



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 9TH DAY OF SEPTEMBER 2025, AT 6:00 P.M. FOR A REGULAR COUNCIL MEETING, IN THE THOMAS WARD COUNCIL CHAMBERS AT THE MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:

Henry Pace

Mayor Pro Tem

Gina Juarez

Council Members:

Stephen Strong

Michael Searcy

Greg Jackson

Melissa Morton

City Manager:

Jay Abercrombie

City Secretary

Cheryl Jimerson

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

Comments shall be limited to three (3) minutes and taken in the order they are received. By State law, no action may be taken on items not on the agenda.

PRESENTATIONS/ANNOUNCEMENTS

1. Proclamation for National Night Out
2. Proclamation for Cancer Awareness Month
3. Proclamation for Fire Prevention Week
4. Proclamation for Domestic Violence Awareness Month

CONSENT AGENDA

5. Consideration of possible action upon the minutes of the August 7, 2025, Council meeting. (Jimerson)
6. Consideration of possible action upon the minutes of the August 19, 2025, Council meeting. (Jimerson)
7. Consideration and possible action upon street closure for the Spring Fling Car Show.
8. Consideration and possible street closure for the 175th Anniversary Celebration for the First Baptist Church.

COUNCIL BUSINESS – REGULAR SESSION

9. Consideration of possible action upon the tabled from the August 19th meeting HEDCO financials for the month of June 2025.
10. Consideration of possible action upon the HEDCO financials for the month of July 2025.
11. Consideration and possible action upon HEDCO Program of Work for fiscal year 2025-2026.
12. Consideration and possible action upon HEDCO Budget for the fiscal year 2025-2026.

13. Consideration and possible action upon the second reading of Ordinance 2025-09-01 setting the proposed tax rate to be the No-New-Revenue tax rate of .529139 per \$100.00 valuation on each assessment to be based upon 100% of its appraised value.
14. Consideration and possible action upon the second reading of Ordinance 2025-09-02 on the proposed budget for the 2025-2026 fiscal year.
15. Consideration and possible action approving Resolution 2025-09-01 naming the Henderson News as the official Newspaper for the City of Henderson. (Jimerson)
16. Consideration upon the first reading of Ordinance 2025-09-03 canceling the November 4th, 2025 Municipal Election, declaring the unopposed applicants as Council Members for Districts one, four and five. (Jimerson)
17. Consideration and possible action upon the 2025-2026 Holiday Schedule. (Jimerson)
18. Consideration and possible action upon a recommendation by the Planning and Zoning Commission changing the zoning on a parcel located in the 100 block of Hubbard Drive and HWY 43. (Breitenberg)
19. Consideration and Possible Action appointing Place 4 reappointment of Noble Welch, Place 5 reappointment of Michael Marshall and Place 6 reappointment of Michael Bell to the HEDCO Board.

DEPARTMENTAL REPORTS:

20. 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
 - 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
HEDCO Budget Workshop Minutes

EXECUTIVE SESSION:

REGULAR SESSION:

ADJOURNMENT

21. 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 3rd day of September 2025.

Cheryl Jimerson, City Secretary

Proclamation

THE CITY OF HENDERSON MAYOR



*To all to whom these presents shall come,
Greetings: Know ye that this official certificate recognizes the*

NATIONAL NIGHT OUT

The National Association of Town Watch (NATW) sponsors a nation community-building campaign in The State of Texas and select areas celebrate Tuesday, October 7, 2025 entitled “National Night Out.” The National Night Out campaign provides an opportunity for neighbors in Henderson, Texas to join over 3.8 million neighbors across 16 thousand communities from all 50 states, U.S. territories and military bases worldwide.

National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and neighbors in Henderson, Texas assist the local law enforcement agencies through joint community-building efforts and support National Night Out 2025.

It is essential that all neighbors of Henderson come together with police and work together to build a safer, more caring community.

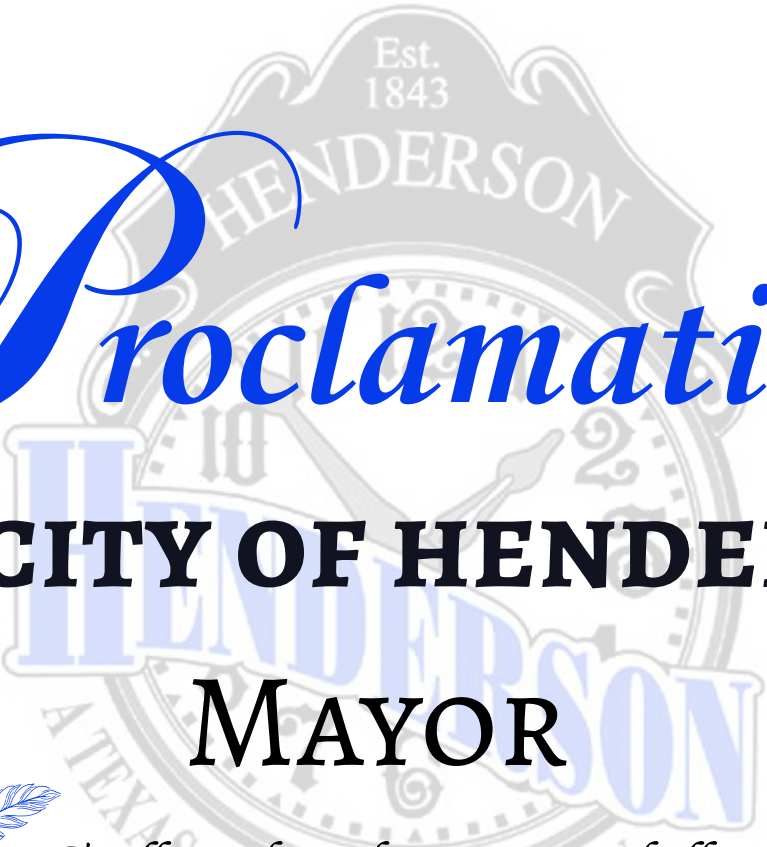
I, Mayor Henry Pace and City Council do hereby call upon all neighbors of Henderson, Texas to join your organization and National Association of Town Watch in support for National Night Out on Tuesday, October 7, 2025

Now, Therefore, I Henry Pace, Mayor of the City of Henderson, do Hereby proclaim October 7, 2025 as “National Night Out” in Henderson, Texas.



*I Henry Pace, Mayor of the City of Henderson,
Texas, do hereby sign and seal this day, the 9th of September 2025*

HENRY PACE, MAYOR



Proclamation

THE CITY OF HENDERSON MAYOR



*To all to whom these presents shall come,
Greetings: Know ye that this official certificate recognizes the*

CANCER AWARENESS MONTH

Almost every citizen, whether connected personally or through loved ones, has been affected by cancer.

During the month of October, honor is given for the enormous courage and strength of the millions of people facing the disease today and of the many millions of survivors, whose resilience inspires us all; and Henderson Fire Department strives to raise community awareness of cancer and the benefits of early detection, which increases the chances of survival.

The Henderson Fire Department began the Pink T Shirt Cancer Awareness campaign in 2012 and since that time has been able to donate money to many members of the community and county. It is a great encouragement to those who face this battle to feel the support the support of others in the community and county.

Now, Therefore, I Henry Pace, Mayor of the City of Henderson, Texas do hereby proclaim the month of October as “**Cancer Awareness Month,**” and I urge the citizens and businesses of Henderson to wear pink and join the staff at Henderson Fire Department, the City of Henderson, and Rusk County Area Chamber of Commerce in promoting cancer awareness.”



*I Henry Pace, Mayor of the City of Henderson,
Texas, do hereby sign and seal this day, the 9th of September 2025*

HENRY PACE, MAYOR

Proclamation

THE CITY OF HENDERSON MAYOR



*To all to whom these presents shall come,
Greetings: Know ye that this official certificate recognizes the*

FIRE PREVENTION WEEK

Each year, fires threaten lives and property across Texas. The Henderson Fire Department is committed to raising awareness about fire prevention and life-saving strategies.

The theme for the 2025 Fire Prevention Week is **“Charge into Fire Safety: Lithium-Ion Batteries in your home.”** It reminds us all to ensure that smoke and carbon monoxide alarms in our homes are working properly. These alarms should meet the needs of everyone in the household, including those with physical or sensory disabilities.

A smoke alarm that makes a single chirp every 30 to 60 seconds indicates a low battery and needs to be replaced. Smoke alarms should also be replaced every 10 years. Carbon monoxide alarms are equally important and should function properly. A single chirp also signals a low battery, while four loud beeps indicate the presence of carbon monoxide-if this occurs, leave your home immediately and dial 9-1-1.

This week also commemorates the anniversary of the Great Chicago Fire of 1871, which claimed more than 250 lives, left 100,000 people homeless, and destroyed over 17,400 buildings. It serves as a powerful reminder of the importance of preparation and prevention.

Now, therefore, I Henry Pace Mayor of the City of Henderson, TX, do hereby proclaim October 5th - 11th 2025 as Fire Prevention Week. In the City of Henderson I encourage all citizens to participate in the fire safety activities at home, work, and school, and take this year’s theme to heart : **“Charge into Fire Safety: Lithium-Ion Batteries in your Home”**.



*I Henry Pace, Mayor of the City of Henderson,
Texas, do hereby sign and seal this day, the 9th of September 2025*

HENRY PACE, MAYOR

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Rescheduled Meeting

August 7, 2025

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

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

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

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Russell Brown, Chief of Police Chad Taylor, Fire Chief Sonny Yabarra, Finance Director Karen Arnall, and Communications and Marketing Coordinator Phedra Johnson.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Henry Pace gave the invocation, and Council Member Stephen Strong led the Pledges.

CITIZENS COMMENTS

Johnny Walker thanked the Mayor for the clean-up on HWY 259 and 79.

Rachell Thrasher noticed that intersection also. She knew the Mayor/City worked with the HOPE House. Her request to speak in public comments was asking to divide the members on both the Preservation and Main Street board members and proper training.

Chris Wheeler advertisement downtown. We will be looking at it for a long time. Some like it and some don't. Her main concern is that no local talent was used to paint the advertisement. Meeting the needs of the citizens that live here today, by recruiting a grocery store to be located at the north end of town.

Cindy Walker has served as the Main Street Coordinator, and currently serves on the Historical Commission and the Heritage Association. She quoted some of the rules and regulations from the city ordinance and the Texas Historical Commission about the Historical District.

Aleigh Townly attended the May 27th preservation meeting. The preservation board was not properly trained. She has pulled her board application because she has no desire to be part of any committee. It is a shame to have elected officials remain silent in the face of it. She urges the council to prove these citizens wrong.

Tana Hall asked if the city owns the water tower downtown and has there already been a notice posted for the artwork on it? She showed all the council a lion she believes could be the Henderson Lion in the future to be painted on the water tower. She asked the council why they hired a man like Bret Gardella as Director. She also asked why he would put Smart Flowers "solar panels" in the Innovation Park that serves nothing.

COUNCIL BUSINESS – REGULAR SESSION

1. Consideration and possible action upon taking a record vote for the proposed 2025 property tax rate.
(Abercrombie/Jimerson)

Rachel Hale stated, "across Texas and here in Henderson, residents are pleading for relief from property taxes". She recommended the City Council adopt the No New Revenue tax rate.

Council Member Melissa Morton asked the City Manager, Jay Abercrombie, if he knew what other comparable cities are adopting? Jay stated he did not.

Council Member Michael Searcy stated he thinks the county is keeping the same rate as last year.

Council Member Stephen Strong asked what the difference would be between the same tax rate as last year and the no-new revenue tax rate. The difference is \$113,550. He asked Jay. Does that put us in a bind at all? Jay stated no. The only thing that would affect is the amount that would go back into the revenue fund.

Council Member Stephen Strong made a motion to approve the no-new revenue tax rate of 0.529139.

Council Member Michael Searcy asked how much needed to go into the revenue fund to get to the required 3 months of operations. Jay stated his goal is to get 1 to 1.5 million. Obviously, it doesn't have to happen in one or two years. We just need to get started moving in that direction. Jay stated there is a motion on the floor.

Council Member Michael Searcy seconded the motion; the vote was unanimous.

ADJOURNMENT

2. Adjourn

Council Member Melissa Morton made a motion to adjourn at 6:40 p.m., duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

Henry Pace, Mayor



City Council

Agenda Item # 6.

SUBJECT: Consideration of possible action upon the minutes of the August 19, 2025, Council meeting. (Jimerson)

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 7.

SUBJECT: Consideration and possible action upon street closure for the Fall Fling Car Show.

MEETING DATE: September 16, 2025

DEPARTMENT: Main Street/Tourism

CONTACT: Stephanie Kimbrell, Civic Center Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends Council support this event and approve the street closure as presented.

ITEM SUMMARY:

This request addresses the Fall Fling Car Show, a new addition to the downtown annual Fall Fling celebration planned for September 13, 2025. The car show element requires closure of North Main from East Main to Charlevoix for the duration of the event. The car show is expected to draw participants and spectators from across the region, further enhancing the success of the Fall Fling as a community and tourism event.

BACKGROUND INFORMATION: The Fall Fling has become a well-attended annual community event, and this year's addition of the Car Show is designed to expand programming and attract new visitors.

SPECIAL CONSIDERATIONS: none

SUPPORTING MATERIALS: None



City Council

Agenda Item # 8.

SUBJECT: Consideration and possible street closure for the 175th Anniversary Celebration for the First Baptist Church.

