	212	206	191	202	148	197	176	148	159	218	186	190	210	173
SUSPENDED	141	59	141	117	174	110	72	90	91	85	63	63	87	104	85	80	125
CLEARED	102	89	70	127	107	105	95	77	103	102	73	74	123	65	83	71	111
BURGLARY	10	23	15	13	6	13	12	10	6	1	10	9	6	7	6	11	13
ROBBERY	1	1	0	1	2	1	2	2	0	0	0	0	4	0	0	0	0
ASSAULT	29	32	28	21	31	27	26	18	26	29	24	23	22	23	32	12	19
POCS / POM*	2	1	2	1	6	8	4	5	2	2	5	4	0	3	2	4	0
SEXUAL ASSAULT	3	2	3	1	1	1	0	1	0	0	2	1	3	2	0	1	1

*** Includes marijuana, cocaine, etc.**

Sept	Oct	Nov	Dec	Jan	Feb	Mar	April
				2025			
1076	1255	1139	1163	1162	1029	1182	1075
356	457	428	531	541	451	510	465
720	798	711	632	621	578	672	610
83	81	60	81	68	51	72	73
183	311	320	483	384	309	329	333
44	28	41	30	30	33	47	41
36	38	38	39	24	22	28	20
2	1	1	5	1	1	5	2
231	213	161	174	164	173	204	167
231	213	161	174	164	173	204	167
79	108	67	74	72	70	98	77
97	117	77	84	70	71	73	69
11	16	8	7	5	13	18	6
2	0	0	0	0	1	0	1
30	19	33	20	22	21	17	18
0	1	4	5	9	9	15	13
1	2	0	2	0	1	2	1

Compatibility Report for Copy of Jan 2022 Monthly Report - .xls
Run on 02/02/2022 16:35

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	# of occurrences	Version
Some cells or styles in this workbook contain formatting that is not supported by the selected file format. These formats will be converted to the closest format available.	17	Excel 97-2003

Memo

To: **Jay Abercrombie, City Manager**

From: **Chad Taylor, Chief of Police**

cc: **Cheryl Jimerson, City Secretary**

Date: **May 2, 2025**

Re: **Henderson Police Department Monthly Report**

Attached to this memo please find the monthly activity report from the Police Department for April.

Mayor and Members of the City Council,
I hope this letter finds you well. I am writing to provide an update on the activities and events that the Henderson Police Department and its personnel participated in during the month of April. It has been a busy and productive month, marked by community engagement, training, as well as several other items that kept us busy.

1. Our officers (on and off duty) attend numerous events held in our community one of which was the Purse Bingo put on by The Child Advocacy Center, which was attended by Detective Pam Randolph.
2. Sgt Charles Helton and Stacey Strong represented the Henderson Police Department at the Henderson area Chamber of Commerce Job Fair where they were able to meet with those interested in Law Enforcement.
3. Once every two years the Henderson Police Department ensures that our officers and dispatchers are certified in CPR. The class is taught by members of our Fire department,

where officers are trained in CPR, assisting someone who is Choking and how to use the AED's located throughout our department and in the patrol units.

4. Personnel attended two ribbon cuttings at Classic Collision locations in Henderson.
5. Chief Taylor and Sgt, Helton accompanied Congressman Moran to Sadlers, Full Armor Christian Academy and Rusk County Electric CO-OP during his visit to our area.
6. The department had another successful Coffee with Cops at Herschel's where we were able to meet with numerous people from our community.
7. Several of our employees attended the annual crawfish boil at the city warehouse.
8. Cpl. Basso, SRO King, and Officers De Jesus, and Estes participated in a new program at Wylie Elementary where students can save up Cub points and earn the chance to have lunch with an officer.

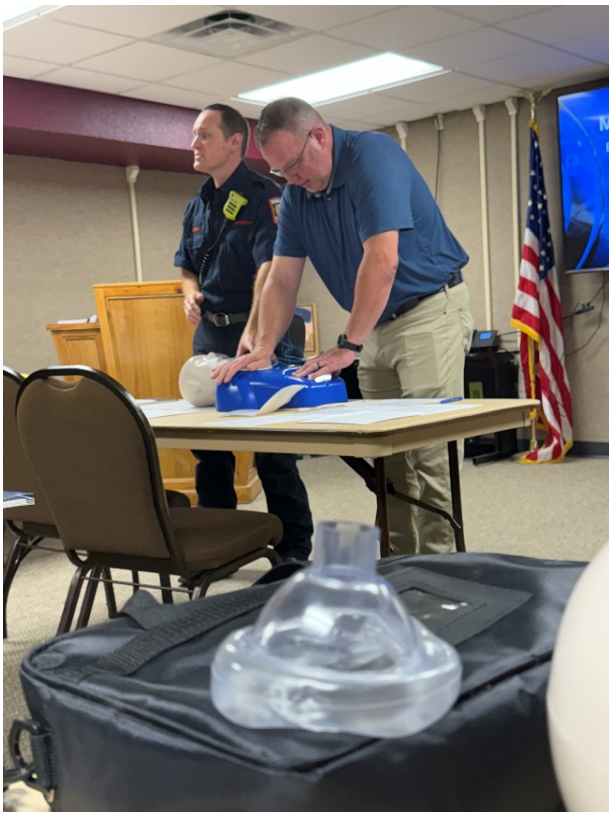
April 4, 2025– Detective Pamela Randolph dressed as Dolly Parton supporting the local Children's Advocacy Center 7th Annual Purse Bingo.



April 8, 2025 – Charles Helton and Stacey Strong at the Chambers Job Fair representing the Henderson Police Department.



April 10, 2025 – Officer Michael Brophy with Firefighter Instructor Dane Krohn learning CPR.



April 22, 2025 – Chief Chad Taylor, Sgt. Charles Helton and Stacey Strong at the Ribbon Cutting for Classic Collision at the North Frisco location.



