



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 28TH DAY OF OCTOBER 2025, AT 5:00 P.M. FOR A REGULAR RESCHEDULED 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.

EXECUTIVE SESSION:

1. Convene into executive session to consult with the City Attorney in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Section 087.

REGULAR SESSION:

2. Convene into regular session and take action necessary as a result of the closed session.
3. Consider and possible action to approve the Performance Agreement between Velvin Oil and Henderson Economic Development Corporation.
4. Tabled item; Consideration and Possible Action upon a recommendation from the interview committee on appointments of vacancies on the HEDCO Board. (Abercrombie/Mayor)
5. Consideration and possible action upon awarding Lone Star Global of Henderson, the low bidder of the bid proposal submitted for the 2022 Hazard Mitigation Grant for a generator to be located at 300 W. Main Street. (Holland/Wick)
6. Consideration and possible action upon the second 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)
7. Consideration and possible action upon amending resolution 2023-05-02, changing the verbiage from shall to may, and change the resolution number to 2025-05-02A. (Jimerson)
8. Consideration and possible action upon the second reading of an ordinance changing the zoning from commercial to residential on Hubbard Drive. (Breitenberg)
9. Consideration and possible action upon a minor plat application submitted by Wallace Woods combining lots 12 and 13 of BLK 420 Reedy Addition into one lot. (Breitenberg)
10. Consideration and possible action upon a minor plat application submitted by Ricky Gibson combining lot 1 BLK 362 and lot 6 BLK 636 into one lot. (Breitenberg)

11. Consideration and possible action upon resolution 2025-10-01 updating the Master fee Schedule. (Kimbrell)
12. Consideration and possible action upon approving Main Street to commence working with an architect to remodel Heritage Square. (Duke)
13. Consideration and possible action upon a contract with Jacob's Water Supply providing them emergency water if needed. (Hortman)

PRESENTATIONS/ANNOUNCEMENTS

14. Update on the Historical Preservation Committee. (Jimerson)

CONSENT AGENDA

15. Consideration of possible action upon the minutes of August 19, September 2, September 9, and September 25, 2025. (Jimerson)
16. Consideration and possible action to approve HEDCO financial's for the month of August 2025. (Gardella)
17. Consideration and possible action upon street closure for the Downtown Henderson Trick or Treat event. (Kimbrell)
18. Consideration and possible action upon adopting the annual Investment Policy for the City of Henderson. (Arnall)
19. Consideration and possible action upon the Hallelujah Fest street closure for part of Webster Street from 4 pm to 9 pm on October 31st, 2025.
20. Consideration and possible action upon street closures for the Syrup Festival. (Kimbrell)
21. Consideration and possible action for street closure for the annual Saftey Fun Night. (Ybarra)

DEPARTMENTAL REPORTS:

22. 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

HEDCO August 2025 Sales Tax.

- L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes there was no meeting in September.

Planning and Zoning Minutes

Cemetery Board Meeting Minutes

Main Street Meeting Minutes

Preservation Minutes

HEDCO Minutes

ADJOURNMENT

23. 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 22nd day of October 2025.

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 3.

SUBJECT: Consider and possible action to approve the Performance Agreement between Velvin Oil and Henderson Economic Development Corporation.

MEETING DATE: October 28, 2025

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 4.

SUBJECT: Tabled item; Consideration and Possible Action upon a recommendation from the interview committee on appointments of vacancies on the HEDCO Board. (Abercrombie/Mayor)

MEETING DATE: October 28, 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



City Council

Agenda Item # 5.

SUBJECT: Consideration and possible action upon awarding Lone Star Global of Henderson, the low bidder of the bid proposal submitted for the 2022 Hazard Mitigation Grant for a generator to be located at 300 W. Main Street.
(Holland/Wick)

MEETING DATE: October 28, 2025

DEPARTMENT: Administration

CONTACT: Davis Brown, Director of Operations

RECOMMENDED CITY COUNCIL ACTION:

ITEM SUMMARY: Please find attached the award recommendation and bid tab (second page of the letter) for the City Hall Emergency Generator Project. The low bidder was Lone Star Global of Henderson; they were previously known as Electro-Mec.