MEETING DATE: September 16, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. FBC 175th Anniversary

CITY OF HENDERSON

REQUEST FOR ITEM TO BE PLACED ON CITY COUNCIL AGENDA
FOR FESTIVALS, PARADES, WALK-A-THONS, AND FUND RAISERS

Event Title: 175th Anniversary Celebration
Contact Person for Event: Tom Smith, Worship Pastor
Telephone Number for Contact Person: 361-827-1633

Type of Event: Church Fellowship
Date(s) of Event: Saturday September 27th
Time(s) of Event: 2pm - 7pm

Proposed Route, if applicable: _____

_____ (Enclose Map for Verification)

Proposed Street Closures, if applicable: S Van Buren Street from E Main to W Elk

_____ (Enclose Map for Verification)

Proposed Electrical Requirements, if applicable: None

Proposed Service Personnel Needs (i.e. Police, Fire, Street):
Barricades at E Main & Elk

NOTE: Request must be submitted to the City Secretary's Office at least 30 days prior to event for approval by the City Council. Contact or representative must be present at Council Meeting to answer any questions which may arise.



City Council

Agenda Item # 9.

SUBJECT: Consideration of possible action upon the tabled from the August 19th meeting HEDCO financials for the month of June 2025.

MEETING DATE: September 16, 2025

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 06-30-2025)
2. HEDCO TYPE B FINANCIALS 2024-2025 (06-30-2025)

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date:		July 15, 2025	TYPE A and B EDC		All expenditures expected to come from Type A bank account.					
2	Budget approved:		HEDCO - August 20, 2024	06-30-2025 Checking Acct. # 4911857 Balance			\$	13,171.73			
3	Budget approved:		September 3, 2024	06-30-2025 Money Market Acct. # 4011759 Balance			\$	740,794.67			
4	Budget amended:			06-30-2025 Type B Checking Acct. # 4271963 Balance			\$	5,463,032.98			
5				Total Account Balances			\$	6,216,999.38			
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
9							12	9	9		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	156,710.63	1,459,744.21	77%	
12	3025		Interest Income - Type A	130,000.00	66,689.23		20,000.00	2,674.42	32,028.75	160%	
13	3025		Interest Income - Type B	69,000.00	94,074.36		115,000.00	19,326.28	186,496.70	162%	
14	3030		Land Sales		113,171.54		923,599.00			0%	Projected land sales of the Jim Allen Estate and Henderson Inovation Park
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	178,711.33	1,678,269.66	57%	
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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	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	6118		High Demand Job Training Grant				31,000.00			0%	Matching Grant w/Kilgore College for Skill Boss Machines
25	6119		High Demand Job Training Grant #6	50,000.00	105,000.00		100,000.00			0%	Placeholder - In the event we can apply in 2024-25
26	6120		Proj Provalus - Remodel Old City Hall Complex	270,000.00	379,637.19					0%	
27	6121		Provalus Utilities		22,000.00		36,000.00	347.35	9,289.14	26%	HEDCO responsible 2023-2024 and 2024-2025
28	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
29	6123		Project K&L Recycling	190,000.00							
30	6124		Project SWEPCO	(173,599.00)							
31	6125		Provalus Parking Lot		9,330.00		350,000.00		4,550.00	1%	Bid accepted for \$295,147 200,000 budgeted in 23-24
32	6190		Matching Grants for Buisness Retention - Industrial Pa	150,000.00			150,000.00		-	0%	New matching grant program for Henderson Industrial Park.
33	6191		Small Business Matching Grant				100,000.00			0%	
34	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.
35			Misc Infrastructure- future projects				-				
36											
37			Total Economic Development Expenses	1,586,401.00	515,967.19		2,017,000.00	347.35	13,839.14	1%	
38											

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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
39	Supplies, Office Expenses and Professional Services										
40	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
41	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.
42	6503		Legal (Attorney)	35,000.00	29,235.57		25,000.00			0%	Legal fees - does not include HEDCO Attorney salary
43	6504		Office Expenses	2,500.00	2,547.96		8,000.00		1,227.09	15%	Office supplies, copy paper, printer cartridges, computers, printer, furniture, bookshelves, storage, etc.
44	6505		Postage & Shipping	250.00	250.00		400.00			0%	Stamps, Fed-Ex, UPS
45	6506		Property Tax	75.00	4,050.75		85.00		(3,900.92)	-4589%	Copy machine tax (\$3900.92, TX Dlt reimbursed us for their property taxes that we paid)
46	6507		Cell Phone(s)	600.00	600.00		1,560.00		291.44	19%	Cell phones for all staff
47	6508		Utilities -								
48	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)	225,000.00	62,794.00		100,000.00		112.47	0%	New Business Park, Professional Services, Property Surveys, Engineering, Phase 1 Environmentals, Streets, Drainage, Sidewalks, Water, Sewer, Fiber, Natural Gas
49			Subtotal - Supplies, Office Expenses and Professional	278,925.00	113,573.28		150,545.00	-	(1,669.92)	-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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
50											
51	Personnel Expenses										
52	7001		Contract Labor - Executive Director (with City)	161,539.00	150,330.71		204,234.83		25,075.29	12%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson,
53											
54	7010		Contract Labor - Dir. of Marketing/Business Dev.	89,500.00	83,461.59		102,500.00		8,313.52	4%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson. Director of Marketing
55	7020		Contract Labor - Office Manager	70,500.00	67,626.00		73,950.00		5,918.16	8%	
56	7021		Contract Labor - Grant Research/Writer	30,000.00			10,000.00			0%	
57	7022		Contract Labor-Lawyer				36,000.00		2,769.24	8%	
58		Subtotal - Personnel Expenses		351,539.00	301,418.30		426,684.83	-	42,076.21	10%	
59											

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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
60	Program Expenses										
61	7201		Website Annual License Fees	3,074.00	4,075.00		5,000.00			0%	Annual License Fee
62	7202		Website Development, Maintenance, Upgrades, etc.	5,000.00	5,000.00		10,000.00			0%	New Website Design
63	7203		Advertising and Marketing	70,000.00	29,251.14		120,000.00		4,114.00	3%	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
64	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
65	7205		Dues, Memberships & Subscriptions	10,000.00	12,317.83		27,500.00		5,417.50	20%	Chamber of Commerce, TEDC, Team Texas, ICSC, NETEDR, Adobe AcrobatDC (2) also Computer Programs & Subscriptions
66	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	12,000.00	13,000.00		50,000.00		10,350.55	21%	TEDC Conferences, Training Workshops, Webinars,Software Technical Assistance, Mileage.
67	7207		Non Engineering Studies		7,500.00						
68	7208		Special Projects								
69	7209		BREP Matching Grant Program (Type B Program) (Placeholder)								
70			Subtotal - Program Expenses	112,074.00	77,643.97		222,500.00	-	20,481.37	9%	
71											

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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
72	Repairs and Maintenance (Non-Capital Expenses)										
73	7302		Property Maintenance - Frisco Street Parcel (29 acres)	2,500.00	900.00						Maintenance (Mowing, Clearing, Trimming, water detention, etc)
74	7303		Property Maintenance - Taylor Street/Greenbelt	500.00	500.00		500.00				Greenbelt Maintenance
75	7304		Property Maintenance - Old Industrial Park		25,000.00		35,000.00				29-acre parcel mowing, rebuild electric service
76	7305		Property Maintenance - East Texas Regional Business Park	75,000.00	65,925.00		225,000.00		157,522.80	70%	Mowing, trimming, repairs & maintenance
77	7306		Monument and Wayfinding Sign - Industrial Park				50,000.00				Sign at CR 203 & Loop 571 Blacklands will allow in ROW
78			Property Maintenance,Jim Allen Estate	400,000.00			150,000.00				Clearing and maintenance
79	7307		Railroad Preventative Maintenance (Ties)								
80	7309		Property Maintenance - Old City Hall Complex	10,000.00	5,274.83		5,000.00		745.00	15%	Maintenance items not covered by Provalus agreement
81			Subtotal - Repairs and Maintenance (Non-Capital)	478,000.00	97,599.83		465,500.00	-	158,267.80	34%	
82											
83	TOTAL EXPENSES			2,806,939.00	1,106,202.57		3,282,229.83	-	232,994.60	7%	
84											

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	7-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	6/30/2025	6/30/2025	Budget	Notes
85	CAPITAL OUTLAY										
86	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)
87	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	1,037,933.50	2,897,119.01		1,572,000.00	38,180.00	171,553.32	11%	Estimates: Street lights \$600,000, signs \$140,000, fiber conduit \$60,000
88	7503		Grant Match for TCF Grant - Morris Street								
89	7504		Speculative Building - Design and Construction				2,500,000.00			0%	Engineer, design and construct a 20,000 sq ft building.
90			CR203 Industrial Drive Improvements	2,000,000.00							Project estimated at \$4 million. Need participation by City and County
91		Total Capital Outlay		1,271,933.50	2,904,921.97		4,302,000.00	38,180.00	171,553.32	4%	
92											
93	TOTAL EXPENDITURES (Expenses + Capital Outlay)			4,078,872.50	4,011,124.54		7,584,229.83	38,180.00	404,547.92	5%	
94	Totals										
95		Total Revenues		2,109,000.00	2,339,993.30		2,958,599.00	178,711.33	1,678,269.66	57%	
96		(Less) Total Expenditures		4,078,872.50	4,011,124.54		7,584,229.83	1,273,721.74	1,273,721.74	17%	
97	Net Increase/Decrease In Unrestricted Net Assets			(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(1,095,010.41)	404,547.92	-9%	
98		Receivable for Loan - Rusk County Rural Rail District			-						Agreement to defer for 15 years until the year 2037.
99		Total Available to Contribute to Fund Balance		(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(1,095,010.41)	404,547.92	-9%	Operating income less operating expenses
100											
101	Potential Transfer From Fund Balance										Projected Expenditures In Excess of Annual Income
102											
103	FINAL BALANCE			-1,969,872.50	(1,671,131.24)		-4,625,630.83	-1,095,010.41	404,547.92	-9%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
1	Last Edit Date:		July 15, 2025						
2									
3									
4									
5	Bank Account Balance			06/30/2025 Type B Acct. # 4271963					
6									
7				APPROVED		Y-T-D			
8				BUDGET	9-Month Ended	2024-2025	% Of		
9	Acct.#		Description	2024-2025	6/30/2025	6/30/2025	Budget	Notes	
10					9	9	100%	Percent of year completed	
11	REVENUE								
12	3010		Sales Tax Revenues Type B	1,900,000.00	156,710.63	1,650,306.10	87%		
13	3025		Interest Income - Type B	115,000.00	19,326.28	186,497.00	162%		
14	3030		Land Sales	923,599.00			0%		
15	3059		Lease Income-29.16 acres						
16	3090		Other (Misc) Revenue						
17	TOTAL REVENUE			2,938,599.00	176,036.91	1,836,803.10	63%		
18									
19	EXPENDITURES								
20	Economic Development Expenses								
21	6116		Henderson Canvas Products, Inc.						
22	6118		High Demand Job Training Grant -Kilgore College	31,000.00		30,788.50	99%		
23	6119		High Demand Job Training Grant #6	100,000.00	286.12		0%		
24	6121		Provalus Utilities	36,000.00		7,148.32	20%		
25	6122		US 259 Infrastructure (Christus)	750,000.00			0%		
26	6125		Provalus Parking Lot	350,000.00		162,875.95	47%		

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	9-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	6/30/2025	6/30/2025	Budget	Notes
27	6126		Project Scout Crossing		300,000.00	99,000.00	99,000.00	33%	NEED BUDGET AMENDMENT FOR 2024-25 YR
28	6191		Small Business Grant		100,000.00	20,000.00	81,593.04	82%	
29	6190		Matching Grants for Business Retention -Ind. Park		150,000.00			0%	
30	6200		Business Incentives for new or existing businesses		500,000.00		10,000.00	2%	
31									
32			Total Economic Development Expenses		2,317,000.00	119,286.12	391,405.81	17%	
33									
34			Supplies, Office Expenses and Professional Services						
35	6501		Accounting (Monthly Bookkeeping + Annual Audit)		14,000.00	600.00	11,570.00	83%	
36	6502		Insurance - General Liability		1,500.00			0%	
37	6503		Legal (Attorney)		25,000.00			0%	
38	6504		Office Expenses		80,000.00	80.00	6,392.71	8%	
39	6505		Postage & Shipping		400.00		73.00	18%	
40	6506		Property Tax		85.00		41.62	49%	
41	6507		Cell phone(s)		1,560.00	163.72	1,059.75	68%	
42	6508		Utilities - HEDCO Offices						
43	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)		100,000.00	585.00	1,202.50	1%	
44			Subtotal - Supplies, Office Expenses and Professional Services		222,545.00	1,428.72	20,339.58	12%	
45									
46			Personnel Expenses						
47	7001		Contract Labor - Executive Director (with City)		204,234.83	17,708.68	132,668.87	65%	
48	7010		Contract Labor - Dir. of Marketing/Business Dev.		83,461.59	8,238.52	61,092.79	73%	
49	7020		Contract Labor- Administrative Assistant		73,950.00	7,218.38	52,585.92	71%	
50	7022		Contract Labor - Attorney		36,000.00	2,769.24	20,307.58	56%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	9-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	6/30/2025	6/30/2025	Budget	Notes
51			Subtotal - Personnel Expenses		397,646.42	35,934.82	266,655.16	67%	
52									
53			Program Expenses						
54	7201		Website Annual License Fees		5,000.00		2,525.00	51%	
55	7202		Website Development, Maintenance, Upgrades, etc.		10,000.00		22,500.00	225%	
56	7203		Advertising and Marketing		120,000.00	6,500.00	81,226.48	68%	
57	7204		Meetings and Entertainment		10,000.00	798.75	1,729.70	17%	
58	7205		Dues, Memberships & Subscriptions		27,500.00	2,500.00	32,030.37	116%	
59	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees		50,000.00	462.75	30,461.24	61%	
60	7207		Non Engineering Studies						
61	7208		Special Projects						
62	7209		BREP Matching Grant Program (Type B Program) (Placeholder)						
63			Subtotal - Program Expenses		222,500.00	10,261.50	170,472.79	77%	
64									
65			Repairs and Maintenance (Non-Capital Expenses)						
66	7302		Property Maintenance - Frisco Street Parcel (29 acres)						
67	7303		Property Maintenance - Taylor Street/Greenbelt		500.00			0%	
68	7304		Property Maintenance - Old Industrial Park		35,000.00			0%	
69	7305		Property Maintenance - East Texas Regional Business Park		225,000.00		800.00	0%	
70	7306		Monument and Wayfinding Sign - Industrial Park		50,000.00			0%	
71	7307		Railroad Preventative Maintenance (Ties)						
72	7308		Remodel CAC Bldg & Furnishings						
73			Subtotal - Repairs and Maintenance (Non-Capital)		310,500.00	-	800.00	0%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	9-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	6/30/2025	6/30/2025	Budget	Notes
74									
75	TOTAL EXPENSES				3,470,191.42	166,911.16	849,673.34	24%	
76									
77	CAPITAL OUTLAY								
78	7501		Purchase of Property for New Business Park		230,000.00				
79	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements		800,000.00		28,730.05	4%	
80	7503		Grant Match for TCF Grant - Morris Street						
81	7504		Speculative Building - Design and Construction		2,500,000.00			0%	
82		Total Capital Outlay			3,530,000.00	-	28,730.05	1%	
83									
84	TOTAL EXPENDITURES (Expenses + Capital Outlay)				7,000,191.42	166,911.16	878,403.39	13%	
85									
86	Totals								
87		Total Revenues			2,938,599.00	176,036.91	1,836,803.10	63%	
88		(Less) Total Expenditures			7,000,191.42	166,911.16	878,403.39	13%	
89	Net Increase/Decrease In Unrestricted Net Assets				-4,061,592.42	9,125.75	958,399.71	-24%	
90		Total Available to Contribute to Fund Balance			-4,061,592.42	9,125.75	958,399.71	-24%	Operating income less operating expenses
91									
92	Potential Transfer From Fund Balance								Projected Expenditures In Excess of Annual Income
93									
94	FINAL BALANCE				-4,061,592.42	9,125.75	958,399.71	-24%	
95									