April 23, 2025 – Charles Helton at the Ribbon Cutting for Classic Collision at the Hwy 259 N location.



April 24, 2025 – Chief Chad Taylor and Sgt. Charles Helton accompanied Congressman Moran to different locations in our community.



April 24, 2025 – Chief Chad Taylor, Sgt. Charles Helton, and several other members of the Henderson Police Department at the Coffee with Cops hosted by Herschel's.




HENDERSON SPORTS


HENDERSON INSURANCE AGENCY

April 25, 2025 – Brian Bathke and Detectives at the City Crawfish Boil hosted by the City of Henderson.





April 30, 2025 – Wylie Elementary Kids who worked hard to earn and save Cub Bucks to eat with Henderson Police Officers.








PROTECT AND SERVE


PROTECT AND SERVE


PROTECT AND SERVE

Henderson Police Department

800 Lake Forest Parkway
Henderson, Texas 75652
Phone: 903-657-3512 Fax: 903-657-3345

Integrity ◦ Respect ◦ Accountability ◦ Courage ◦ Professionalism ◦ Dedication ◦ Service

5/01/2025

To: City Council
From: Chad Taylor, Chief
Ref: Training Report

Training report for the month of April

Total number of officers with license certification 2

Total number of officers moved from certificate to basic- 0

Total number of officers moved from basic to intermediate – 0

Total number of officers moved to advanced – 0

Total number of officers moved to master- 0

Total number of officers in the cadet program- 0

Total number of Telecommunicators with a temporary license – 0

Total number of Telecommunicators moved from temporary license to basic-0

Total number of Telecommunicators moved from basic to intermediate-1

Total number of Telecommunicators moved from advance to master-0

Total Proficiency level moves - 0

Approximate hours of training for the month of April-303.20

Information provided by Sgt. Charles Helton – Training/Community Outreach Coordinator

Henderson Police Department

800 Lake Forest Parkway
Henderson, Texas 75652
Phone: 903-657-3512 Fax: 903-657-3345

Integrity ◦ Accountability ◦ Professionalism ◦ Service

APRIL 2025 ORR Revenue

Description	Qty	Unit price	Discount	Total
Police Report	5	$5.00		$25.00
Crash Reports	5	$6.00		$30.00
ORR Attorney	2	$176.50/40.50		$217.00
ORR Civilian	3	$20.00/20.00/10.00		$50.00
LexisNexis	12	$5.00		$60.00
Total				**$382.00**

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Henderson Police Department

800 Lake Forest Parkway
Henderson, Texas 75652
Phone: 903-657-3512 Fax: 903-657-3345

Integrity ◦ Accountability ◦ Professionalism ◦ Service

APRIL 2025
OPEN RECORD REPORT

Request	ORR Received	ORR Completed	ORR Open
OAG Rulings	0	0	0
ORR US Gov.	1	1	0
ORR State Gov.	7	7	0
ORR Local Gov.	7	7	0
ORR Subpoena	0	0	0
ORR Civilian	17	17	0
ORR Attorney	6	6	0
CR-3 Crash Reports	23	23	0
Total Requests	60	60	0

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Open Records Report

4-1-2025 to 4-31-2025

DATE(S)	Record Requestor	HOURS	Charges
4/1/25	OR25-CR32502939 NO. 7243	20.00	6.00
4/1/25	OR25-2503230	15.00	COMPLETED
4/2/25	OR25-2503092	30.00	COMPLETED
4/3/25	OR25-CR3H2502846LN NO 7246	20.00	5.00
4/3/25	OR25-CR32502939LN NO 7247	20.00	5.00
4/3/25	OR25-FBINICS11744580	60.00	COMPLETED
4/3/25	OR25-2501813 NO.7248	5.00	5.00
4/4/25	OR25-CR32502183II NO. 7249	30.00	6.00
4/4/25	OR25-CR32503086LN NO. 7250	20.00	5.00
4/9/25	OR25-CR3250323LN NO. 7251	20.00	5.00
4/9/25	OR25-2502414BLF NO. 7252	160.00	40.50
4/10/25	OR25-2410532MRB NO. 7253	40.00	5.00
4/8/25	OR25-CR32410630LN NO. 7254	20.00	5.00
4/8/25	OR25-CR32503014JY NO. 7255	20.00	6.00
4/9/25	OR25-2503288IR NO. 7256	20.00	10.00
4/10/25	OR25-10202023CRM	180.00	COMPLETED
4/9/25	OR25-2503442NG	20.00	COMPLETED
4/9/25	OR25-2502232DFPS	45.00	COMPLETED
4/9/25	OR25-04092025DFPS	120.00	COMPLETED
4/9/25	OR25-040925HK	120.00	COMPLETED
4/4/25	OR25-2306941GD	120.00	COMPLETED
4/4/25	OR25-2502183II BILLED 169.00	180.00	BILLED
4/11/25	OR25-2300574BB NO. 7259	30.00	5.00