As you recall, the majority of the funding for this project is being supplied thru the Texas Department of Emergency Management by FEMA.

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Award Rec_Hend CH Generator



October 13, 2025

Mr. Davis Brown, Director of Operations
City of Henderson
300 W. Main
Henderson, Texas 75652

Re: City Hall Emergency Generator Project
FEMA / TDEM HMGP DR-4485-0179
Bid Summary / Recommendation to Award

Dear Mr. Brown:

On Thursday, October 9, 2025, the City of Henderson received seven (7) bids on the above referenced project. Attached is a copy of the bid tabulation for your review.

The low bidder was Lone Star Global I & E Services, LLC of Henderson, with a total bid price of \$346,040.00. As you are aware, the majority of this project is being funded with a grant from the Texas Department of Emergency Management, and the bid price is well within the original budget.

This firm has worked with Lone Star Global on other projects and considers them a competent and qualified contractor capable of completing this project to the satisfaction of both the City and the Engineer. It is our recommendation that the City accept the bid price and award the contract to Lone Star Global I & E, LLC in the amount of \$346,040.00.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Steve Wick

Steve Wick, P.E.

encl

cc: Mr. Todd Ellis, Division Manager, Lone Star Global I & E Services



**City of Henderson
City Hall Emergency Generator
FEMA/TDEM HMGP DR-4485-0179**

Bid Tabulation - October 9, 2025

Item	Qty	Unit	Description	Lone Star Global		Casey Slone Construction		LUDCO		Riley Harris Construction		Mike Rogers Construction	
				Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total
1	1	LS	400 kW Natural Gas Fueled Generator	\$170,825.00	\$170,825.00	\$185,250.45	\$185,250.45	\$200,000.00	\$200,000.00	\$193,000.00	\$193,000.00	\$200,000.00	\$200,000.00
2	1	LS	1,600 Amp Automatic Transfer Switch	\$31,940.00	\$31,940.00	\$32,084.45	\$32,084.45	\$33,000.00	\$33,000.00	\$47,000.00	\$47,000.00	\$35,000.00	\$35,000.00
3	1	LS	Electrical Conduit and Wiring	\$108,700.00	\$108,700.00	\$112,008.57	\$112,008.57	\$150,000.00	\$150,000.00	\$156,000.00	\$156,000.00	\$150,000.00	\$150,000.00
4	1	LS	Site Work	\$3,500.00	\$3,500.00	\$7,525.00	\$7,525.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00
5	1	LS	Natural Gas Piping & Connection	\$24,325.00	\$24,325.00	\$6,111.38	\$6,111.38	\$20,000.00	\$20,000.00	\$21,000.00	\$21,000.00	\$20,000.00	\$20,000.00
6	1	LS	Concrete Pad for Generator	\$6,250.00	\$6,250.00	\$8,000.15	\$8,000.15	\$9,000.00	\$9,000.00	\$8,000.00	\$8,000.00	\$18,000.00	\$18,000.00
7	1	LS	Mobilization	\$500.00	\$500.00	\$35,098.00	\$35,098.00	\$2,500.00	\$2,500.00	\$12,000.00	\$12,000.00	\$20,000.00	\$20,000.00
Total All Items					\$346,040.00		\$386,078.00		\$418,000.00		\$441,000.00		\$453,000.00

Item	Qty	Unit	Description	Roundhouse Restoration		McDonald Municipal & Ind	
				Unit	Total	Unit	Total
1	1	LS	400 kW Natural Gas Fueled Generator	\$185,000.00	\$185,000.00	\$100,000.00	\$100,000.00
2	1	LS	1,600 Amp Automatic Transfer Switch	\$35,000.00	\$35,000.00	\$75,000.00	\$75,000.00
3	1	LS	Electrical Conduit and Wiring	\$90,000.00	\$90,000.00	\$220,669.00	\$220,669.00
4	1	LS	Site Work	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
5	1	LS	Natural Gas Piping & Connection	\$20,000.00	\$20,000.00	\$7,500.00	\$7,500.00
6	1	LS	Concrete Pad for Generator	\$15,000.00	\$15,000.00	\$40,000.00	\$40,000.00
7	1	LS	Mobilization	\$113,500.00	\$113,500.00	\$35,000.00	\$35,000.00
Total All Items					\$468,500.00		\$488,169.00



City Council

Agenda Item # 6.