City Council

Agenda Item # 10.

SUBJECT: Consideration of possible action upon the HEDCO financials for the month of July 2025.

MEETING DATE: September 16, 2025

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: To approve HEDCO financials for the month of July 2025.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 07-31-2025)
2. HEDCO TYPE B FINANCIALS 2024-2025 (07-31-2025)

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date: 08.14.25			TYPE A and B EDC All expenditures expected to come from Type A bank account. 07-31-2025 Checking Acct. # 4911857 Balance\$ 16,480.51 07-31-2025 Money Market Acct. # 4011759 Balance\$ 708,372.27 07-31-2025 Type B Checking Acct. # 4271963 Balance\$ 5,187,639.41 Total Account Balances\$ 5,912,492.19							
2	Budget approved: HEDCO - August 20, 2024										
3	Budget approved: September 3, 2024										
4	Budget amended: 3/18/2025										
5											
6				Approved	Final Budget	Approved Budget		Y-T-D			
7				Budget	Budget	BUDGET	10-Month Ended	2024-2025	% Of		
8	Acct.#		Description	2023-2024	2023-2024	2024-2025	7/31/2025	7/31/2025	Budget		Notes
9						12	10	10			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	180,486.74	1,830,792.84	96%		
12	3025		Interest Income - Type A	130,000.00	66,689.23	20,000.00	2,674.54	34,703.29	174%		
13	3025		Interest Income - Type B	69,000.00	94,074.36	115,000.00	19,128.07	186,496.70	162%		
14	3030		Land Sales		113,171.54	923,599.00			0%		Projected land sales of the Jim Allen Estate and Henderson Inovation Park
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	202,289.35	2,051,992.83	69%		
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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
21	EXPENDITURES										
22	Economic Development Expenses										
23	6116		Henderson Canvas Products, Inc.				-				Job creation incentive, 6-jobs @ \$5,000 /job. Forgivable loan executed March 2021. \$30,000 forgivable Loan in A/R
24	6118		High Demand Job Training Grant				31,000.00			0%	Matching Grant w/Kilgore College for Skill Boss Machines
25	6119		High Demand Job Training Grant #6	50,000.00	105,000.00		100,000.00			0%	Placeholder - In the event we can apply in 2024-25
26	6120		Proj Provalus - Remodel Old City Hall Complex	270,000.00	379,637.19					0%	
27	6121		Provalus Utilities		22,000.00		36,000.00		9,289.14	26%	HEDCO responsible 2023-2024 and 2024-2025
28	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
29	6123		Project K&L Recycling	190,000.00							
30	6124		Project SWEPCO	(173,599.00)							
31	6125		Provalus Parking Lot		9,330.00		350,000.00		4,550.00	1%	Bid accepted for \$295,147 200,000 budgeted in 23-24
32	6190		Matching Grants for Buisness Retention - Industrial Pa	150,000.00			150,000.00		-	0%	New matching grant program for Henderson Industrial Park.
33	6191		Small Business Matching Grant				100,000.00			0%	
34	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.
35			Misc Infrastructure- future projects				-				
36											
37			Total Economic Development Expenses	1,586,401.00	515,967.19		2,017,000.00	-	13,839.14	1%	
38											

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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
39	Supplies, Office Expenses and Professional Services										
40	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
41	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.
42	6503		Legal (Attorney)	35,000.00	29,235.57		25,000.00			0%	Legal fees - does not include HEDCO Attorney salary
43	6504		Office Expenses	2,500.00	2,547.96		8,000.00		1,227.09	15%	Office supplies, copy paper, printer cartridges, computers, printer, furniture, bookshelves, storage, etc.
44	6505		Postage & Shipping	250.00	250.00		400.00			0%	Stamps, Fed-Ex, UPS
45	6506		Property Tax	75.00	4,050.75		85.00		(3,900.92)	-4589%	Copy machine tax (\$3500.92, TX DIT reimbursed us for their property taxes that we paid)
46	6507		Cell Phone(s)	600.00	600.00		1,560.00		291.44	19%	Cell phones for all staff
47	6508		Utilities -								
48	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)	225,000.00	62,794.00		100,000.00		112.47	0%	New Business Park, Professional Services, Property Surveys, Engineering, Phase 1 Environmentals, Streets, Drainage, Sidewalks, Water, Sewer, Fiber, Natural Gas
49			Subtotal - Supplies, Office Expenses and Professional	278,925.00	113,573.28		150,545.00	-	(1,669.92)	-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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
50											
51	Personnel Expenses										
52	7001		Contract Labor - Executive Director (with City)	161,539.00	150,330.71		204,234.83		25,075.29	12%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson,
53											
54	7010		Contract Labor - Dir. of Marketing/Business Dev.	89,500.00	83,461.59		102,500.00		8,313.52	4%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson. Director of Marketing
55	7020		Contract Labor - Office Manager	70,500.00	67,626.00		73,950.00		5,918.16	8%	
56	7021		Contract Labor - Grant Research/Writer	30,000.00			10,000.00			0%	
57	7022		Contract Labor-Lawyer				36,000.00		2,769.24	8%	
58			Subtotal - Personnel Expenses	351,539.00	301,418.30		426,684.83	-	42,076.21	10%	
59											

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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
60	Program Expenses										
61	7201		Website Annual License Fees	3,074.00	4,075.00		5,000.00			0%	Annual License Fee
62	7202		Website Development, Maintenance, Upgrades, etc.	5,000.00	5,000.00		10,000.00			0%	New Website Design
63	7203		Advertising and Marketing	70,000.00	29,251.14		120,000.00		4,114.00	3%	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
64	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
65	7205		Dues, Memberships & Subscriptions	10,000.00	12,317.83		27,500.00		5,417.50	20%	Chamber of Commerce, TEDC, Team Texas, ICSC, NETEDR, Adobe AcrobatDC (2) also Computer Programs & Subscriptions
66	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	12,000.00	13,000.00		50,000.00		10,350.55	21%	TEDC Conferences, Training Workshops, Webinars, Software Technical Assistance, Mileage.
67	7207		Non Engineering Studies		7,500.00						
68	7208		Special Projects								
69	7209		BREP Matching Grant Program (Type B Program) (Placeholder)								
70			Subtotal - Program Expenses	112,074.00	77,643.97		222,500.00	-	20,481.37	9%	
71											

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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
72	Repairs and Maintenance (Non-Capital Expenses)										
73	7302		Property Maintenance - Frisco Street Parcel (29 acres)	2,500.00	900.00						Maintenance (Mowing, Clearing, Trimming, water detention, etc)
74	7303		Property Maintenance - Taylor Street/Greenbelt	500.00	500.00		500.00				Greenbelt Maintenance
75	7304		Property Maintenance - Old Industrial Park		25,000.00		35,000.00				29-acre parcel mowing, rebuild electric service
76	7305		Property Maintenance - East Texas Regional Business Park	75,000.00	65,925.00		225,000.00		157,522.80	70%	Mowing, trimming, repairs & maintenance
77	7306		Monument and Wayfinding Sign - Industrial Park				50,000.00				Sign at CR 203 & Loop 571 Blacklands will allow in ROW
78			Property Maintenance,Jim Allen Estate	400,000.00			150,000.00				Clearing and maintenance
79	7307		Railroad Preventative Maintenance (Ties)								
80	7309		Property Maintenance - Old City Hall Complex	10,000.00	5,274.83		5,000.00		745.00	15%	Maintenance items not covered by Provalus agreement
81			Subtotal - Repairs and Maintenance (Non-Capital)	478,000.00	97,599.83		465,500.00	-	158,267.80	34%	
82											
83	TOTAL EXPENSES			2,806,939.00	1,106,202.57		3,282,229.83	-	232,994.60	7%	
84											

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	10-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	7/31/2025	7/31/2025	Budget	Notes
85	CAPITAL OUTLAY										
86	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)
87	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	1,037,933.50	2,897,119.01		1,572,000.00		171,553.32	11%	Estimates: Street lights \$600,000, signs \$140,000, fiber conduit \$60,000
88	7503		Grant Match for TCF Grant - Morris Street								
89	7504		Speculative Building - Design and Construction				2,500,000.00			0%	Engineer, design and construct a 20,000 sq ft building.
90			CR203 Industrial Drive Improvements	2,000,000.00							Project estimated at \$4 million. Need participation by City and County
91			Total Capital Outlay	1,271,933.50	2,904,921.97		4,302,000.00	-	171,553.32	4%	
92											
93	TOTAL EXPENDITURES (Expenses + Capital Outlay)			4,078,872.50	4,011,124.54		7,584,229.83	-	404,547.92	5%	
94	Totals										
95			Total Revenues	2,109,000.00	2,339,993.30		2,958,599.00	202,289.35	2,051,992.83	69%	
96			(Less) Total Expenditures	4,078,872.50	4,011,124.54		7,584,229.83	1,647,444.91	1,647,444.91	22%	
97	Net Increase/Decrease In Unrestricted Net Assets			(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(1,445,155.56)	404,547.92	-9%	
98			Receivable for Loan - Rusk County Rural Rail District		-						Agreement to defer for 15 years until the year 2037.
99			Total Available to Contribute to Fund Balance	(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(1,445,155.56)	404,547.92	-9%	Operating income less operating expenses
100											
101	Potential Transfer From Fund Balance										Projected Expenditures In Excess of Annual Income
102											
103	FINAL BALANCE			-1,969,872.50	(1,671,131.24)		-4,625,630.83	-1,445,155.56	404,547.92	-9%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
1	Last Edit Date:		08.14.25						
2									
3									
4									
5	Bank Account Balance 07/31/2025 Type B Acct. # 4271963								
6									
7				APPROVED		Y-T-D			
8				BUDGET	10-Month Ended	2024-2025	% Of		
9	Acct.#		Description	2024-2025	7/31/2025	7/31/2025	Budget	Notes	
10					10	10	100%	Percent of year completed	
11	REVENUE								
12	3010		Sales Tax Revenues Type B	1,900,000.00	180,486.74	1,830,792.84	96%		
13	3025		Interest Income - Type B	115,000.00	19,128.07	205,625.07	179%		
14	3030		Land Sales	923,599.00			0%		
15	3059		Lease Income-29.16 acres						
16	3090		Other (Misc) Revenue						
17		TOTAL REVENUE		2,938,599.00	199,614.81	2,036,417.91	69%		
18									
19	EXPENDITURES								
20	Economic Development Expenses								
21	6116		Henderson Canvas Products, Inc.						
22	6118		High Demand Job Training Grant -Kilgore College	31,000.00		30,788.50	99%		
23	6119		High Demand Job Training Grant #6	100,000.00			0%		
24	6121		Provalus Utilities	36,000.00		7,148.32	20%		
25	6122		US 259 Infrastructure (Christus)	750,000.00			0%		
26	6125		Provalus Parking Lot	350,000.00		162,875.95	47%		
27	6126		Project Scout Crossing	300,000.00		99,000.00	33%	NEED BUDGET AMENDMENT FOR 2024-25 YR	
28	6191		Small Business Grant	100,000.00	(5,117.19)	76,475.85	76%	reclassified HBBA 10K for 07.31.2025 Financials	
29	6190		Matching Grants for Business Retention -Ind. Park	150,000.00	50,000.00	50,000.00	33%		
30	6200		Business Incentives for new or existing businesses	500,000.00	10,000.00	20,000.00	4%		
31									
32		Total Economic Development Expenses		2,317,000.00	54,882.81	446,288.62	19%		
33									