DATE(S)	Record Requestor	HOURS	Charges
4/10/25	OR25-04102025LN NO 7258	20.00	5.00
4/10/25	OR25-2408130BA NO 7257	20.00	5.00
4/15/25	OR25-2503475 NO. 7260	20.00	20.00
4/15/25	OR25-2503282 NO. 7261	20.00	5.00
4/15/25	OR25-2503092LN NO. 7262	20.00	5.00
4/16/25	OR25-2503443 NO. 7263	20.00	5.00
4/16/25	OR25-3273721652 NO. 7264	20.00	5.00
4/16/25	OR25-327552985 NO. 7265	20.00	5.00
4/15/25	OR25-2503536CS	40.00	COMPLETED
4/15/25	OR25-2503536CS	40.00	COMPLETED
4/15/25	OR25-04132025MS	120.00	COMPLETED
4/15/25	OR25-135070DC	120.00	COMPLETED
4/15/25	OR25-2503024DFPS	50.00	COMPLETED
4/15/25	OR25-2503625CC1	120.00	COMPLETED
4/15/25	OR25-2503445TDPO	30.00	COMPLETED
4/11/25	OR25-2502926DFPS	20.00	COMPLETED
4/16/25	OR25-2503409AB BILLED $5.00	30.00	
4/15/25	OR25-2503356 BILLED $5.00	30.00	
4/15/25	OR25-CR3503443RS	50.00	COMPLETED
4/15/25	OR25-CR32503443K NO. 7266	50.00	6.00
4/16/25	OR25-JIMKING	60.00	COMPLETED
4/22/25	OR25-2503811DM	20.00	COMPLETED
4/22/25	OR25-2501619WM BILLED 5.00	30.00	
4/22/25	OR25-04222025	40.00	COMPLETED
4/22/25	OR25-04182025DFPS	40.00	COMPLETED
4/22/25	OR25-04222025KC	40.00	COMPLETED
4/24/25	OR252503592LN NO. 7267	40.00	5.00
4/24/25	OR25-2503014LN NO. 7268	40.00	5.00
4/24/25	OR25-2401264RCSO	200.00	COMPLETED
4/24/25	OR25-2502959SLT BILLED 95.50	120.00	
4/22/25	OR25-2503409SB BILLED 5.00	120.00	
4/25/25	OR25-CR32503859 NO. 7269	20.00	6.00
4/1/25	OR25-2301463PF NO. 7244		176.50

Denotes OAG Ruling

DATE(S)	Record Requestor	HOURS	Charges
	INFORMATION PROVIDED BY STACEY STRONG - RECORDS ADMINISTRATOR		REV2024 SJS

Balance Sheet

Henderson PD Records

Balance summary	Apr-25
No. 7243 cash	$6.00
No. 7244 CK 13192	$176.50
Turned in 4/1/25	$182.50
No. 7245 cash	$20.00
NO. 7246 CK 3236911251	$5.00
NO. 7247 CK 3236970451	$5.00
Turned in 4/3/25	$30.00
NO. 7248 CASH	$5.00
NO. 7249 MONEY ORDER 73698	$6.00
NO. 7250 CK 3250316051	$5.00
NO. 7251 CK 325776251	$5.00
NO. 7252 CK 162433	$40.50
NO. 7253 CK 114027472	$5.00
NO. 7254 CK 3259693652	$5.00
NO. 7255 CASH	$6.00
NO. 7256 CASH	$10.00
TURNED IN 4/10/2025	$87.50
NO. 7257 CASH	$5.00
NO. 7258 CK 3266892851	$5.00
NO. 7259 CASH	$5.00
NO. 7260 CK 170	$20.00
NO. 7261 CK 114238937	$5.00
NO. 7262 CK 3271038151LN	$5.00

NO. 7263 CK 3272201551LN	$5.00
NO. 7264 CK 3273721652LN	$5.00
NO. 7265 3275529851LN	$5.00
NO. 7266 CASH	$6.00
NO. 7267 CK 3281474451	$5.00
NO. 7268 CK 3290619751	$5.00
NO. 7269 CASH	$6.00
TURNED IN 04/30/2025	$82.00
Balance	**$382.00**

Information Provided by Stacey Strong - Records Administrator

REV2025 SJS

Henderson Animal Center and Protection

Monthly Report

Month of: March **Year: 2025**

Inside City Limits			
Number of Dogs:	12	Year to Date:	53
Number of Cats:	15	Year to Date:	73
Number of Others:	2	Year to Date:	2
TOTAL Number of Animals:	**29**	**Year to Date:**	**128**

ACOPU			
Number of Dogs:	4	Year to Date:	73
Number of Cats:	12	Year to Date:	48
Number of Others:	8	Year to Date:	47
TOTAL Number of Animals:	**24**	**Year to Date:**	**168**

Outside City Limits			
Number of Dogs:	3	Year to Date:	31
Number of Cats:	6	Year to Date:	33
Number of Others:	4	Year to Date:	5
TOTAL Number of Animals:	**13**	**Year to Date:**	**69**

Rusk County Sheriff's Department			
Number of Dogs:	0	Year to Date:	9
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**0**	**Year to Date:**	**9**

City of Overton			
Number of Dogs:	0	Year to Date:	0
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**0**	**Year to Date:**	**0**

City of Tatum			
Number of Dogs:	1	Year to Date:	1
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**1**	**Year to Date:**	**1**

City of New London

Number of Dogs:	0	Year to Date:	0
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**0**	**Year to Date:**	**0**

TOTAL of Animals Received

Number of Dogs:	19	Year to Date:	157
Number of Cats:	33	Year to Date:	154
Number of Others:	14	Year to Date:	54
TOTAL this Month:	**66**	**Year to Date:**	**365**

Animals Reclaimed

Number of Dogs:	2	Year to Date:	23
Number of Cats:	0	Year to Date:	3
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**2**	**Year to Date:**	**26**

Animals Adopted

Number of Dogs:	12	Year to Date:	100
Number of Cats:	15	Year to Date:	132
Number of Others:	10	Year to Date:	21
TOTAL this Month:	**37**	**Year to Date:**	**253**

Monthly Adoption Breakdown: Dogs Adopted:	*12*	*Dogs Rescued:*	*0*
Cats Adopted:	*0*	*Cats Rescued:*	*15*
Others Adopted:	*0*	*Others Rescued:*	*10*

Animals Euthanized

Number of Dogs:	2	Year to Date:	20
Number of Cats:	1	Year to Date:	5
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**3**	**Year to Date:**	**25**

Monthly Euthanasia Breakdown	*Sick:*	*Injured:*	*Aggressive:*
Dogs:	*0*	*0*	*2*
Cats:	*0*	*1*	*0*
Other: (Non-Wildlife)	*0*	*0*	*0*

Animals Held for Rabies Quarantine:	**1**	**Year to Date:**	**6**
Animals Tested for Rabies:	**0**	**Year to Date:**	**12**
Animal Complaints Received:	**586+**	**Year to Date:**	**4,016+**
Deceased on Arrival (disposal):	**7**	Year to Date:	**27**
Died in Care:	**2**	Year to Date:	**17**