SUBJECT: Consideration and possible action upon the second 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: October 28, 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 # 7.

SUBJECT: Consideration and possible action upon amending resolution 2023-05-02, changing the verbiage from shall to may, and change the resolution number to 2025-05-02A. (Jimerson)

MEETING DATE: October 28, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2023-05-02A Boards - Main Street - Preservation Comm

RESOLUTION 2023-05-02 A

WHEREAS, the City of Henderson has a Historic Landmark Preservation Committee (Committee);

WHEREAS, the City of Henderson has a Main Street Advisory Board (Board);

AND WHEREAS, Article V. Section 1 of the Historic Landmark Preservation Committee defines the membership term "shall consist of two (2) years ending on February first of each even numbered year";

AND WHEREAS, Article V. Section 1 of the Main Street Advisory Board By-Laws defines the membership term "shall consist of two (2) year consecutive terms with a total of four years, after such, board member will have two (2) years of absence from the board, with the ability to reapply when an eligible position is available";

AND WHEREAS, those members in the places numbered 1, 2, and 3, terms shall expire on June 1st, 2027 and every fourth June 1st thereafter

AND WHEREAS, those members in the places numbered 4, 5, 6 and 7, terms shall expire on June 1st, 2026 and thereafter every fourth June 1st.

AND WHEREAS, each member's term shall end at the end of four (4) years and a two (2) year absence from membership will be required, with the ability to reapply when an eligible position is available.

AND WHEREAS, that each member shall act and serve on both Committee and Board if needed.

AND WHEREAS, the City Council shall determine the make-up of the boards which membership may be identical for each entity if needed, but shall act independently.

IT IS THEREFORE RESOLVED that each member of the Historic Landmark Preservation Committee and the Main Street Advisory Board shall be two (2) year term ending on June 1st of each two (2) year term.

Such Resolution passed by the City Council of the City of Henderson, Rusk County, Texas on the 21st day of October, 2025

Signed by: _____

Henry Pace, Mayor

ATTEST:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 8.

SUBJECT: Consideration and possible action upon the second reading of an ordinance changing the zoning from commercial to residential on Hubbard Drive. (Breitenberg)

MEETING DATE: October 28, 2025

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Exh. A Parcel 26009 Tenbrink Survey
2. Exh. B-200 Hubbard Drive Tenbrink Deed
3. Ordinance 2025-09-04 Tenbink Zoning Change-FINAL
4. TinBrink Property located on Corner of HWY 43 and Hubbard Drive