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	10-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	7/31/2025	7/31/2025	Budget	Notes
34	Supplies, Office Expenses and Professional Services								
35	6501		Accounting (Monthly Bookkeeping + Annual Audit)		14,000.00	600.00	12,170.00	87%	
36	6502		Insurance - General Liability		1,500.00			0%	
37	6503		Legal (Attorney)		25,000.00	347.51	6,740.22	27%	
38	6504		Office Expenses		80,000.00		6,392.71	8%	
39	6505		Postage & Shipping		400.00	73.00	146.00	37%	
40	6506		Property Tax		85.00		41.62	49%	
41	6507		Cell phone(s)		1,560.00		1,059.75	68%	
42	6508		Utilities - HEDCO Offices						
43	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)		100,000.00		1,202.50	1%	
44			Subtotal - Supplies, Office Expenses and Professional Services		222,545.00	1,020.51	27,752.80	12%	
45									
46	Personnel Expenses								
47	7001		Contract Labor - Executive Director (with City)		204,234.83		132,668.87	65%	
48	7010		Contract Labor - Dir. of Marketing/Business Dev.		83,461.59		61,092.79	73%	
49	7020		Contract Labor- Administrative Assistant		73,950.00		52,585.92	71%	
50	7022		Contract Labor - Attorney		36,000.00		20,307.58	56%	
51			Subtotal - Personnel Expenses		397,646.42	-	266,655.16	67%	
52									
53	Program Expenses								
54	7201		Website Annual License Fees		5,000.00		2,525.00	51%	
55	7202		Website Development, Maintenance, Upgrades, etc.		10,000.00		22,500.00	225%	
56	7203		Advertising and Marketing		120,000.00	9,401.02	90,627.50	76%	
57	7204		Meetings and Entertainment		10,000.00	281.91	2,011.61	20%	
58	7205		Dues, Memberships & Subscriptions		27,500.00	290.78	32,321.15	118%	
59	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees		50,000.00	4,274.02	34,735.26	69%	
60	7207		Non Engineering Studies						
61	7208		Special Projects						
62	7209		BREP Matching Grant Program (Type B Program) (Placeholder)						
63			Subtotal - Program Expenses		222,500.00	14,247.73	184,720.52	83%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	10-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	7/31/2025	7/31/2025	Budget	Notes
64									
65			Repairs and Maintenance (Non-Capital Expenses)						
66	7302		Property Maintenance - Frisco Street Parcel (29 acres)						
67	7303		Property Maintenance - Taylor Street/Greenbelt		500.00			0%	
68	7304		Property Maintenance - Old Industrial Park		35,000.00			0%	
69	7305		Property Maintenance - East Texas Regional Business Park		225,000.00		800.00	0%	
70	7306		Monument and Wayfinding Sign - Industrial Park		50,000.00			0%	
71	7307		Railroad Preventative Maintenance (Ties)						
72	7308		Remodel CAC Bldg & Furnishings						
73			Subtotal - Repairs and Maintenance (Non-Capital)		310,500.00	-	800.00	0%	
74									
75			TOTAL EXPENSES		3,470,191.42	70,151.05	926,217.10	27%	
76									
77			CAPITAL OUTLAY						
78	7501		Purchase of Property for New Business Park		230,000.00				
79	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements		800,000.00	300,458.19	329,188.24	41%	
80	7503		Grant Match for TCF Grant - Morris Street						
81	7504		Speculative Building - Design and Construction		2,500,000.00			0%	
82			Total Capital Outlay		3,530,000.00	300,458.19	329,188.24	9%	
83									
84			TOTAL EXPENDITURES (Expenses + Capital Outlay)		7,000,191.42	370,609.24	1,255,405.34	18%	
85									
86			Totals						
87			Total Revenues		2,938,599.00	199,614.81	2,036,417.91	69%	
88			(Less) Total Expenditures		7,000,191.42	370,609.24	1,255,405.34	18%	
89			Net Increase/Decrease In Unrestricted Net Assets		-4,061,592.42	(170,994.43)	781,012.57	-19%	
90			Total Available to Contribute to Fund Balance		-4,061,592.42	(170,994.43)	781,012.57	-19%	Operating income less operating expenses
91									
92			Potential Transfer From Fund Balance						Projected Expenditures In Excess of Annual Income
93									
94			FINAL BALANCE		-4,061,592.42	-170,994.43	781,012.57	-19%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	10-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	7/31/2025	7/31/2025	Budget	Notes
95									



City Council

Agenda Item # 11.

SUBJECT: Consideration and possible action upon HEDCO Program of Work for fiscal year 2025-2026.

MEETING DATE: September 16, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To approve HEDCO'S Program of Work for fiscal year 2025-2026.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Item 14 -HEDCO Scope of Work 2025-2026 (1)

Henderson Texas Economic Development

2026 SCOPE OF WORK

1) **THE CORPORATION**

Henderson Texas Economic Development is a Texas non-profit corporation, established in January 1992 by a vote of the citizens of Henderson, Texas and created under Section 4A of the Development Corporation Act of 1979 and governed by Article 5190.6, Revised Civil Statutes of the State of Texas, as now existing or as may be amended.

Following the city of Henderson's November 2021 referendum, Henderson Texas EDC became a Type B Economic Development Corporation and established a seven-member board, bylaws and articles of incorporation as mandated for Type B Economic Development Corporations. The organization is an IRS 501c6 Non-Profit Organization.

Henderson Texas EDC is managed by a seven-member Board of Directors appointed by and serving at the pleasure of the Henderson City Council. Daily operation and oversight are the responsibility of the Executive Director and staff.

2) **MISSION STATEMENT**

Henderson Texas EDC goal is to create and foster a sustainable environment for attracting business investment and job creation, advancing opportunities that enhance the economy of the city and improving the well-being and standard of living for citizens.

3) **STRATEGIC GOALS OF HENDERSON TEXAS EDC**

- a. Business Retention and Expansion: Support and assist in the retention and expansion of any existing Henderson businesses.
- b. Business Recruitment: Attracting new companies interested in relocating to Henderson in various advanced industry sectors. Marketing the Henderson Innovation Park, Henderson Railroad Optimization and other available sites and buildings in the city. Using every financial enticement available from local, state and federal to partner with our skilled workforce and supportive government services for the benefit of recruited businesses.
- c. Economic Diversification: The three paths of economic diversity we pursue daily are: retail recruitment, residential recruitment and primary job recruitment. The importance of the three to each other is vital to being an attractive opportunity for businesses and people looking to relocate.

- d. Tourism: Henderson Texas EDC will work with the city to create an environment for expanded tourism including developing a city amenity and creating a new sports complex.
- e. Rail Service: Henderson Texas EDC is working with Blacklands Railroad on the engineering of the Henderson Rail Optimization. This site will become a rail served industrial facility benefitting the growth of Blacklands Railroad and the city.
- f. Quality of Life: Henderson Texas EDC is working with the city on the opportunity to create a more walkable/ bikeable community.
- g. Residential opportunities. Henderson Texas EDC is actively working to create housing for all needs in the city. Scout Crossing is underway to build single family homes and we're moving forward on a separate parcel with multi-family opportunities. Additionally, we have the ability to build executive homes at the Henderson Innovation Park. Lastly, we have had conversations with local builders on creating a tiny home market and their ability to build single family, workforce development homes.
- h. Marketing. Recently completed a rebrand with a forward vision: "Tomorrow's Texas" is a bold initiative stating that we are recruiting the future employment opportunities for our children. We are thinking boldly and marketing in advanced employment sectors of IP, Space and Aerospace, Advanced manufacturing opportunities as well as entrepreneurship and incubation. Additionally, we are using our social media platforms to build dialogue amongst businesses including numerous international corporations.

4) CURRENT ECONOMIC DEVELOPMENT PROJECTS

- Henderson Innovation Park - Work on the streetlights, monument signage, fiber conduit and SmartFlowers are being finished. Additionally, regular maintenance of the HIP is occurring to keep and the property in marketing conditions.
- Starting engineering work on the Henderson Railroad Optimization with Blacklands Railroad.
- Continue to work with Brasseaux Development on Scout Crossing housing development.
- Completed our support of the Christus Medical Center expansion with public infrastructure improvements.
- Continue to support small businesses in the city with our new Small Business matching grant project. To date we have assisted 15 businesses with over 100K in 50-50 matching dollars.
- Continue to support industrial businesses in the city with our Industrial Matching Grant. To date we have assisted 2 industrial businesses investing approximately 100K in 50-50 matching dollars.

- Currently we are supporting several Henderson businesses in growing their operations through performance agreements based on capital improvements and job creation.
- Expanding our reach in new employment sectors by working with strategic organizations to support our efforts.
- Working a recruitment program for business relocation to Henderson from the state, national and international markets in specified areas of employment.

5) **WORKFORCE DEVELOPMENT**

Henderson Texas EDC will continue to help our local businesses build the skills in their employees with assistance from the Texas Workforce commission. We will continue to support the CTE program at HISD when they need our assistance to expand their training.

Additionally, with our new housing project we will begin a campaign to attract new residents and in turn build our workforce for the businesses in Henderson.

We are also in the process of attracting higher education opportunities for Henderson to supplement the Kilgore College offerings.



City Council

Agenda Item # 12.

SUBJECT: Consideration and possible action upon HEDCO Budget for the fiscal year 2025-2026.

MEETING DATE: September 16, 2025

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Proposed Budget 2025-2026

	A	B	C	D	E	F	G	H
1	Last Edit Date:	August 5, 2025	TYPE A and B EDC					
2	Budget approved:		Checking Acct. # ***1857 Balance					
3	Budget approved:		Money Market Acct. # ***1759 Balance					
4	Budget amended:		Type B Checking Acct. # ***1963 Balance					
5			Total Account Balances					
6			Approved	EST Final	Proposed			
7			Budget	Budget	BUDGET			
8	Acct.#	Description	2024-2025		2025-2026		Notes	
9							<i>Percent of year completed</i>	
10	REVENUE							
11	3010	Sales Tax Revenues Type B	\$ 1,900,000.00	\$ 2,200,408.13	\$ 1,900,000.00			
12	3025	Interest Income - Type B	\$ 115,000.00	\$ 248,662.67	\$ 115,000.00			
13	3030	Land Sales	\$ 923,599.00	\$ -	\$ -			
14	3090	Other (Misc) Revenue	\$ 5,000.00		\$ 50,000.00		Predicted Revenue from Timber being cut from both Jenkins and Jim Allen Estate	
15		TOTAL REVENUE	\$ 2,943,599.00	\$ 2,449,070.80	\$ 2,065,000.00			
16								
17	* 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.	

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
18	EXPENDITURES							
19	Economic Development Expenses							
20	6101		Sadlers Performance	\$ -	\$ 35,000.00		\$ -	will pay next payment & last payment in yr 2027
21	6102		Wiseman Performance	\$ -	\$ -		\$ 50,000.00	3yrs @ 50k a yr (yrs 2026, 2027, 2028)
22	6116		Henderson Canvas Products, Inc.	\$ -	\$ -		\$ 30,000.00	Job creation incentive, 6-jobs @ \$5,000 /job. Forgiveable loan 2025-final year \$30,000 forgiveable Loan in A/R
23	6119		High Demand Job Training Grant	\$ 100,000.00	\$ -		\$ 150,000.00	
24	6190		Matching Grants for Buisness Retention - Industrial Businesses	\$ 150,000.00	\$ -		\$ 150,000.00	
25	6191		Small Business Matching Grant	\$ 100,000.00	\$ 80,000.00		\$ 250,000.00	
26	6200		Business Incentives for new or existing businesses	\$ 500,000.00	\$ -		\$ 1,000,000.00	
27			Total Economic Development Expenses	\$ 850,000.00	\$ 115,000.00		\$ 1,630,000.00	
28								

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
29	Supplies, Office Expenses and Professional Services							
30	6501		Accounting (Monthly Bookkeeping + Annual Audit)	\$ 14,000.00	\$ 16,226.67		\$ 20,000.00	
31	6502		General Liability Insurance	\$ 1,500.00	\$ 1,500.00		\$ 3,000.00	
32	6503		Legal (Outside Council)	\$ 25,000.00	\$ -		\$ 25,000.00	
33	6504		Office Expenses	\$ 8,000.00	\$ 10,159.73		\$ 15,000.00	
34	6505		Postage & Shipping	\$ 400.00	\$ 97.33		\$ 400.00	
35	6506		Property Tax	\$ 85.00	\$ (3,859.30)		\$ 85.00	
36	6507		Cell Phone(s)	\$ 1,560.00	\$ 1,801.59		\$ 2,000.00	
37	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)	\$ 100,000.00	\$ 1,753.29		\$ 100,000.00	
38			Subtotal - Supplies, Office Expenses and Professional Services	\$ 150,545.00	\$ 27,679.31		\$ 165,485.00	

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
39								
40	Personnel Expenses							
41	7001		Contract Labor - Executive Director (with City)	\$ 204,234.83	\$ 210,325.55		\$ 220,947.79	
42	7010		Contract Labor - Dir. of Marketing/Business Dev.	\$ 102,500.00	\$ 92,541.75		\$ 99,154.67	
43	7020		Contract Labor - Office Manager	\$ 73,950.00	\$ 78,005.44		\$ 81,696.91	
44	7021		Contract Labor - Grant Research Writer	\$ 30,000.00	\$ -		\$ 30,000.00	
45	7022		Contract Labor-Lawyer	\$ 36,000.00	\$ 30,769.09		\$ 36,000.00	
46			Subtotal - Personnel Expenses	\$ 446,684.83	\$ 411,641.83		\$ 467,799.37	
47								