Animal Protection Activity

Warnings Issued:	**31**	**Year to Date:**	**123**
Citations:	**3**	**Year to Date:**	**15**
Calls for Service during hours:	**59**	**Year to Date:**	**540**
Calls for Service after hours:	**1**	**Year to Date:**	**16**
Seizures:	**0**	**Year to Date:**	**3**
Wildlife Euthanasia (sick or injured):	**1**	**Year to Date:**	**5**
Wildlife Release:	**4**	**Year to Date:**	**20**
Traps Set:	**9**	**Year to Date:**	**182**

CITY WAITING LIST:

TOTAL ADDED this Month:	**10**	**Year to Date:**	**28**

COUNTY WAITING LIST:

TOTAL ADDED this Month:	**43**	**Year to Date:**	**217**

TOTAL ANIMALS ADDED TO WAITING LIST:

		Total added	
TOTAL ADDED this Month:	**53**	**Year to Date:**	**245**

Animal Center and Protection

Activity Report

April 2025



Wildlife

We've had an explosion of baby orphan wildlife in the last month, keeping rehabbers busy this time of year!













Education

Director Pool was one of the guest speakers at the ACO Basic Course put on by DSHS in Tyler this April.





Part time kennel technicians and the rest of the staff had the opportunity to learn canine handling and training techniques from Brady with Sabine River K9. This prevents unnecessary injury to staff, improves safety measures, and allows the staff to work with the dogs daily and mold them into well behaved prospects for their new homes.









Cotton Patch provided refreshments for the dog training class as well!




Adoptions
I CAN ONLY IMAGINE
Scatter KINDNESS
SELF CARE
Body. Mind. Soul.
Wake up early. Do skincare.
Drink plenty of water. Exercise.

Visitors and Donations

Cushing Life Skills class brought donations and came to spend time with our animals.







The Dog Wash Co. came to offer discounted services for the public.

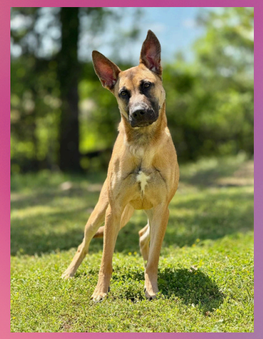




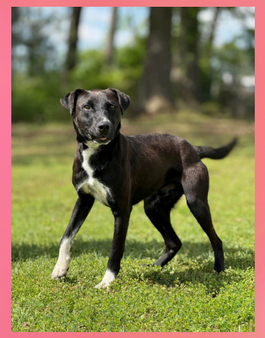
Fresh Faces

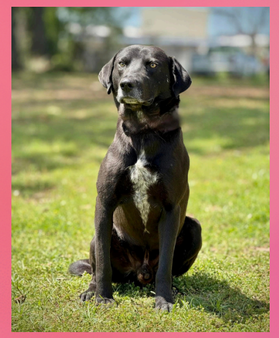
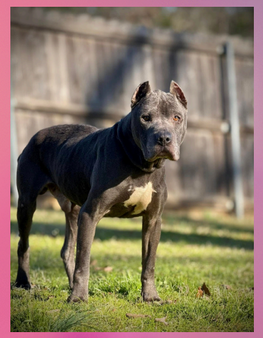
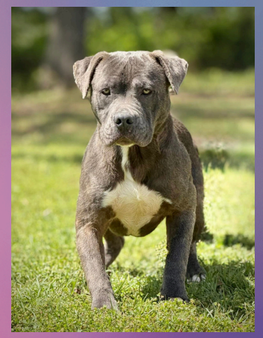
The dogs posed for new spring photos!

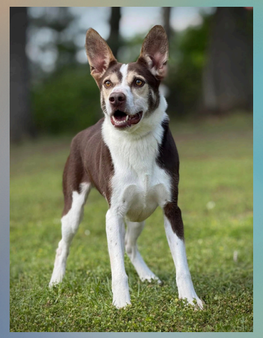


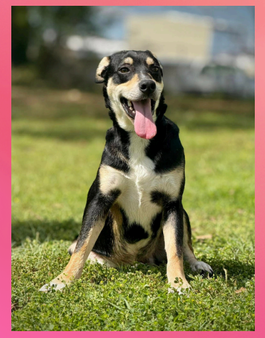
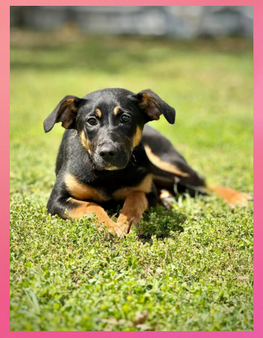