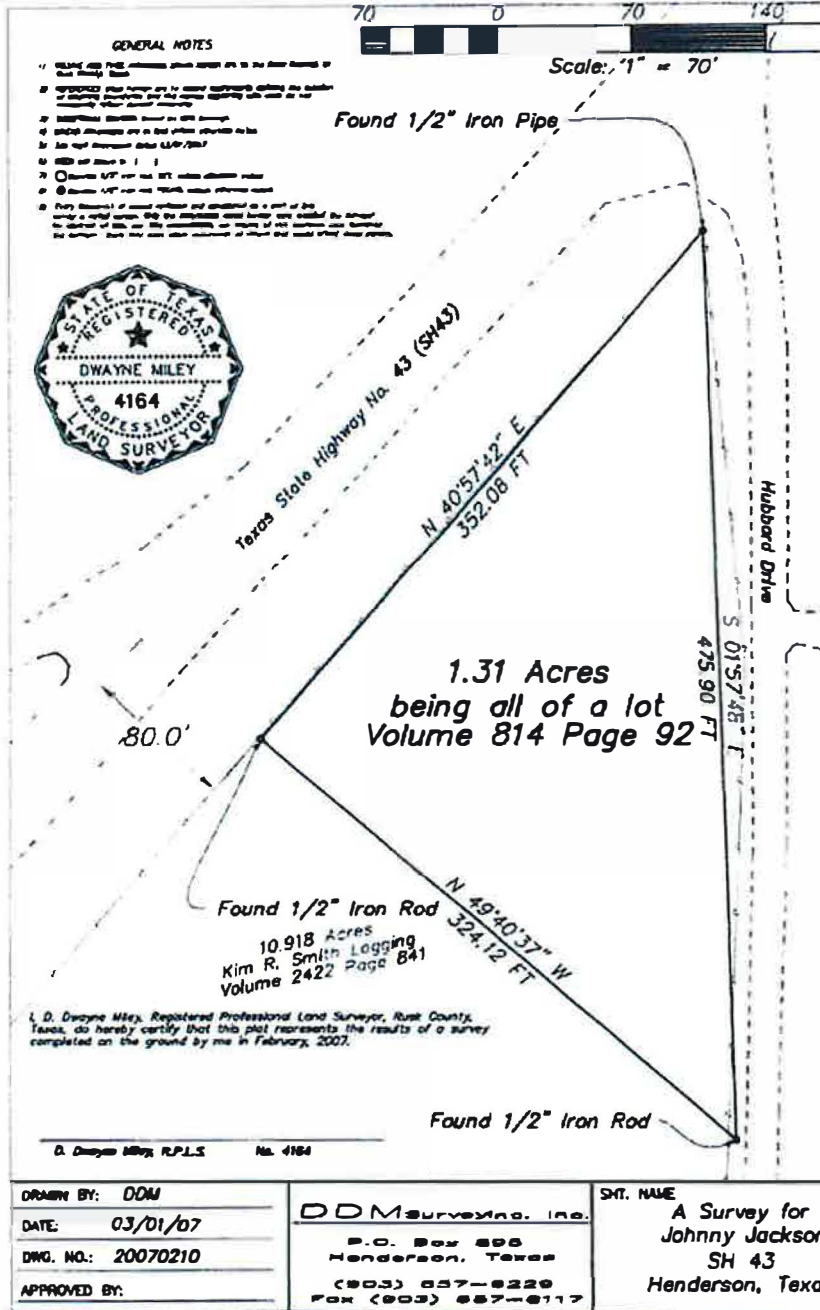
3:03

Gmail

sign.skyslope.com



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Doc 4/7: Survey_scan.pdf



Exh. A

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF RUSK

That MARY ELIZABETH JACKSON, TRUSTEE OF THE JOHNNY RAY JACKSON AND MARY ELIZABETH JACKSON REVOCABLE TRUST, (the Grantor herein), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto:

PERRY TENBRINK AND CAROLYN TENBRINK
(the Grantee herein, whether one or more)

Address: P. O. Box 163
Henderson, TX 75653

of the County of Rusk, State of Texas, the real property situated in Rusk County, Texas, more particularly described as follows:

1.31 acres being all of a called lot conveyed to Wilbur Rives and wife, Edith Rives by the Trustees of the SHAWNEE VILLAGE BAPTIST CHURCH and recorded in Volume 814 Page 92 of the Deed Records of Rusk County, (RCDR), situated in the A. P. Vaughn Survey, A-802 at the intersection of Hubbard Drive with Texas State Highway NO. 43 (SH43), within the corporate limits of the City of Henderson, Texas and being described by metes and bounds as follows:

BEGINNING at an existing 1/2" Iron Pipe, found marking the North corner of said lot and being at the intersection of the West margin of said Hubbard Drive with the South right-of-way of said SH43;

THENCE with the East boundary line of said lot common with the West margin of said Hubbard Drive South 01 Degrees 57 Minutes 48 Seconds East a distance of 475.90 feet to an existing 1/2" Iron Rod, found marking the Northeast corner of a 10.918 acres conveyed to Kim R. Smith Logging and recorded in Volume 2422 Page 841 Official Public Records of Rusk County (OPRRC);

THENCE with the South boundary line of said lot common with the North boundary line of said 10.918 acres North 49 Degrees 40 Minutes 37 Seconds West a distance of 324.12 feet to an existing 1/2" Iron Rod, found marking the Northwest corner of said 10.918 acres;

THENCE with the West boundary line of said lot common with the South right-of-way of said SH43 North 40 Degrees 57 Minutes 42 Seconds East a distance of 352.08 feet to the BEGINNING and containing 1.31 acres.