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
48	Program Expenses							
49	7201		Website Annual License Fees	\$ 5,000.00	\$ 3,366.67		\$ 5,000.00	
50	7202		Website Development, Maintenance, Upgrades, etc.	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	
51	7203		Advertising and Marketing	\$ 120,000.00	\$ 113,787.31		\$ 120,000.00	
52	7204		Meetings and Entertainment	\$ 10,000.00	\$ 3,105.36		\$ 10,000.00	
53	7205		Dues, Memberships & Subscriptions	\$ 27,500.00	\$ 49,930.49		\$ 65,000.00	
54	7206		Confrences & Training	\$ 50,000.00	\$ 54,415.72		\$ 60,000.00	
55	7210		Business Recruitment	\$ -	\$ -		\$ 100,000.00	
56			Subtotal - Program Expenses	\$ 222,500.00	\$ 234,605.55		\$ 370,000.00	
57								

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
58	Repairs and Maintenance (Non-Capital Expenses)							
59	7303		Property Maintenance - Taylor Street/Greenbelt	\$ 500.00	\$ -		\$ 500.00	
60	7305		Property Maintenance - Henderson Inovation Park	\$ 225,000.00	\$ 211,097.07		\$ 250,000.00	
61	7310		Property Maintenance-Jim Allen Estate	\$ 400,000.00	\$ -		\$ 150,000.00	
62	7309		Property Maintenance - Old City Hall Complex	\$ 5,000.00	\$ 993.33		\$ 5,000.00	Maintenance items not covered by Provalus agreement
63			Subtotal - Repairs and Maintenance (Non-Capital)	\$ 630,500.00	\$ 212,090.40		\$ 405,500.00	
64								
65	TOTAL EXPENSES			\$ 2,300,229.83	\$ 1,001,017.09		\$ 3,038,784.37	
66								

	A	B	C	D	E	F	G	H
6				Approved	EST Final		Proposed	
7				Budget	Budget		BUDGET	
8	Acct.#		Description	2024-2025			2025-2026	Notes
67	CAPITAL OUTLAY							
68	7501		Purchase of Property for New Business Park	\$ 230,000.00	\$ -		\$ 230,000.00	
69	7502		East Texas Reg. Business Park; fka Henderson Innovation Park- Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	\$ 1,572,000.00	\$ 267,017.83		\$ 1,000,000.00	
70	7504		Contracted Building-Design & Construction	\$ 2,500,000.00	\$ -		\$ 2,500,000.00	
71			Total Capital Outlay	\$ 4,302,000.00	\$ 267,017.83		\$ 3,730,000.00	
72								
73	TOTAL EXPENDITURES (Expenses + Capital Outlay)			\$ 6,602,229.83	\$ 1,268,034.91		\$ 6,768,784.37	
74	Totals							
75			Total Revenues	\$ 2,943,599.00	\$ 2,449,070.80		\$ 2,065,000.00	
76			(Less) Total Expenditures	\$ 6,602,229.83	\$ 1,268,034.91		\$ 6,768,784.37	
77	Net Increase/Decrease In Unrestricted Net Assets			\$ (3,658,630.83)	\$ 1,181,035.89		\$ (4,703,784.37)	
78			Receivable for Loan - Rusk County Rural Rail District		\$ -			Agreement to defer for 15 years until the year 2037.
79			Total Available to Contribute to Fund Balance	\$ (3,658,630.83)	\$ 1,181,035.89		\$ (4,703,784.37)	Operating income less operating expenses
80								
81	Potential Transfer From Fund Balance							
82								
83	FINAL BALANCE			\$ (3,658,630.83)	\$ 1,181,035.89		\$ (4,703,784.37)	



City Council

Agenda Item # 13.

SUBJECT: Consideration and possible action upon the second reading of Ordinance 2025-09-01 setting the proposed tax rate to be the No-New-Revenue tax rate of .529139 per \$100.00 valuation on each assessment to be based upon 100% of its appraised value.

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-09-01 Ad Valorem Tax

ORDINANCE NO. 2025-09-01

AN ORDINANCE LEVYING AN AD VALOREM TAX OF FIFTY-TWO AND NINETY ONE, ONE HUNDRED CENTS (\$. 5291) PER \$100.00 VALUATION ON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF HENDERSON, TEXAS, AS OF JANUARY 1, 2025, IN CONFORMITY WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTER PROVISIONS AND ORDINANCES OF SAID CITY; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

The no-new-revenue tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year, based on a tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS;

SECTION I

IN CONFORMANCE WITH the laws of the State of Texas, the City Charter and City Ordinances, there shall be and is hereby levied and shall be assessed and collected for the year 2025 and beginning January 1, 2025 upon all taxable property, both real and personal, within the City of Henderson, Texas, made taxable by law, an ad valorem tax of Fifty-two and ninety-one, One Hundreds Cents (\$.5291) per \$100.00 valuation on each assessment to be based upon one hundred percent (100%) of its appraised value (unless otherwise exempted by the Constitution of the State of Texas), which said taxes when collected shall be apportioned among the funds and departments of the City of Henderson, Texas, for the purposes set forth as follows, to-wit:

2011	Bond	Series	1.97% or	\$.010414
2019	Bond	Series	10.91% or	\$.057749
2023	Tax	Note	6.79%	\$.035918
General Fund			80.33% or	\$.425058
Total Ad Valorem Taxes			100.00%	\$.529139
No New Revenue Rate				\$.529139

Breakdown of the \$.5291 Ad Valorem Tax

Maintenance and Operating	\$.425058
Interest and Sinking	\$.104081

SECTION II

The Tax Assessor and Collector for the City of Henderson, Texas, is hereby directed to assess, extend, and enter upon the tax rolls of the City of Henderson, Texas, for the current year the amounts and rates herein levied, and to keep a correct account of same; and when so collected, the same shall be deposited in the City Depository to be distributed in accordance with this Ordinance.

SECTION III

That the months of October, November, December, 2025 and January, 2026 be and said months are herein in all things designated and declared as the months in which said ad valorem taxes shall be due and payable; and if said current year taxes shall not be paid before the first day of February, 2026 then and after that date, said taxes shall be declared to be delinquent and shall accrue a penalty of six percent (6%) for the first month plus one percent (1%) per month or portion of a month thereafter, up to July 1, 2026, for a total maximum penalty of twenty percent (20%). In addition to penalties, a delinquent tax shall accrue interest at a rate of one percent (1%) for each delinquent month or portion thereof. In accordance with State law, the Tax Assessor and Collector cannot waive or postpone this penalty and interest rates.

SECTION IV

That Section 33.07 of the Texas Property Tax Code provides as follows:

(a.) A taxing unit or appraisal district may provide, in the manner required by law for official action by the body, that taxes that remain delinquent on July 1 of the year in which they become delinquent incur an additional penalty to defray costs of collection, if the unit or district or another unit that collects taxes for the unit has contracted with an attorney pursuant to Section 6.30 of this code. The amount of the penalty may not exceed twenty percent (20%) of the amount of taxes, penalty, and interest due.

SECTION V

That the City Council of the City of Henderson, desires to impose an additional penalty on delinquent taxes to defray cost of collection in an amount equal to twenty percent (20%) of the amount of taxes, penalty, and interest due.

NOW, THEREFORE, the City Council of the CITY OF HENDERSON, TEXAS, hereby imposes an additional penalty on all taxes remaining delinquent on July 1, 2026 and thereafter, on all taxes remaining delinquent on July 1 of the year in which they become delinquent, the amount of the penalty being twenty percent (20%) of the total amount of taxes, penalty, and interest due on the date such taxes, penalty, and interest are actually paid.

SECTION VI

All ordinances or parts of ordinances in conflict herewith are expressly repealed.

Considered this first reading on this 2 day of September 2025.

PASSED AND APPROVED this second reading, on this 9 day of September 2025.

Henry Pace, Mayor

ATTEST:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 14.

SUBJECT: Consideration and possible action upon the second reading of Ordinance 2025-09-02 on the proposed budget for the 2025-2026 fiscal year.

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-09-02 Budget 2025-2026

ORDINANCE NO. 2025-09-02

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF HENDERSON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF HENDERSON FOR THE 2025-2026 FISCAL YEAR.

Whereas, the Budget, appended here as Exhibit A, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, was duly presented to the City Council by the City Manager and a public hearing was ordered by the City Council and a public notice of said hearing was caused to be given by the City Council and said notice was published on the city website and in the Henderson News and said public hearing was held according to said notice; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSON:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for the support of the general government of the City of Henderson, Texas, be fixed and determined for said terms in accordance with the expenditures shown in the City's Fiscal Year 2025-2026 Budget, a copy of which is appended hereto as Exhibit A;

SECTION 2. That the Budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

SECTION 3. That there is hereby appropriated the amount shown in said Budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt requirements of Fiscal 2025-2026 of the City of Henderson.

CONSIDERED this 2nd day of September 2025.

PASSED AND APPROVED on this 9th day of September 2025.

Henry Pace, Mayor

ATTEST:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 15.

SUBJECT: Consideration and possible action approving Resolution 2025-09-01 naming the Henderson News as the official Newspaper for the City of Henderson. (Jimerson)

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-09-01 Newspaper Resolution

RESOLUTION NO. 2025-09-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON TEXAS.
DESIGNATING AN OFFICIAL NEWSPAPER FOR THE CITY OF HENDERSON
FOR FISCAL YEAR 2025-2026; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council finds that the Henderson News is a paper of general circulation within the City of Henderson; and

WHEREAS, the City Council finds that the Henderson News: 1) devotes not less than 25% of its total column lineage to general interest items; 2) is published at least once each week; 3) is entered as 2nd class postal matter in the county where published; and 4) has been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

WHEREAS, the City Council finds that the Henderson News is a publication that meets all the criteria legally required of an officially designated newspaper for the City of Henderson.

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

Section 1.

The Henderson News is designated as the official newspaper for the City of Henderson for the fiscal year 2025-2026, commencing October 1, 2025.

Section 2.

Until September 30, 2026, the City of Henderson shall continue to publish in the Henderson News each ordinance, notice or other matter required to be published by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, this 9th day of September, 2025.

APPROVED:

_ Henry Pace, Mayor

ATTEST:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 16.

SUBJECT: Consideration upon the first reading of Ordinance 2025-09-03 canceling the November 4th, 2025 Municipal Election, declaring the unopposed applicants as Council Members for Districts one, four and five. (Jimerson)

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Consideration upon canceling the November 4, 2025, Municipal Election.

ITEM SUMMARY: One candidate for each place on the proposed ballot for the 2025 Municipal Election had only one applicant; therefore, each of the candidates is considered unopposed and elected to places in one, four and five council districts.

BACKGROUND INFORMATION: Place four Council Member Melissa Morton did not sign up to run for another term. Lee Scoggins will be taking the seat after the November 18th canvassing of the election at the regular scheduled meeting.

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-09-03 Ordinance Cancel Election

ORDINANCE NO. 2025-09-03

AN ORDINANCE CANCELING THE NOVEMBER 4, 2025 GENERAL ELECTION FOR DISTRICT ONE, DISTRICT FOUR AND DISTRICT FIVE AND DECLARING THE UNOPPOSED CANDIDATES ELECTED TO OFFICE, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERBILITY CLAUSE:PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Henderson, Texas, is a home rule municipality located in Rusk County, created in accordance with the provisions of the Texas Constitution and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in accordance with law a general election has been ordered for November 4, 2025, for the purpose of electing three Council Members to serve on the City Council of the City of Henderson; and

WHEREAS, no proposition is to appear on the ballot in that election; and

WHEREAS, the city secretary has certified in writing that three candidates on the ballot are unopposed for election to office; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy has passed; and

WHEREAS, in these circumstances Subchapter C of Chapter 2 of the Election Code authorizes a governing body of a municipality to declare the unopposed candidates elected to office and cancel the election for Districts One, Four and Five.

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

SECTION 1: The following candidates, who are unopposed in the November 4, 2025, general election, are hereby declared elected to office, and shall be issued certificates of election:

**Council Member District One - Stephen Strong
Council Member District Four - Lee Scoggins
Council Member District Five - Gina Juarez**

SECTION 2: The City Secretary is directed to post a copy of this ordinance at each designated polling place on November 4, 2025.

SECTION 3: This ordinance shall be cumulative of all provisions of ordinances of the City of Henderson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinance, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentence, paragraph or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

CONSIDERED THIS 9TH DAY OF SEPTEMBER 2025.

PASSED AND APPROVED THIE 21TH DAY OF OCTOBER 2025.

Henry Pace, Mayor

ATTEST:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 17.

SUBJECT: Consideration and possible action upon the 2025-2026 Holiday Schedule. (Jimerson)

MEETING DATE: September 16, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 18.

SUBJECT: Consideration and possible action upon a recommendation by the Planning and Zoning Commission changing the zoning on a parcel located in the 100 block of Hubbard Drive and HWY 43. (Breitenberg)

MEETING DATE: September 16, 2025

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 19.

SUBJECT: Consideration and Possible Action appointing Place 4 reappointment of Noble Welch, Place 5 reappointment of Michael Marshall and Place 6 reappointment of Michael Bell to the HEDCO Board.