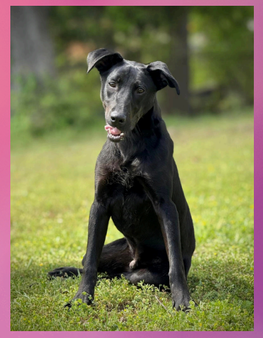


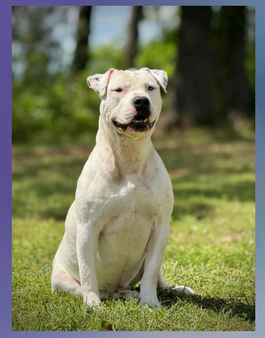



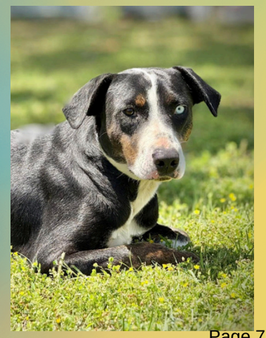












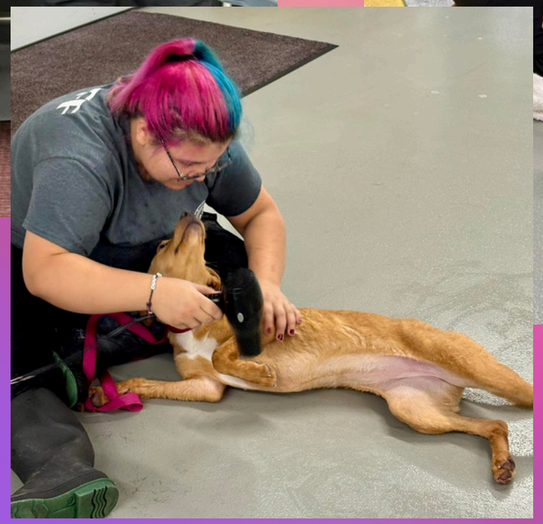
Activities

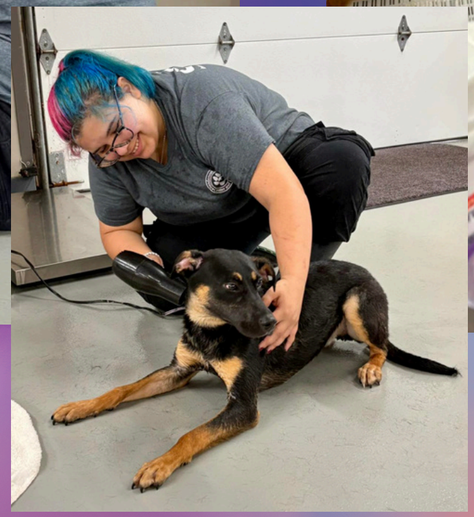
The staff bathed the dogs on a rainy day.











Spay/Neuter

Kitten season has officially started!







Henderson Animal Center and Protection

Community Development Department
300 West Main Street
Henderson, Tx 75652
Phone: 903-392-0786

Monthly Report

To: Mayor and City Council Members

From: Cliff McElfresh

RE: Summary for the Month of April 2025

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	April 2025	$1,269460.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	April 2024	$370,984.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	TO DATE 2025	$3,982,030.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: Thru	April 2024	$3,185,462.00

BUILDING INSPECTORS REPORT **CODE ENFORCEMENT REPORT**

Building Inspections	14	Food Establishment Inspections	20
Electrical Inspections	12	Food Truck/Trailer Permits	1
Plumbing Inspections	16	High Grass & Weeds	8
Mechanical Inspections	7	Junk Vehicles	0
Meetings	14	Illegal Signs	1
Phone calls	47	Sub-Standard Structure Inspections/Notifications	2
Residential Plan Review	0	Illegal Dumping /Road debris/Illegal storage	2
Commercial Plan Review	3	Restaurant Grease Trap Inspection	1
Sign Permits Review	2	Meetings	6
Certificate of Occupancy	4	Zoning	8

Commercial Building Permits Issued	**1**
Residential Building Permits Issued	**8**
Commercial Roof Permits issued	**0**
Residential Roof Permits Issued	**4**
Demo Permits Issued	**0**
Residential Fence Permit Issued	**0**

Submitted by: Cliff McElfresh, Community Development Mgr. **Date:05/05/2025**

INSPECTION DEPARTMENT
END OF MONTH SUMMARY
April 2025

MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: April 2025	$1,269,460.00
MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: April 2024	$370,984.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: TO DATE 2025	$3,982,030.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: THRU April 2024	$3,185,462.00

PERMITS ISSUED

For the Period 4/1/2025 to 4/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-279	Commercial Building Permit New Construction	500 AUSTIN AVE	$711,000.00	$6,900.00	$6,900.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/09/2025	04/09/2025	ISSUED	40,000.00

Applicant	Isaac Design
Property Owner	Power Brothers Real Estates

Contractors

General Contractor	Keith Isaac	PO Box 570	Flint	TX	75762

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-267	Residential Building Permit New Construction	101 SUZY LN	$340,000.00	$759.80	$759.80

Application Date	Issue Date	Status of Permit	Total SQFT
04/04/2025	04/04/2025	ISSUED	2,800.00

Applicant	Preston McGinnis
Property Owner	Brad McGrinnis

Contractors

General Contractor	Preston McGinnis	10718 CR 317 S	Henderson	TX	75654

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-272	Residential Building Permit Roofing/ Reroofing	310 MARGARET AVE	$3,000.00	$50.00	$50.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/07/2025	04/07/2025	ISSUED	

Applicant	Jose Delgado
Property Owner	Jose Delgado

Contractors

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-284	Residential Building Permit Roofing/ Reroofing	104 SUZY LN	$12,000.00	$50.00	$50.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/10/2025	04/10/2025	CLOSED	

Applicant	M5 Building
Property Owner	Rachael Verhalen

Contractors

General Contractor	Preston McGinnis	10718 CR 317 S	Henderson	TX	75654

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-289	Residential Building Permit Addition	201 LOCKHAVEN ST	$60,000.00	$221.00	$221.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/10/2025	04/10/2025	ISSUED	480.00

PERMITS ISSUED

For the Period 4/1/2025 to 4/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-296	Residential Building Permit Remodel/Repair	2001 W MAIN ST	$52,400.00	$125.00	$125.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/11/2025	04/24/2025	ISSUED	1,600.00

Applicant	Wilcox				
Property Owner	Joe Haley				
Contractors					

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-299	Residential Building Permit Roofing/ Reroofing	900 S MAIN ST	$17,325.00	$50.00	$50.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/11/2025	04/11/2025	CLOSED	

Applicant	A-1 Roofing				
Property Owner	Steve Boren	900 S MAIN ST	Henderson	TX	75654
Contractors					
General Contractor	Jonathan Blankenship	701 1/2 E Main	Henderson	TX	75654

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-303	Residential Building Permit Accessory Structure Permit	2608 US 79	$40,000.00	$152.40	$152.40