TenBrink WD/
GF No.: U252372

Exh. B

Grantor conveys the Property in its present "as is" condition as of this date, with all faults, and Grantor expressly disclaims and Grantee acknowledges and accepts that Grantor has disclaimed any and all representations, warranties or guaranties, of any kind, oral or written, express or implied, or arising by operation of law (except as to title), of or concerning the Property, including without limitation, the manner, construction, condition and state of repair or lack of repair of any improvements located thereon on the surface or subsurface thereof, whether or not obvious, visible or apparent, and there is expressly negated any warranty as to condition, habitability, fitness for any specific or particular purpose, merchantability or otherwise.

This conveyance is made and accepted subject to all easements, rights of way, prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Water Improvement District or other applicable governmental district, agency, authority.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 23 day of July, 2025.

MARY ELIZABETH JACKSON, TRUSTEE OF
THE JOHNNY RAY JACKSON AND MARY
ELIZABETH JACKSON REVOCABLE TRUST

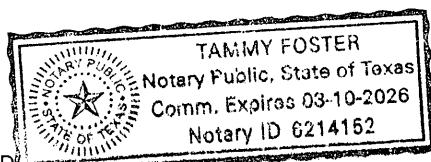
BY

Mary Elizabeth Jackson
MARY ELIZABETH JACKSON
TRUSTEE

STATE OF TEXAS

COUNTY OF RUSK

This instrument was acknowledged before me this the 23 day of July, 2025 by Mary Elizabeth Jackson, Trustee of the Johnny Ray Jackson and Mary Elizabeth Jackson Revocable Trust.



TenBrink WDI
GF No.: U252372

Tammy Foster
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Perry TenBrink and Carolyn TenBrink
P. O. Box 163
Henderson, TX 75653

STATE OF TEXAS	COUNTY OF RUSK	FILED FOR RECORD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Rusk County, Texas as stamped hereon by me.		Jul 24, 2025 01:06P
OFFICIAL PUBLIC RECORDS		TRUDY MCGILL, COUNTY CLERK RUSK COUNTY, TEXAS

Jul 24, 2025 01:06P

TRUDY MCGILL, COUNTY CLERK
RUSK COUNTY, TEXAS

By: Cameron Rainwater, DEPUTY

TenBrink WD/
GF No.: U252372

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF HENDERSON, TEXAS, TO REZONE
PROPERTY CURRENTLY ZONED GENERAL COMMERCIAL (C2) TO
MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL (R2).**

WHEREAS Perry and Carolyn Tenbrink requested to change zoning of property they own currently zoned General Commercial (C2) to Medium-Density Single-Family Residential (R2). The property is described as:

**LT1 BLK 702 STONE ADDN AP VAUGHN SUR
200 Hubbard Drive
Henderson, TX**

WHEREAS the Planning and Zoning Commission met on Monday, September 15, 2025 and granted the request for a zoning change for property located at 200 Hubbard Drive, Henderson, Texas to change the current zoning from General Commercial (C2) to Medium Density Single-Family Residential (R2).

WHEREAS this change in zoning would have a positive impact on the City of Henderson in that both property taxes and future water sales would be collected on the now unimproved lot.

WHEREAS said affected property is described as follows:

See Attachments “A” and “B”

WHEREAS the City Council finds it to be in the best interest of the City of Henderson to approve the rezoning of this property as requested and approved.

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

**LT1 BLK 702 STONE ADDN AP VAUGHN SUR A-802
200 Hubbard Drive
Henderson, TX**

1.31 is hereby rezoned from General Commercial (C2) to Medium Density Single-Family Residential (R2).