MEETING DATE: September 16, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Board of Directors

HEDCO Board of Directors

TYPE-B FORMAT

2-Year terms, 7-Member board. No Longer Term Limits

Expiring Sept. 30, 2025	Expiring Sept. 30, 2026	Banking Rep
Place 4 – Noble Welch (8th yr)	Place 1 – Adam Duey (3 nd yr)	Expiring Sept. 30, 2026
Place 5 – Michael Marshall (5th yr)	Place 2 – Micah Howard (3 rd yr)	Place 7 – Trey Segura
Place 6 – Michael Bell (4th yr)	Place 3 – Vacant (Vice President)	Origin Bank is next



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 AUGUST 2025

<u>TYPE OF CALL</u>	<u>CITY</u>	<u>COUNTY</u>
<i>OTHER FIRES (Industrial/other)</i>	1	0
<i>STRUCTURE FIRES</i>	0	2
<i>VEHICLE FIRES</i>	1	0
<i>GRASS FIRES</i>	0	2
<i>ELECTRICAL FIRES</i>	0	1
<i>COOKING FIRES (KITCHEN)</i>	0	0
<i>POWER LINES</i>	3	0
<i>SMOKE CHECKS</i>	0	0
<i>ACCIDENTS (JAWS)</i>	0	0
<i>MVC'S (No Extrication)</i>	3	2
<i>AIRCRAFT STAND-BY</i>	0	0
<i>FUEL SPILLS/GAS LEAKS</i>	4	1
<i>RESCUE</i>	0	0
<i>MEDICAL CALLS</i>	31	6
<i>ALARM MALFUNCTIONS</i>	4	1
<i>FALSE ALARMS</i>	5	0
<i>DISPATCHED AND CANCELED ENROUTE</i>	4	2
<i>UNAUTHORIZED BURNING</i>	0	0
<i>CONTROL BURN (COUNTY ONLY)</i>	0	3
<i>ASSIST OTHER DEPARTMENTS</i>	0	1
<i>MISCELLANEOUS CALLS/PUBLIC SERVICE</i>	2	5
TOTAL	58	26
MILEAGE	177	199.6
MANHOURS	89	43.5
TOTAL CALLS		84
TOTAL MILEAGE		376.6
TOTAL MANHOURS		132.5
TRAINING	Paid 65 Vol 22	Total 87
INSPECTIONS		37
FIRE PREVENTION PROGRAMS		0
PUBLIC RELATIONS EVENTS		2
HYDRANT MAINTENANCE		294
WATER USAGE		1,000

HENDERSON FIRE DEPARTMENT



August 2025 Call Log

- Fire Calls: 47
- Medical Calls: 37
- Total Calls: 84
- Inspections: 37
- Hydrants: 294



August 2025 Monthly Report

August 6th, 2025, C shift helped Sweet Angels Day Care with their Splash Day!! Not only did the kiddos have fun, but so did the firefighters!!!



August is the start of football season for the Henderson Lions. Henderson Fire Department will have firefighters at each of the games, unless firefighters are on an emergency call, to standby in case medical assistance is needed at the events. In the past, firefighters have assisted with medical issues ranging from spectators getting too hot, splinting broken bones and performing CPR. This partnership with HISD for HFD to standby at home football games has had positive results.





August 8th, A shift attended Unity in The Park. Great way to meet community and show support.

August 14th, Chief Ybarra and Assistant Chief Stoddard attended Mid Morning Coffee and Origin Bank. Chief Ybarra spoke about the 911 Memorial walk.

On August 21st, Chief Ybarra, Assistant Chief Stoddard along with B shift attended coffee with cops held at Herschel's. We always look forward to showing unity with the police department and talking with the locals.



August 28th, Chief Ybarra helped Henderson High School Law Class by holding mock interviews. It was to help the students get practice for when they hit the real world. He asked questions like: why do you want this job, what are you best qualifications, etc. It was a great learning experience on both sides of the table.



TRAINING:

Firefighter Kaleb Horne took skills for Instructor I and will be working on his state test.

Firefighter Nick Parker took a 3 day class at the Garrison Fire Department for Vehicle Rescue.

Fire Lieutenant Jeremy Simmons took his skills for Investigator and will be working on his state test next.

Firefighter Matthew Sundeen took his skills for Driver/Operator. State test will be the next step.



HENDERSON FIRE DEPARTMENT

Sonny Ybarra, Fire Chief 401 West Main
Jeff Stoddard, Asst. Fire Chief Henderson, TX 75654
Ph: 903-392-0651

August Monthly Mayhem 2025

“Who needs the Avengers? Henderson has the Ashkickers”

Ahhhhhh, August- the most wonderful time of the year. Friday night lights, college ball and NFL Sundays. Basically, the Holy Trinity of Gridiron Glory!!

Team Ash Kickers were everywhere- we don't play backup positions very often, but we got to be sideline heroes for all the home games. Big shout out to HISD for teaming up with us. Nothing says “Friday night lights” like touchdowns, nachos and team ash kickers on standby.

We also dropped in on Sweet Angels Preschool (yes, angels, not little devils, we checked roster twice), then rolled over to Unity in the Park. Where there is smoke, there is BBQ, and of course, us. Fire Safety Inspection (Promise!)

Chief Flamious Maximus and Chief Master of Mayhem got fully caffeinated at mid-morning coffee and coffee with Cops. HFD heroes and double espressos = possible A-Fib or a success. Results are pending!

Chief Maximus even went undercover at Henderson High School Law Class, grilling kids with mock interviews like Judge Judy with a fire helmet. (We are scouting talent early - future Ashkickers don't grow on trees you know!)

*Firefighter Kaleb Horne leveled up to Instructor I, or should I say Sensi Horne now?!

*Firefighter Nick Parker crushed vehicle rescue like Fast & Furious style

*Lt. Jeremy Simmons unlocked investigator skills. He's thinking of auditioning for CSI: Henderson.

*Firefighter Matthew Sundeen took Driver Op skills; it was like Mario Carts on expert mode!

Call volume jumped for August, but it was a easy Ash Whooping when it was all said & done! Rolling into September hot, dukes up and ready to throw hands (and water) if necessary. Henderson, consider yourself warned: the mayhem continues!!!

“Easy Ash Kickers – Hardcore Results!”



UTHealth East Texas

City of Henderson

July 2025

Emergency Calls Compliance

Compliance
96.4%

Calls
140

Late
5

**Run# - 74460 – Priority 1 – Inter-Facility
Total Response Time – 10 minutes 28 seconds**

Delayed due to long out of chute. The original unit assigned keyed up after a couple of minutes stating they were swapping truck. Call was then assigned to the other unit at the base.

**Run# - 67132 – Priority 2 – Chest Pain
Total Response Time – 14 minutes 39 seconds**

Delay due to a mapping issue. The call geocoded Frisco St just north of Main instead of up off of Hwy 64 where the residence was located.

**Run# - 68687 – Priority 2 – Inter-Facility
Total Response Time – 12 minutes 45 seconds**

Delayed due to the crew having a long out of chute time.

**Run# 70795 – Priority 2 – Fall
Total Response Time – 11 minutes 44 seconds**

Delayed due to a bad route taken by Crew. Call was on 79 East and the crew went to the West side of Hwy 79 and had to double back.

Run# - 75708 – Priority 2 – Inter-Facility
Total Response Time – 10 minutes 16 seconds

Delayed due to mechanical issue. Original dispatched unit wouldn't start so call had to be re-assigned to the other unit at the base.



UTHealth East Texas

City of Henderson

June 2025

Emergency Calls Compliance

Compliance
98.4%

Calls
188

Late
3

**Run# - 63417 – Priority 1 – Unconscious
Total Response Time – 10 minutes 02 seconds**

Crew Bad Route – Crew left fire department and headed west on Main St instead of taking Main St east to Business 79 south.

**Run# - 57688 – Priority 2 – Heart Problem
Total Response Time – 09 minutes 20 seconds**

Crew had a long out of chute of 02 minutes 52 seconds.

**Run# - 57816 – Priority 2 - Hemorrhage/Laceration
Total Response Time – 18 minutes 59 seconds**

970 was posting Panola Co – 972 was posted so they could get a transfer out of UTC – They got about halfway, and two calls dropped in the city of Henderson – 971 was sent on the first one and 972 was turned around near the Fair Play area. We checked with CEMS to see if they had a closer unit, however, their unit had a similar ETA as ours, so we kept our unit going.

	Aug		Oct	Nov	Dec	Jan	Feb	Mar	April	May		July	Aug	Sept	Oct	Nov	Dec
						2024											
CALLS FOR SERVICE	1150	1180	1057	1019	1218	1033	974	996	1134	1261	1104	1038	1081	1076	1255	1139	1163
OFFICER INITIATED CFS	432	514	460	454	591	393	435	435	418	500	411	358	372	356	457	428	531
DISPATCHED CFS	718	666	597	565	627	640	539	561	716	761	693	680	709	720	798	711	632
TRAFFIC CITATIONS	117	96	133	152	104	80	78	74	106	113	82	74	82	83	81	60	81
WRITTEN WARNINGS	224	285	178	182	324	244	262	263	245	320	233	198	217	183	311	320	483
ARREST	37	38	31	22	42	19	28	34	31	24	25	22	27	44	28	41	30
ACCIDENTS	28	30	35	21	35	45	23	35	39	36	34	28	33	36	38	38	39
DWI ARREST	1	2	0	2	5	2	2	2	1	1	4	0	2	2	1	1	5
(included above)																	
INCIDENT REPORTS																	
SENT TO CID	206	191	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174
ASSIGNED	206	191	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174
SUSPENDED	174	110	72	90	91	85	63	63	87	104	85	80	125	79	108	67	74
CLEARED	107	105	95	77	103	102	73	74	123	65	83	71	111	97	117	77	84
BURGLARY	6	13	12	10	6	1	10	9	6	7	6	11	13	11	16	8	7
ROBBERY	2	1	2	2	0	0	0	0	4	0	0	0	0	2	0	0	0
ASSAULT	31	27	26	18	26	29	24	23	22	23	32	12	19	30	19	33	20
POCS / POM*	6	8	4	5	2	2	5	4	0	3	2	4	0	0	1	4	5
SEXUAL ASSAULT	1	1	0	1	0	0	2	1	3	2	0	1	1	1	2	0	2

* Includes marijuana, cocaine, etc.

Jan	Feb	Mar	April	May	June	July	Aug
2025							
1162	1029	1182	1075	1286	1175	1198	1162
541	451	510	465	591	514	552	594
621	578	672	610	695	661	646	568
68	51	72	73	88	87	76	101
384	309	329	333	433	364	374	421
30	33	47	41	27	38	43	42
24	22	28	20	41	20	19	26
1	1	5	2	1	1	2	5
164	173	204	167	161	133	183	118
164	173	204	167	161	133	183	118
72	70	98	77	55	88	68	40
70	71	73	69	92	58	94	63
5	13	18	6	5	7	8	3
0	1	0	1	0	0	0	0
22	21	17	18	21	19	22	12
9	9	15	13	7	5	9	6
0	1	2	1	4	0	0	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: September 3, 2025

Re: Henderson Police Department Monthly Report



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

The Henderson Police Department had an exciting month for August. Our Officers attended the Mid-Morning coffee at Origin Bank. We also attended several Ribbon Cuttings of local businesses in our area, especially the new Reliable Bookkeeping and the Dulin Archives locations. The School Resource Officers and Patrol were able to assist and help the students start the new school year as well as help with the terrible traffic at Wylie.

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 participated in during the month of June. The Henderson Police Department participated in numerous Henderson Area Chamber events, and assisted with traffic for the start of school. Cpl. Keith conducted drone flights during the first two weeks of the school year to help us better prepare for dealing with traffic issues involving the Wylie campus.

1. August 6, 2025 our department attended the ribbon cutting for the Henderson Boat and RV storage.
2. August 12, 2025 our department attended the ribbon cutting for Dulin Archives located at the Depot Museum.
3. August 13, 2025 the department participated in the Ribbon Cutting for Reliable Bookkeeping & Notary.

4. August 14, 2025 our department's School Resource Officers started a new year at Henderson ISD serving the community through ensuring a safe environment for our children to learn.
5. Also, on August 14, 2025 the department attended the monthly Mid-Morning Coffee Break at Origin Bank.
6. August 21, 2025 the department met with our community during Coffee with Cops at Herschel's.
7. August 27, 2025, Officer Barney sat still long enough for one picture .

These events are just a few examples of the continued commitment of the Henderson Police Department to building positive relationships with the community. We will continue to engage with residents, support local businesses.

Other than my normal duties as Chief of Police I have been diligently searching for a new Deputy Chief. I am proud to inform you that we have hired a new Deputy Chief who was sworn in on September 4th. Deputy Chief Chase Berryhill was chosen after a months long process and has the qualities that our department is looking for to further our department in every aspect. I look forward to introducing to you all soon.

Thank you for your time and attention. Should you have any questions or require further details, please do not hesitate to reach out. Please see the pictures below. The training and monthly reports are attached.

August 6, 2025 – Sgt. Charles Helton at the Ribbon Cutting for the Henderson Boat & RV Storage location located at 1107 N Frisco St.



August 12, 2025 – Sgt. Charles Helton and Stacey Strong at the Ribbon Cutting for Dulin Archives at the Depot Museum.



August 13, 2025 – Sgt. Charles Helton and Stacey Strong at the Ribbon Cutting for Reliable Bookkeeping & Notary.



August 14, 2025 – School Resource Officers helping assist with the new School year.



August 14, 2025 –Chief Chad Taylor, Sgt. Charles Helton, and several officers at Mid-Morning Coffee At Origin Bank.



August 21, 2025 – Cpl. Michael Hunt, Detective Cory Downey, Officer Brittany Wright and Sara Rowe as well as several other officers at Coffee with Cops hosted by Herschel's.



August 27, 2025 – K9 Officer Barney being praised for sitting still long enough for a picture to be taken of him and for all the hard work he does to ensure our kids are safe at the Henderson Schools.