Application Date	Issue Date	Status of Permit	Total SQFT
04/15/2025	04/22/2025	ISSUED	

Applicant	Southwest Construction				
Property Owner	Don Brooks				
Contractors					

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-310	Residential Building Permit Window & Door	319 GRAY ST	$5,115.00	$55.00	$55.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/21/2025	04/24/2025	ISSUED	

Applicant	Hammack & Propes				
Property Owner	Mike Nichols				
Contractors					
General Contractor	Carl Propes	715 W Fordall	Henderson	TX	75652

For the Period 4/1/2025 to 4/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-311	**Residential Building Permit Window & Door**	**2005 E MAIN ST**	$4,820.00	$55.00	$55.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/21/2025	04/24/2025	ISSUED	

Applicant	Hammack & Propes				
Property Owner	Jean Moore				
Contractors					
General Contractor	Carl Propes	715 W Fordall	Henderson	TX	75652

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-318	**Residential Building Permit Addition**	**1202 N MARSHALL ST**	$1,500.00	$150.00	$150.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/22/2025	04/22/2025	ISSUED	416.00

Property Owner	Elsy Martinez				
Contractors					

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-322	**Residential Building Permit Roofing/ Reroofing**	**203 E COLLINS ST**	$2,300.00	$50.00	$50.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/22/2025	04/22/2025	ISSUED	

Applicant	C & A Roofing LLC				
Property Owner	Russell & Polly Phipps	203 E Collins St	Henderson	TX	75652
Contractors					
General Contractor	Jose Alvaredo	2114 Hendricks St	Gladewater	TX	75647

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-330	**Residential Building Permit Addition**	**404 Shawnee**	$20,000.00	$181.00	$181.00

Application Date	Issue Date	Status of Permit	Total SQFT
04/23/2025	04/25/2025	ISSUED	280.00

Applicant	Jason Smith				
Property Owner	Martha				
Contractors					
General Contractor	Jason Smith	4774 CR 424 W	Henderson	TX	75652

13

Total Valuation: $1,269,460.00
Total Fees: $8,799.20
Total Fees Paid: $8,799.20

cliff mcelfresh

Apr-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.	12						
ELECTRICAL INSP.	6						
meetings	9						
MECHANICAL INSP.	2						
Other/Slab/Dr-way	4						
PLUMBING INSP	9						
SIGNS	2						
CERTIFICATE/OCCUPANC	4						
phone calls	47						
	48						

Had 9 contractors in the office in april looked over plans for walmart remodel and the 7 brew coffee.had mee with my staff.TOOK 47 PHONE CALLS.

Name: Dennis Williams

month/year: Apr-25

	# OF INSPECTIONS	ABATEMENTS	CITATIONS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.	2							
ELECTRICAL INSP	6							
MECHANICAL INSP	5							
PLUMBING INSP	7							
GAS INSP	4							
PLAN REVIEW	3							
MEETINGS	5							
C.O.INSP	6							
FINAL INSP	5							
ZONING	2							
TOTALS	45							

CODE ENFORCEMENT MONTHLY REPORT

Name: Wes Breitenberg

month/year: Apr-25

	LOCATIONS	ABATEMENTS	PERSONAL CONTACTS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.								
ELECTRICAL INSP.								
FOOD EST. INSP.								
WEEDS/RUBBISH	8	3	12		4			
JUNKED VEHICLES			2					
MECHANICAL INSP.								
OTHER	8		15					
PLUMBING INSP.								
MEETINGS	6							
SIGNS								
SUBSTANDARDS	2		5					
ZONING	8		8					
TOTALS	32	3	42	0	4	0	0	0

MONTHLY SUMMARY

1) Promoted the Cleanup Event, coordinated logistics and vendors, and physically worked the Event on April 19.
2) Contracted with a new vendor for tire cleanup and removal. Removed 353 tires from 410 Cedar St
3) Attended P&Z Meetings and the public workshop related to the Planned Development on E Main St
4) Filed liens, minor plats, and lien releases with the county clerk
5) Worked w/ demo contractor and property owners on fire damaged structures on Russell St and Choctaw Trail

CODE ENFORCEMENT MONTHLY REPORT

Name: KEVIN LOCKRIDGE

month/year: Apr-25

	NO. OF LOCATIONS	ABATEMENTS	CITATIONS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
ILLEGAL STORAGE								
SUB STD INSP/NTC								
SIGNS								
FOOD EST. INSP.	20						19	
HIGH GRASS/WEEDS	0							0
JUNK VEHICLES	0							0
FOOD TRK PERMITS	1						1	
FOOD TRL INSP	2						0	
ABATEMENTS	0							
greasetraps/sewer	1							
ILLEGAL SIGNS	0							
DUMPING/RD DEBRIS	0							
TOTALS	24							

had inspection at sundowners on 4-1-2025 over all inspection not good had to have them start all over with clean up .spoke with b&b bbq performed inspection on food trailer for new permit .spoke with vanessa sanchez about temporary food event at civic center .went and met with country cooking cafe about grease trap leak behind property met with charlie with the city to get new cap installed on pipe on clean out .spoke with gracie smith about food event at civic center on may 3 2025 .met with jucy's hambuger grand opening and walk through .worked

Kevin Lockridge 5-1-25

Public Utilities Monthly Report

Mayor/Council

I met with Neal to discuss the completion of the water and sewer line replacement and/or relocation associated with the street construction project. Neal confirmed that all necessary work on the utilities has been completed, including both replacements and relocations as required by the updated street design. The lines have been tested and are back in service. During the process, we had to make a few adjustments, including replacing and adding new isolation valves to improve system control and future maintenance access.

I met with a few residents to address concerns regarding sidewalk repairs and drainage issues in their neighborhood. The residents expressed frustration over sections of sidewalk that had to be removed to repair a recent water leak and inquired about the timeline for restoration. We also discussed drainage concerns that became evident during the recent period of excessive rainfall, with some areas experiencing flooding and slow runoff. I assured them that both issues are being reviewed, and the sidewalk will be repaired as soon as possible (weather permitting) and we are working with TxDot on possible drainage improvements.