Henderson Animal Center and Protection

Monthly Report

Month of: August

Year: 2025

Inside City Limits

Number of Dogs:	13	Year to Date:	76
Number of Cats:	2	Year to Date:	110
Number of Others:	0	Year to Date:	4
TOTAL Number of Animals:	15	Year to Date:	190

ACOPU

Number of Dogs:	9	Year to Date:	103
Number of Cats:	12	Year to Date:	81
Number of Others:	10	Year to Date:	74
TOTAL Number of Animals:	31	Year to Date:	258

Outside City Limits

Number of Dogs:	1	Year to Date:	43
Number of Cats:	2	Year to Date:	42
Number of Others:	0	Year to Date:	16
TOTAL Number of Animals:	3	Year to Date:	101

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:	1
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	0	Year to Date:	1

City of Tatum

Number of Dogs:	0	Year to Date:	1
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	0	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:	23	Year to Date:	239
Number of Cats:	16	Year to Date:	264
Number of Others:	10	Year to Date:	113
TOTAL this Month:	49	Year to Date:	616

Animals Reclaimed

Number of Dogs:	5	Year to Date:	35
Number of Cats:	0	Year to Date:	4
Number of Others:	3	Year to Date:	3
TOTAL this Month:	8	Year to Date:	42

Animals Adopted

Number of Dogs:	13	Year to Date:	148
Number of Cats:	19	Year to Date:	207
Number of Others:	1	Year to Date:	40
TOTAL this Month:	33	Year to Date:	395

<i>Monthly Adoption Breakdown:</i>	<i>Dogs Adopted:</i>	11	<i>Dogs Rescued:</i>	2
	<i>Cats Adopted:</i>	3	<i>Cats Rescued:</i>	16
	<i>Others Adopted:</i>	0	<i>Others Rescued:</i>	1

Animals Euthanized

Number of Dogs:	4	Year to Date:	41
Number of Cats:	4	Year to Date:	17
Number of Others:	0	Year to Date:	0
TOTAL this Month:	8	Year to Date:	58

<i>Monthly Euthanasia Breakdown</i>	<i>Sick:</i>	<i>Injured:</i>	<i>Aggressive:</i>
<i>Dogs:</i>	2	2	0
<i>Cats:</i>	2	2	0
<i>Other: (Non-Wildlife)</i>	0	0	0

<u>Animals Held for Rabies Quarantine:</u>	2	Year to Date:	12
---	----------	----------------------	-----------

<u>Animals Tested for Rabies:</u>	2	Year to Date:	19
--	----------	----------------------	-----------

<u>Animal Complaints Received:</u>	513+	Year to Date:	6,236+
---	-------------	----------------------	---------------

<u>Deceased on Arrival (disposal):</u>	1	Year to Date:	45
---	----------	----------------------	-----------

<u>Died in Care:</u>	0	Year to Date:	35
-----------------------------	----------	----------------------	-----------

Animal Protection Activity

Warnings Issued:	9	Year to Date:	151
-------------------------	----------	----------------------	------------

Citations:	0	Year to Date:	16
-------------------	----------	----------------------	-----------

Calls for Service during hours:	68	Year to Date:	836
--	-----------	----------------------	------------

Calls for Service after hours:	3	Year to Date:	28
---------------------------------------	----------	----------------------	-----------

Seizures:	0	Year to Date:	3
------------------	----------	----------------------	----------

Wildlife Euthanasia (sick or injured):	0	Year to Date:	13
---	----------	----------------------	-----------

Wildlife Release:	5	Year to Date:	46
--------------------------	----------	----------------------	-----------

Traps Set:	32	Year to Date:	297
-------------------	-----------	----------------------	------------



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 August 2025

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	August 2025	\$144,000.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	August 2024	\$1,090,070.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	TO DATE 2025	\$6,202,635.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	THRU August 2024	\$6,817,304.00

BUILDING INSPECTORS REPORT

CODE ENFORCEMENT REPORT

Building Inspections	7	Food Establishment Inspections	0
Electrical Inspections	6	Food Truck/Trailer Permits	0
Plumbing Inspections	12	High Grass & Weeds	8
Mechanical Inspections	4	Junk Vehicles	0
Meetings	8	Illegal Signs	5
Phone calls	42	Sub-Standard Structure Inspections/Notifications	0
Residential Plan Review		Illegal Dumping /Road debris/Illegal storage	0
Commercial Plan Review		Restaurant Grease Trap Inspection	
Sign Permits Review	11	Meetings	10
Certificate of Occupancy	5	Zoning	5

Commercial Building Permits Issued	0
Residential Building Permits Issued	5
Commercial Roof Permits issued	0
Residential Roof Permits Issued	1
Demo Permits Issued	2
Residential Fence Permit Issued	0

Submitted by: Cliff McElfresh, Community Development Mgr.

Date: 09/04/2025

City of Henderson

Parks & Recreation & Public Services Department Monthly Report – August 2025

Streets & Right-of-Way

- **Street Sign Replacement:** Ongoing replacement of old, faded signs throughout town to improve visibility and safety.
 - **Street Repairs:** Crews addressed potholes, base failures, and utility cuts across multiple neighborhoods, ensuring smoother and safer travel.
 - **Mowing:** Continued mowing of rights-of-way, parks, cemeteries, and city-owned properties to keep Henderson looking neat and well-maintained.
 - **Tree Trimming & Removal:** Trimmed limbs hanging into roadways and removed several dead trees from rights-of-way to improve visibility and reduce hazards.
 - **Drainage Work:** Completed storm drain and drainage repairs across town, including erosion repair at the Evenside Bridge.
-

Parks & Facilities

- **Turf Management:** Ongoing treatments at city locations to improve turf quality and playability.
 - **Sports Complex Bridge:** Crews began rebuilding the bridge at the sports complex to enhance safety and access for users.
 - **Lake Forest Park:** With the help of HOPE Volunteers and **Keep Henderson Beautiful**, the flower beds were revitalized and are looking great.
-

Technology & Systems

- **GIS/CityWorks Preparation:** Staff continued GIS data work in preparation for the launch of the new CityWorks asset management system. This will improve tracking, efficiency, and reporting on city projects.
-

Staffing & Personnel

- **Vacancies:** Interviewed candidates for two open positions. One position has been successfully filled by Keith Thompson, who has already joined the team.
-

Community Engagement

- **Volunteer Partnerships:**
 - Preparations are underway for Provalus Provide Day on October 2nd, where 20–25 volunteers will join us in Henderson for a community improvement project.
 - Partnerships with local volunteer groups continue to provide visible benefits across parks and public spaces.
-

Closing Note

August was a productive month for the Parks & Recreation and Public Services Department, with visible improvements across our streets, parks, and public spaces. Between infrastructure repairs, beautification projects, and volunteer partnerships, our department continues to focus on enhancing the quality of life for Henderson residents and visitors.

August Monthly Report

1. Jacobs Water Supply Contract

This month, I worked closely with the City Attorney to draft a sample contract for Jacobs Water Supply. The agreement outlines terms for Jacobs to purchase water from the City of Henderson on an emergency-use basis. The draft provides a framework to ensure both parties are protected and establishes a clear process for providing water service during urgent situations. I plan to meet with the Jacobs Water Supply Board to review and discuss the terms of the contract. Once Jacobs agrees with the terms, the contract will be brought before the City Council for approval.

2. Scout Crossing Development – Brasso Development

I worked with Brasso Development on the new Scout Crossing addition on N. Evenside, focusing on the water and sewer needs for the project. Neal and I have been reviewing their plans to ensure they meet the City's requirements and that the new infrastructure aligns with long-term service needs. This work supports the project's progress while maintaining reliable utility and roadway systems for the area.

3. GIS Updates – Wastewater Collection System

I have been updating the City's GIS system by entering detailed data for the wastewater collection system. This includes mapping the locations of manholes, cleanouts, and other key components, as well as recording depths and relevant specifications. These updates improve the accuracy and completeness of the GIS database, making it easier to plan maintenance, respond to issues, and manage the system efficiently. Keeping this information current also supports informed decision-making for future infrastructure improvements.

4. Rate Study Preparation

Randy and I are gathering additional data in preparation for the upcoming rate study. This includes collecting information on water and wastewater usage, operational costs, and infrastructure needs. Compiling this data will provide a clear picture of the City's utility system and help ensure the rate study is accurate and comprehensive. This preparation is essential for making informed decisions regarding future rates and maintaining the long-term financial health of our utility services.



To: City of Henderson Council Members
Jay Abercrombie, City Manager

From: Karen Arnall, Finance Director

Subject: Monthly Report

Date: September 2, 2025

- Investment Report for Jul 2025-see attached report
- Hotel-Motel Occupancy Tax for Jul 2025-see attached report

Water/Sewer/Garbage Billing Recap Month Ending 7/31/2025

Type of service	Amount Billed	Consumption Billed	Count
Garbage	\$ 178,951.70	-	5,487
Sales tax on garbage	\$ 13,429.55	-	-
Sewer Charges	\$ 269,829.37	42,012,734	4,471
Water Charges	\$ 314,631.84	76,509,234	4,799
Sprinkler	\$ 20,807.26	3,509,400	374
Penalty	\$ 10,987.46	-	927
Water Taps	\$ 600.00	-	1
Sewer Taps	\$ 550.00	-	1
Service Chg/Back Flow	\$ 475.40	-	5
Total Billing	\$ 810,262.58	122,031,368	16,065

**INVESTMENT SUMMARY REPORT
OCTOBER 1, 2024-JUL 31, 2025**

FUND	AMOUNT											INT		
	INVESTED	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	TOTAL	RECEIVED	Y-T-D
	OCT 1,2024	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	INVESTED	IN JUL	INTEREST
GENERAL FUND	71,154	124,329.00	51,749.00	48,038.00	-34,845.00	732,603.00	-278,695.00	-644,930.00	-31,024.00	32,308.00	82,455.00	153,142	3,763	41,833
GF-RESTRICTED	67,002	0.00	0.00	0.00	1,896.00	0.00	0.00	0.00	0.00	0.00	0.00	68,898		
GF-MIN. RESERVE	1,000,000	-500,000.00	-200,000.00	200,000.00	1,000,000.00	300,000.00	0.00	0.00	0.00	-600,000.00	0.00	1,200,000		
GF-MISC A/R	210,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210,000		
GENERAL -DEBT	478,885	-244,244.00	329,260.00	97,451.00	424,019.00	256,416.00	-109,209.00	12,152.00	17,951.00	-487,542.00	221,324.00	996,463	2,753	23,508
GENERAL CONSTR.	97,069	-75,520.00	71,687.00	-6,850.00	6,135.00	92,989.00	-2,588.00	-6,754.00	53,804.00	-10,247.00	4,013.00	223,738	544	3,492
EQUIPMENT REPL	246,750	985.00	-96,779.00	516.00	129,486.00	720.00	798.00	774.00	798.00	774.00	804.00	285,626	803	7,619
STREET & DRAINAGE	2,053,332	28,937.00	-9,451.00	-7,386.00	34,720.00	-52,447.00	-290,643.00	-424,586.00	-560,742.00	-412,862.00	7,877.00	366,749	879	50,881
CEMETERY FUND	85,290	582.00	743.00	941.00	1,936.00	916.00	3,346.00	1,543.00	230.00	793.00	754.00	97,054	232	2,228
ANIMAL SHELTER	53,328	504.00	-2,301.00	1,321.00	-1,448.00	109.00	1,527.00	-371.00	124.00	120.00	124.00	53,037	124	1,258
WS FUND	71,271	-58,184.00	217,244.00	229,259.00	-129,649.00	-92,403.00	-176,946.00	129,794.00	61,113.00	-217,647.00	41,743.00	75,595	1,949	18,384
WS MIN.RESERVE	300,000	-100,000.00	0.00	0.00	0.00	200,000.00	-100,000.00	200,000.00	0.00	300,000.00	-500,000.00	300,000		
WS- DEBT SERVICE	25,489	71.00	65.00	64.00	246,125.00	-111,852.00	59,484.00	498.00	515.00	82,638.00	-197,577.00	105,520		
WS-RESTRICTED	108,223	0.00	0.00	0.00	3,062.00	0.00	0.00	0.00	0.00	0.00	0.00	111,285		
WS CONSTR.	8,445	29.00	1,505.00	30.00	-521.00	75,946.00	29,440.00	-64,897.00	50,246.00	45,979.00	2,037.00	148,239	351	1,393
MAIN STREET	14,892	-9,340.00	-3,058.00	-918.00	15,743.00	-2,829.00	-148.00	1,544.00	37.00	-1,479.00	-839.00	13,605	34	283
TOURISM	158,698	22,222.00	-4,815.00	790.00	-9,262.00	13,518.00	-993.00	-4,759.00	27,273.00	-11,910.00	-8,002.00	182,760	462	3,847
CIVIC CENTER	85	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	87	1	2
INSURANCE RESERVE	11,775	33.00	29.00	29.00	28.00	25.00	28.00	27.00	28.00	27.00	28.00	12,057	28	282
2018 BOND SERIES	388,306	-6,372.00	-688.00	-109,398.00	-1,309.00	275.00	-262.00	317.00	631.00	-193,490.00	182.00	78,192	182	6,131
TOTALS	5,449,994	-815,988.00	355,190.00	453,888.00	1,686,116.00	1,413,986.00	-864,861.00	-799,648.00	-379,016.00	-1,472,537.00	-345,077.00	4,682,047.00	12,107	161,141

This report is in compliance with our investment strategies as approved by council and the Public Investment Act.