I've been working closely with staff on the development of the upcoming 2025/2026 budget. Our focus has been on evaluating departmental needs, reviewing past expenditures, and identifying opportunities for efficiency and improvement. We're working to ensure the budget aligns with both our short-term priorities and long-term goals, while maintaining fiscal responsibility. The process is ongoing, and collaboration across departments has been key to building a solid financial plan for the coming year.

HEDCO SALES TAX RECEIPTS HISTORY

Sales Month	Check Received Month	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
AUGUST	OCTOBER	108,069	99,446	113,001	94,789	119,769	136,754	163,729	172,110
SEPTEMBER	NOVEMBER	132,067	124,141	138,028	142,246	141,434	177,944	208,295	210,169
OCTOBER	DECEMBER	100,965	95,324	114,866	113,405	113,333	143,064	167,491	189,000
NOVEMBER	JANUARY	96,254	100,353	110,701	110,843	112,738	145,911	168,489	204,304
DECEMBER	FEBRUARY	123,378	147,969	139,736	141,342	161,211	185,516	227,918	198,983
JANUARY	MARCH	101,565	97,139	105,806	113,262	116,200	140,154	138,614	158,683
FEBRUARY	APRIL	97,772	102,039	102,197	106,063	99,301	127,489	169,500	163,252
MARCH	MAY	151,778	148,855	141,682	147,519	168,499	230,335	229,210	209,555
APRIL	JUNE	99,509	128,332	111,569	130,329	143,875	157,730	180,538	168,813
MAY	JULY	98,978	111,018	118,162	150,050	147,755	155,829	206,674	177,461
JUNE	AUGUST	111,408	141,389	135,709	169,353	168,612	192,135	235,730	222,159
JULY	SEPTEMBER	93,383	114,001	124,498	115,717	139,587	161,760	178,760	198,941
TOTAL		1,315,126	1,410,006	1,455,955	1,534,918	1,632,314	1,954,621	2,274,948	2,273,431
Average Monthly Sales Tax:		109,594	117,501	121,330	127,910	136,026	162,885	189,579	189,453
Annual % Change Over the Previous Year		-0.09	7.21%	3.26%	5.42%	6.35%	19.75%	16.39%	-0.07%

Sales Month	Check Received Month	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
AUGUST	OCTOBER	185,605	-	-	-	-	-	-	-
SEPTEMBER	NOVEMBER	192,044	-	-	-	-	-	-	-
OCTOBER	DECEMBER	213,187	-	-	-	-	-	-	-
NOVEMBER	JANUARY	183,825	-	-	-	-	-	-	-
DECEMBER	FEBRUARY	245,441	-	-	-	-	-	-	-
JANUARY	MARCH	**150,107**	-	-	-	-	-	-	-
FEBRUARY	APRIL	-	-	-	-	-	-	-	-
MARCH	MAY	-	-	-	-	-	-	-	-
APRIL	JUNE	-	-	-	-	-	-	-	-
MAY	JULY	-	-	-	-	-	-	-	-
JUNE	AUGUST	-	-	-	-	-	-	-	-
JULY	SEPTEMBER	-	-	-	-	-	-	-	-
TOTAL		1,170,210	-	-	-	-	-	-	-
Average Monthly Sales Tax:		97,517	-	-	-	-	-	-	-
Annual % Change Over the Previous Year		-0.49	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

CIVIC CENTER/PAVILION MONTHLY REPORT

APRIL 2025

CIVIC CENTER		**Rental**	
Entire Hall		5	CAC Purse Bingo, Chamber Job Fair, HISD Prom, Arp Prom, HISD Excellence Banquet
1/3 Hall		7	Women's Forum, Hendrix Reunion, P Soto, TCMA Meetingx2, Bowman Safety Trainingx2,
2/3 Hall		2	B&G Club Luncheon, TX Rural Water Assoc Training,
Reception Room		15	RWDM Church x10, Ren. Club, PZ Workshop, S Wilkins, TCMA Meetingx2,
Board Room		6	Body Shop Wellness x2, Duke x2, Women's Forum, Walgreens
	TOTAL	**35**	

PAVILIONS		**Rental**	
Yates Park		3	Boys & Girls Club, B&G/Southside Bapt, J Henry,
Fair Park		7	Mitchell, Traylor, South Oak CoC, Murchison, Pirtle, B Fulton, J Campbell
Lake Forest-Lion		11	Hill, Resurrection Run, Anthony, Armstrong, Calvary, Skelton, Northside, Decker, 1st Methodist, Fowler, HMS
Lake Forest-Mann		7	Barnes, Resurection Run, Calvary, Northside, 1st Methodist, HMS, V Gearhardt,
Lake Forest-Azalea		6	Allison, Resurection Run, Calvary, Northside, Alexander, HMS
Lake Forest-Gazebo		1	Resurection Run
Lake Forest-Plaza		1	Resurection Run
	TOTAL	**36**	



Chamber Job Fair 4/8/25





HHS Prom 4/12/25



MONTHLY REPORT

April 2025

MAIN STREET

Our first quarterly report for 2025 was due early this month and preparation for that allowed us to assess progress toward the goals we set in our annual retreat. We are happy with the direction in which we're heading and excited to continue growing life and vitality in downtown. We have received and awarded enough sign and façade grant applications this fiscal year that we are expecting to exhaust that budget line before the end of the year – a good problem to have.

Texas Main Street programs are required to send staff to a minimum of two trainings each year. Alexa attended the Texas Historic Commission's Real Places Conference in Austin this month and, from contacts made at the conference, will be exploring program partnerships with Texas Folklore and the Texas Archive of the Moving Image.

TOURISM

Planning is underway for the 2025 Freedom Festival, scheduled Friday, July 4 in Lake Forest Park. It promises to be bigger and better than ever, so be sure to mark it on your calendar to spend a hometown 4th in Henderson.