Director of Finance, Karen Arnall

City Manager, Jay Abercrombie

Hotel-Motel Occupancy Tax
Monthly Reporting for
Jul 2025

DATE RECEIVED	TAX FOR MONTH	HOTEL NAME	TAXABLE MONTHLY RECEIPTS	7% TAX	1% RETAINER	AMOUNT PAID
8/20/2025	Jul	Baymont Inn	116,620.00	8,163.40	81.63	8,081.77
8/7/2025	Jul	Budget Inn (Sawan LLC)	22,966.32	1,607.64	16.08	1,591.57
8/13/2025	Jul	Economy Inn	9,318.58	652.30		652.30
8/3/2025	Jul	Holiday inn Express(Jayani Investments)	218,557.00	15,298.99	152.99	15,146.00
8/3/2025	Jul	Woodlawn Hills (Patel & Sons LTD)	21,059.00	1,474.13	14.74	1,459.39
8/6/2025	Jul	Motel 6	71,570.86	5,009.96	50.10	4,959.86
		Totals	460,091.76	32,206.42	315.54	31,890.88

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	132,824	-	-	-	-	-	-	-
MARCH	MAY	190,562	-	-	-	-	-	-	-
APRIL	JUNE	156,711	-	-	-	-	-	-	-
MAY	JULY	180,487	-	-	-	-	-	-	-
JUNE	AUGUST	-	-	-	-	-	-	-	-
JULY	SEPTEMBER	-	-	-	-	-	-	-	-
TOTAL		1,830,793	-	-	-	-	-	-	-
Average Monthly Sales Tax:		152,566	-	-	-	-	-	-	-
Annual % Change Over the Previous Year		-0.19	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

CIVIC CENTER/PAVILION MONTHLY REPORT

JULY

2025

CIVIC CENTER

Rental

Entire Hall	2	Hill High Reunion, Sacred Harp
1/3 Hall	4	Say Graze, A Alexander, Bowman Oil, J Beall
2/3 Hall	3	School Supply Train, COH Open Enrollment, A Graves,
Reception Room	4	Rusk Co Rural Rail District Meeting, L Broomfield, L McCreary, L Hutchings
Board Room	4	Body Shop Wellness x2, Duke x2,
TOTAL	17	

PAVILIONS

Rental

Yates Park	5	S Weatherton, S Bryant, A Bridges, Calvary Bapt, M Martinez, M Lee, 1st Bapt, Etex Learning Lab, Ebenezer Bapt, J Dunams,
Fair Park	8	C Wimberley, R Boyd, B&G Club,
Lake Forest-Lion	0	
Lake Forest-Mann	1	A Cobb,
Lake Forest-Azalea	0	
Lake Forest-Gazebo	0	
Lake Forest-Plaza	0	
TOTAL	14	





Take a look at these beautiful women with fans representing Class of 1959!

MAIN STREET

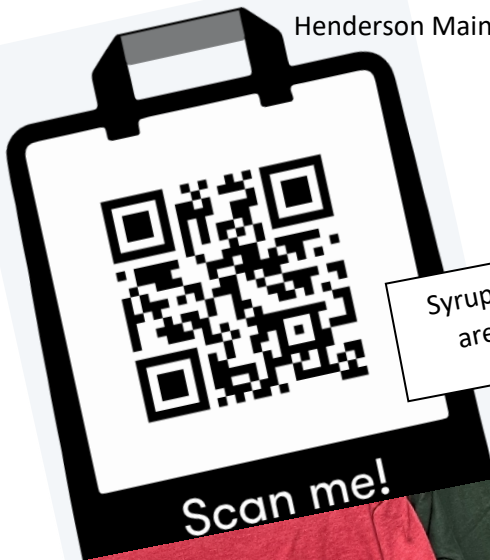
The Historic Landmark Preservation Committee met at City Hall on August 4 to approve a signage design for The Shop on North Jackson Street. Much of the time in office this month was spent fulfilling open records requests for Main Street and Preservation meetings over the past two years.

TOURISM

The initial deadline for Syrup Festival vendor applications was July 31. We discovered, however, that many of our returning vendors did not receive the email that applications were being accepted early this year, so we extended the application period to August 15. Although applications are down slightly from last year, we did receive 317 vendor applications for the 2025 festival. We built and submitted ads for Texas Monthly and County Line Magazine, and our television commercial is in final production now. We are still contacting possible sponsors for the Festival – it's not too late to be part of the biggest event in Rusk County if anyone would like to get involved as a sponsor!

CALENDAR EVENTS

- August 4 Historic Landmark Preservation Committee meeting
- 6-15 Alexa out on medical leave
- 19 Texas Main Street Program virtual training
North East Texas Tourism Council marketing meeting
- 26 Texas Main Street Program virtual training
Henderson Main Street Advisory Board meeting



Syrup Festival 2025 tee shirts
are available online now!





City of Henderson

Monthly Report

To: Mayor and City Council Members

From: Monica Session on behalf of:
Cristina Soriano, Juvenile Case Manager and Court Administrator

Date: September 3, 2025

Re: August 2025 Monthly Report

MUNICIPAL COURT

Fines collected for 2024-2025 year – \$141,088.41 from 5372 transactions

Fines collected for 2023-2024 year- \$164,165.90 from 6019 transactions

Fines Collected JULY 2025 - \$11,695.30 from 437 transactions

Fines Collected JULY 2024 – \$12,552.60 from 500 transactions

Virtual open Court Cases Scheduled 29 Appeared 12 by virtual and including walk-ins

MINUTES
Henderson Economic Development Corporation
Board of Directors Budget Workshop

August 5, 2025-11:30 A.M.

HEDCO Board Room
300 W. Main St.
Henderson, Tx. 75652

Board members present; Vice President Brian Ballard, Treasurer Trey Segura III, Secretary Micah Howard, Board Members Noble Welch, Adam Duey, Michael Marshall. Also, in attendance; Executive Director Bret Gardella, Office Manager Mandy Clark, Director of Business Development, Retention, and Marketing Shelby Jacobs.

Board members absent: Michael Bell
Visitors: none

CALL TO ORDER

The meeting was called to order by Brian Ballard at 11:30 A.M.

INVOCATION

The invocation was given by Noble Welch.

CITIZENS COMMENTS-none

BOARD BUSINESS-REGULAR SESSION

Bret advised the board Michael Bell was unable to attend due to a last-minute schedule change. He shared his feedback on the budget in advance. Michael Bell conveyed that he has no significant concerns with the proposed budget. The only item he noted relates to properties recently acquired. There may be a need to allocate funds to maintain those properties in accordance with city or state requirements until they can be divested. This may require a future adjustment to the budget.

The Chair suggested proceeding line-by-line through the budget document, which consists of seven pages. It was noted that the structure of the budget remains consistent with previous years, though several figures have changed due to a more proactive strategy and increased activity.

Discussion continued regarding commercial property holdings. Once these properties are sold or moved, the board anticipates potential financial benefits, although timing remains uncertain.

Interest income trends were addressed:

- A question was raised about whether interest income is decreasing due to the drawdown of balances and deployment of funds.
- It was clarified that interest income is actually projected to decline, but only on the Type A fund, not Type B.

The reason for the decline in Type A interest income:

- A large expenditure—\$750,000 for the CHRISTUS project—is being paid out this month from Type A, which will significantly reduce the available balance and eliminate most of the interest-generating capacity for that fund.
- As a result, the proposed interest income for Type A is budgeted at \$0 going forward.

Moving forward, all major expenditures will be drawn from the Type B account, with Type A effectively winding down its activity after completing its final obligations.

A point of clarification:

- The total Type B revenue is budgeted at \$1.15 million, although the final budget from last year was approximately \$2.48 million.
- The conservative budgeting approach is attributed to uncertainty in sales tax revenue as it has declined from previous years.

- **Income and Expenses:**

The current budget reflects lower-than-expected income and higher-than-anticipated expenses. This is primarily due to the anticipated land sale (Jim Allen property) not materializing, resulting in approximately \$900K less in revenue. On the expense side, we foresee increasing costs related to site engineering and development. That property is now being considered for alternative uses, and we do not expect any income from it in the current budget year.

Engineering work is progressing with Blacklands Railroad, and a public-private partnership is in development. The concept involves transferring acreage in exchange for their engineering services and potential work on a spur or spurs. No costs are included in the budget yet as details are still being finalized.

Certain line items highlighted were for newly approved projects that will require a future budget amendment, likely to take place during the September meeting.

- Notable agreements include Sadler's performance and Wiseman performance contracts, which both members present confirmed they had reviewed.
- A correction to the year listed in the footnotes was noted (should be 2027, not 2072).

The team confirmed that all significant expenditures related to the Provalus project (e.g., parking lot, infrastructure) have been completed and paid.

- While routine maintenance expenses may continue, no further capital outlay is expected unless changes occur or additional agreements are made.
- It was reiterated that Provalus did not contribute out-of-pocket to these expenses as it was part of their incentive agreement.
- Provalus is currently exploring other locations across the U.S. but has not shown active or renewed interest in expanding their footprint within Henderson.
- The group raised a question regarding Provalus performance metrics, specifically around employee numbers and salaries

Bret advised Henderson Economic has essentially given them five years of free rent and funded a parking lot. They have created jobs and are still operating locally. Our utility incentives for them ended in May 2025, and they still owe us for insurance reimbursement.

Henderson Canvas: This is their final year on the forgivable loan. They're still operating and meeting expectations.

High Demand Job Training Grant: We're removing line item 6118 (\$31,000.00) from next year's budget since that grant is closed. But we've budgeted \$150K in line item 6119 the max allowed, in case the school district reapplies.

US 259 infrastructure: The \$750K remaining will be paid by month-end, therefore we will remove line item 6122 \$750k on 2025-2026 HEDCO Budget.

Industrial Business Matching Grants

- Budget remains at \$150,000. (Shelby is managing the program well; spending expected to stay within budget.)

Small Business Matching Grant-(50/50 match with business owners contributing equally.)

- New grant started mid-year 2024-2025
- Due to success, budget will be increased to \$250,000 for next year.

Business Incentives for new or existing businesses

- Increased from \$500,000 to \$1,000,000.
- Several major projects in discussion.

Accounting (Monthly Booking + Annual Audit

- Audit costs increasing by \$4,000–\$4,500.
- Bookkeeping costs unchanged.

Insurance

- Budget increase due to adding:
 - New business park
 - SmartFlowers installations
 - Expanded general liability needs
- Recommendation: Rename line item for clarity (e.g., “General Liability Insurance”).
- E&O coverage is handled by the city for board members.

Legal – Outside Counsel

- Line item has seen little use previously.
- Now actively using outside counsel.
- Will see some spend this year, keep budget unchanged for next year.

Office Expenses

- Budgeted conservatively at \$15,000 due to unexpected costs (e.g., computer replacement).
- Actuals are above \$10,000 currently.

Postage & Shipping

- No changes; usage remains minimal.

Property Tax

- Primarily related to copier lease (\$85 annually).
- Negative \$3,800 listed due to refund received from Texas on prior property taxes

Cell Phone

- International travel incurs extra charges; budget reflects that (\$10/day when abroad).

Professional Services

- Budget line left intact despite minimal use this year.
- Anticipated need due to upcoming projects (Jenkins property, railroad optimization).
- Useful for preliminary civil engineering services on new properties.

Personnel Expenses

- increases proposed for staff

Grant Writer Discussion

- Still under consideration; no active writer hired.
- Budget line left in for future use.
- Purpose is to seek grants for Type B-eligible projects (parks, sidewalks, sewer, etc.).

Website Development, Maintenance, Upgrades

- Web development line (\$10K) retained for incidental use only.

Advertising & Marketing

- Advertising/marketing remains at \$120K to cover:
- NuRealm confirmed as partner—excellent performance.
- Engagement up dramatically (e.g., LinkedIn up 4000%).
- Old website to be taken down (in process).

Meetings & Entertainment

- Remains 10k for 2025-2026 Fiscal Year

Dues & Memberships & Subscriptions

- Memberships & subscriptions increased due to added partnerships and outreach needs.

Conferences, Training

Split out Conferences and Training to now read on budget as (Line item 7206 Conferences & Training/ Line item 7210 Business Recruitment per board's recommendation.)

- **Business recruitment now has its own line item. (7210)**
- Budget increased to support board member participation and international outreach.

Property Maintenance

- Frisco property to be removed from 2025-2026 budget (no longer owned by HEDCO).
- Greenbelt: no maintenance done thus far this year 2024-2025.
- Old industrial park: no expected expenses
- Monument & wayfinding signs are being removed from 2025-2026 budget.
- Jim Allen Estate: logging planned; future development TBD.

Innovation Park:

- Mowing and general upkeep under W6 contract.

Business Park Investment

- Smartflower, signage, and streetlights prompted large budget amendment for 2024-2025 fiscal yr.(\$1.5M).
- Reduce capital outlay budget to \$1M (down from \$1.5M) due to completed projects.

Speculative Building

- Rebranded as "Contracted Building" for accuracy and to reflect intended use:
 - Support for incoming businesses (e.g., Kilgore College).
 - Potential workforce training facility.
 - Meant as an incentive-based facility, not speculative.

Infrastructure

- Industrial Drive Improvements: line item being removed from 2025-2026 budget.

Recent Property Purchases

- Three new acquisitions not yet reflected in next year's budget.
- Will be included in a budget amendment in September.

1. Adjourn.

Adam Duey made a motion to adjourn seconded by Trey Segura, and with unanimous approval of the board members present, the motion passed.

The time is: 12:19 p.m.

2. Vice President reopened the Budget Workshop at 12:20 p.m.

Bret advised that a subcommittee was supposed to meet and talk about investment options but hadn't yet. One member, Micah, had looked into ideas and shared that it's important to decide on goals and a timeline before investing. For example, money left invested longer (like 5 years) opens more options. He suggested using bonds over stocks because bonds are more stable and interest rates are currently decent.

Adam Duey and Micah Howard talked about where to invest, agreeing not to use any businesses or banks they're personally connected to. Currently, the money is in a money market account, earning some interest. But they're considering other options that might earn more. The group discussed whether to create a specific budget line for investments or wait until the subcommittee makes a recommendation. They decided it would be best for the subcommittee to meet first, explore options, and then come back with a proposal. That way, they can amend the budget later if needed.

Brian Ballard officially closed the 2025-2026 budget workshop at 12:35 PM.

3. Adjourn.

Adam Duey made a motion to adjourn seconded by Trey Segura, and with unanimous approval of the board members present, the motion passed.

Vice President Brian Ballard

Treasurer Trey Segura