We are exploring a grant opportunity to bring a series of concerts to Henderson in the future. It is still very early in the process but we would like to host at least monthly concerts in the parks or downtown, if possible.

Brochures for the 2025 Heritage Syrup Festival are in and available for display/distribution. Anyone who would like some should email tourism@hendersontx.us.

CALENDAR EVENTS

April	1	Quarterly Main Street Manager's conference	4	Junior Achievement at Wylie
	8	Noblewins municipal bench presentation	10	Junior Achievement at Wylie
	12	A Day on Main	14	Main Street Managers monthly training
	17	NETTC Board meeting	22-25	THC Real Places Conference in Austin
	30	Freedom Festival meeting		



Alley on Main is becoming a popular photography backdrop and the month of April saw dozens of prom and graduation photo shoots there.

It was also the site of a hugely successful fashion show as part of A Day on Main.



City of Henderson
Main Street Department
1500 Lake Forest Parkway
Henderson, Texas 75652

Telephone: 903-392-8232
Fax: 903-657-7327
www.mainstreethenderson.com

MINUTES
HENDERSON MAIN STREET ADVISORY BOARD MEETING

Tuesday, April 22, 2025 – 12:00 p.m.
Board Room, Henderson Civic Center
1500 Lake Forest Blvd., Henderson, TX 75652

Board Members Present:

Brooke Dover	Kelly Bumgardner
Misty Evans	Bonnie Geddie
Leon Harris	Ben Patterson

Board Members Absent:
Michael Loosier

Ex-Officio Members Present:
Stephanie Kimbrell, Civic Center Manager Shelby Jacobs, Henderson Economic Development Corp.

Called to order by President Leon Harris

1. There was no Citizen Presentation
2. Downtown Association Report – Bumgardner reported merchants were pleased with the turn out for A Day on Main. Evans said the tables and chairs were great but were underutilized because they were sitting out in the sun. Patterson suggested we add a photo contest to our downtown events in future.
3. March 25, 2025 Minutes were unanimously approved on a motion from Dover and a second from Bumgardner.
4. March 2025 Financials were discussed but approval was tabled due to a question about why there were two charges for the website domain transfer. We own two domains – MainStreetHenderson and HendersonMainStreet, and there was a separate charge to move each domain. Geddie moved and Bumgardner seconded to table approval and the motion carried unanimously.
5. Consider and act upon:
    a. Discussion of possible fundraisers – Kelly is still working on a mural project, waiting for details on a mosaic mural. Evans reported she met a Rusk County resident who is a mural artist. She will get contact information to Bumgardner.
    b. Review of downtown survey results to date – Board members had not reviewed the survey results in depth yet but of the responses received so far, there has not been any surprising results. Dover suggested future surveys be done with a Google form rather than having to pay for a service subscription.
    c. Discussion on annual budget request – Donavan has requested that either Keep Henderson Beautiful or Main Street include a couple hundred dollars each season to pay for seasonal plantings downtown that he has been paying from his own pocket. Harris reported that Keep Henderson Beautiful has been taking care of that.
    Bumgardner wants to replace the lights on the downtown buildings. Patterson reported that he is preparing a proposal for HEDCO to assist with the costs to replace lights and add lights to the water towers. Harris has met with Stephen Strong about permanent repairs to the Strand sign. The Heritage Square project is still in the works and will be pursued once we get the survey results back but we need to request a minimum of

$20,000 for Phase I. Bumgardner has some sources for additional surface options when we get back to planning for the Square. Harris estimated $15,000 to convert the Strand sign to LEDs. HEDCO may able to assist with the Strand project, as well, up to $10,000 and 50% of the project cost. Bumgardner requested $5,000 for the sun sail project over Alley on Main.

d. Downtown zoning change letter: Patterson and Harris had prepared a draft letter to council requesting a mixed use zoning change in the downtown historic district to allow residential space on ground floors as long the front of each building is occupied with retail or service businesses. Geddie suggested that we should notify downtown merchants for feedback on the proposal before we pursue it. Shelby reported HEDCO had clarified with the state that they are able to assist with funding on residential projects by purchasing property and flipping it to developers. Bumgardner will talk with downtown business owners as she is distributing rack cards and report their feedback at the next meeting.

6. Committee Reports:
    a. Organization – no report
    b. Economic Revitalization – no report
    c. Promotion & Design – Benches for Alley on Main have been ordered and are expected at the end of April. When they have been installed, Kelly will contact Travis Driver to fabricate custom tables for the Alley. Lettering for the sign has been ordered and should be in in a week or so. She got a bid of $2,500 just for the sails, not including installation or the cost of the taller poles. She has met with the City to begin working on logistics of getting the sails mounted and will meet with the City Engineer to determine post height, etc. She was extremely happy with the assistance provided by the City employees when refreshing Alley on Main. They provided new hoses, faucet splits, hose storage, mulching for the planting beds, and new electrical lines to replace the old extension cords.

    She would like to pursue a message board to display, at a minimum, a downtown map. Geddie suggested a double-sided, floor mounted sign like the "You are here" maps in malls. She will follow up with a company she had met previously.

    Aleigh Townley has asked that the Farmer's Market be allowed to set up in front of her store on West Main. Bonnie will visit with her about that.

    Bumgardner has recruited committee members to help with all the Design Committee projects.
7. Main St. Coordinator Report – no report
8. President's Report – gave brief updates on meeting with Stephen Strong about the Strand sign and next steps in the Heritage Square project. He suggested we go out for bids to convert the sign to LED. The City replaced one of the magnolias in containers on the downtown esplanade. He touched on next steps implementing our new transformation strategy, including forming a partnership with Henderson Civic Theatre to pursue a cultural district designation.
9. The meeting was adjourned on a motion from Bumgardner and a second from Geddie.

Respectfully submitted,



Alexa Duke, Tourism & Main Street Coordinator