PASSED, APPROVED AND ADOPTED by an affirmative vote of all members of the City Council on this the _____ day of _____, 2025

APPROVED:

Mayor

ATTEST:

City Secretary



APPLICATION TO AMEND THE PLANNING AND ZONING MAP OR TEXT

Applicant Perry A. TenBrink P.O. Box 163 Henderson TX. 75653
(Name) (Address, City and Zip)

775-771-7065 asaphome3256@gmail.com
(Phone) (E-Mail Address)

Property Owner Perry & Carolyn TenBrink P.O. Box 163 Henderson Tx 775-771-7065
(Name) (Address, City and Zip) (Phone)

Section 7 of the Henderson Zoning Ordinance

☒ Request a Zoning map amendment to rezone property as described (rezoning) section 7.12
Currently Zoned

☐ Request a Zoning text amendment section 7.13
Section to amend

Describe and explain in detail why it is being requested. (Use additional sheets if necessary)

Property currently zoned commercial. Would like to build
1778 sq ft. residence w/ carport. Need zoning change to
residential (as is other side of street.)

SW corner of hwy 43 east and Hubbard.
Parcel # 26009

The description of the property involved in this request is as follows:

Legal Description of Property Lot 1 Block 702 Stone Addn AP Vaughn Sur Commercial
(Lot, Block, and Subdivision or Abstract, Survey, Tract and Section) (Current Zone)

Street Address TBD Proposed Use Build Residence (Home)

Has any previous application been filed in connection with these premises? ☐ Yes ☒ No
If Yes when: N/A for what purpose: N/A

Are there deed restrictions to this property? ☐ Yes ☒ No
If yes, please provide a copy of the deed restrictions with the application.

What is the applicant's interest in the premises affected? Owner/Builder/Occupier
{Agent or Lessee must provide a letter from the owner authorizing this request} (Owner, Agent, Lessee)

Perry A. TenBrink
(Applicant's Signature)
08/07/2025
(Date)

FOR OFFICE USE ONLY

APPLICATION FEE: \$150.00
CASE NO: 20250807
PERMIT NO:

General

Owner R74589

Owner

JACKSON JOHNNY RAY EST & MARY E

Ownership

J R & M E JACKSON REVOCABLE TRUST

Agent/Mtg Codes

311 E MAIN ST

Homestead Link

Parcel Link

Henderson TX 75652

Land

☐ Value Override ☐ Protest ☐ Timber

Building

Drawing

Note

Land Hs: 0

Image

New Land Hs: 0

* included in land hs value

Document

Land Nhs: 11,240

Income

New Land Nhs: 0

* included in land nhs value

Sales

Productivity Market: 0

Previous Owner

Productivity Value: 0

Inquiry

Productivity Type:

Protest

Improvement Hs: 0

Task

Improvement Nhs: 0

Estimator

New Improvement Hs: 0

History Overview

New Improvement Nhs: 0

Sequence: 1 ☐ Exempt

Interest: 1.000000

Agent:

Homestead:

Ceiling: 0.00 0

Disabled Veteran: 0 0

Last Appraiser Information

Last App Year: 2025

Appraiser Code:

Appraisal Date: Select a date 15

Rendition Status

☐ Status:

Date: Select a date 15

Print Notice: 0 Notice Date: 04/09/2024

☐ Late Ag ☐ Late Freeport☐ Abatement ☐ Miscellaneous Exemptions☐ Disaster☐ VLA☐ Omitted Property

Parcel: 26009

Account: 02720-00010-00000-000000

Property Type: R Category Code: C1

Acres: 1.3300 Larger Tract: 0.0000

Legal 1: LT 1 BLK 702 STONE ADDN

Legal 2: A P VAUGHN SUR

Legal 3:

Legal 4:

Prop Address: SH 43

Prop City/St/Zip:

DBA:

GPS Coordinate: SIC Code:

Codes

Route Code:

Order/SubOrder: 0

Road Type:

Utility:

Neighborhood:

Map:

Mortgage Code:

Loan Number:

Zoning:

GPS X/Y: -94.7 32.17

GDN Number:

Reminder Codes:

Soil Types

Circuit Breaker Limitation

Land: 11,240

Improvement: 0

Market Value: 11,240 Taxable Value: 11,240

1.000000

=

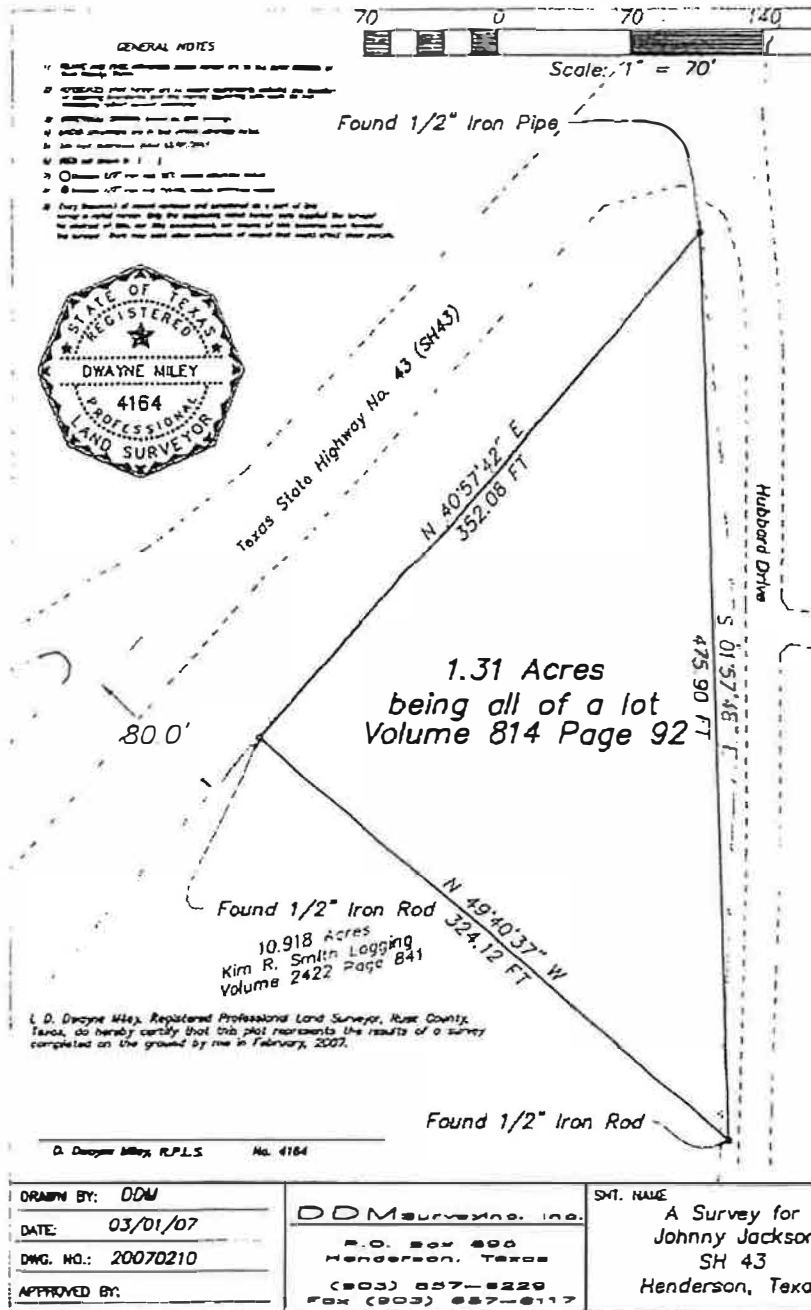
11,240

3:03

Gmail



sign.skyslope.com

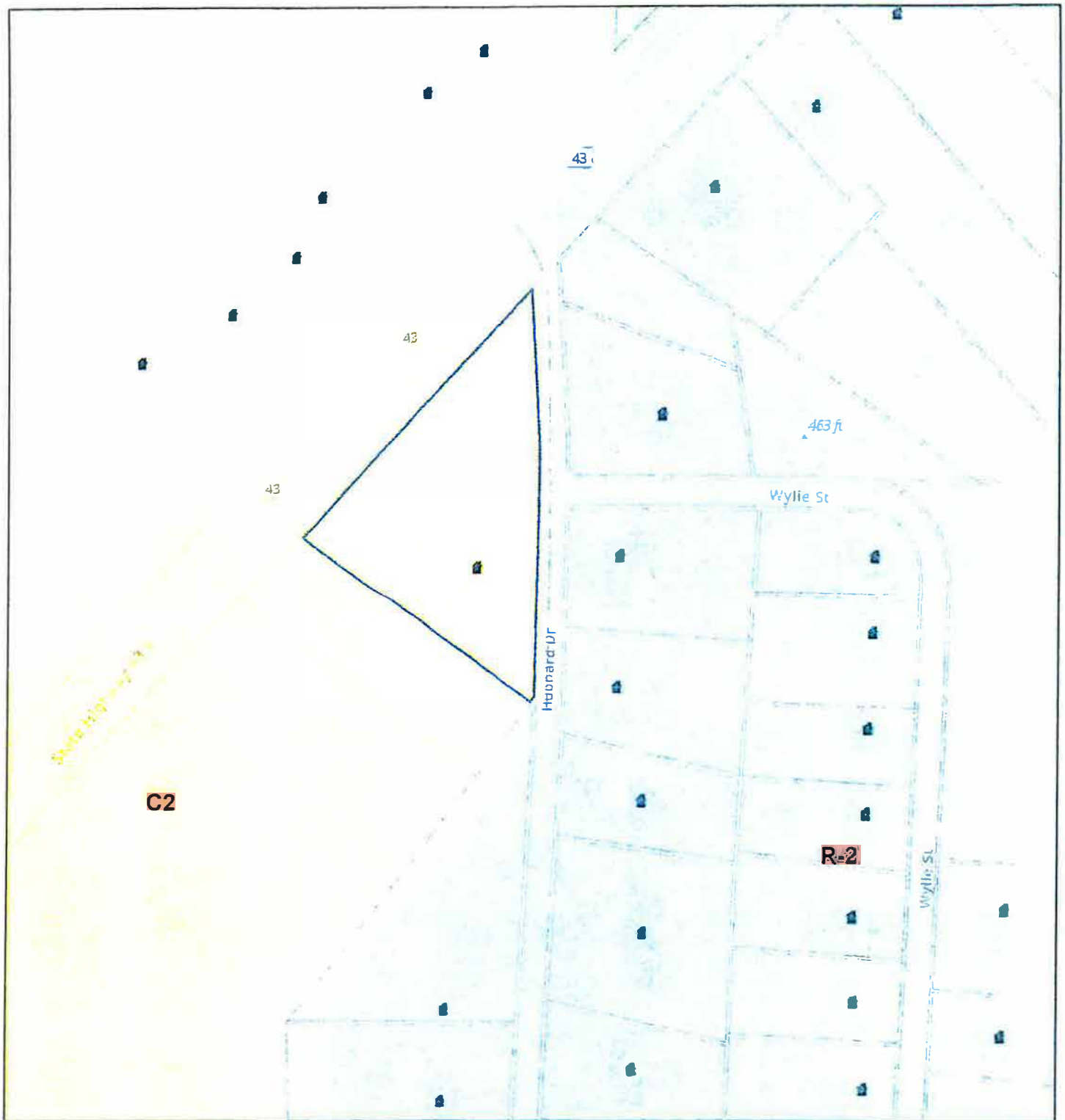


Doc 4/7: Survey_scan.pdf



11

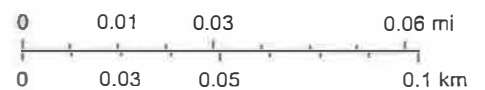
Parcel 26009-200 Hubbard Drive-Tenbrink



8/20/2025, 3:20:14 PM

1:2,257

-  Address Points
-  City Boundaries
-  Rusk County Parcels
-  Zoning Areas
-  Medium Density Single-Family Residential
-  Low Density Single-Family Residential
-  General Commercial District
-  Parks and Recreation



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



City Council

Agenda Item # 9.

SUBJECT: Consideration and possible action upon a minor plat application submitted by Wallace Woods combining lots 12 and 13 of BLK 420 Reedy Addition into one lot. (Breitenberg)

MEETING DATE: October 28, 2025

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

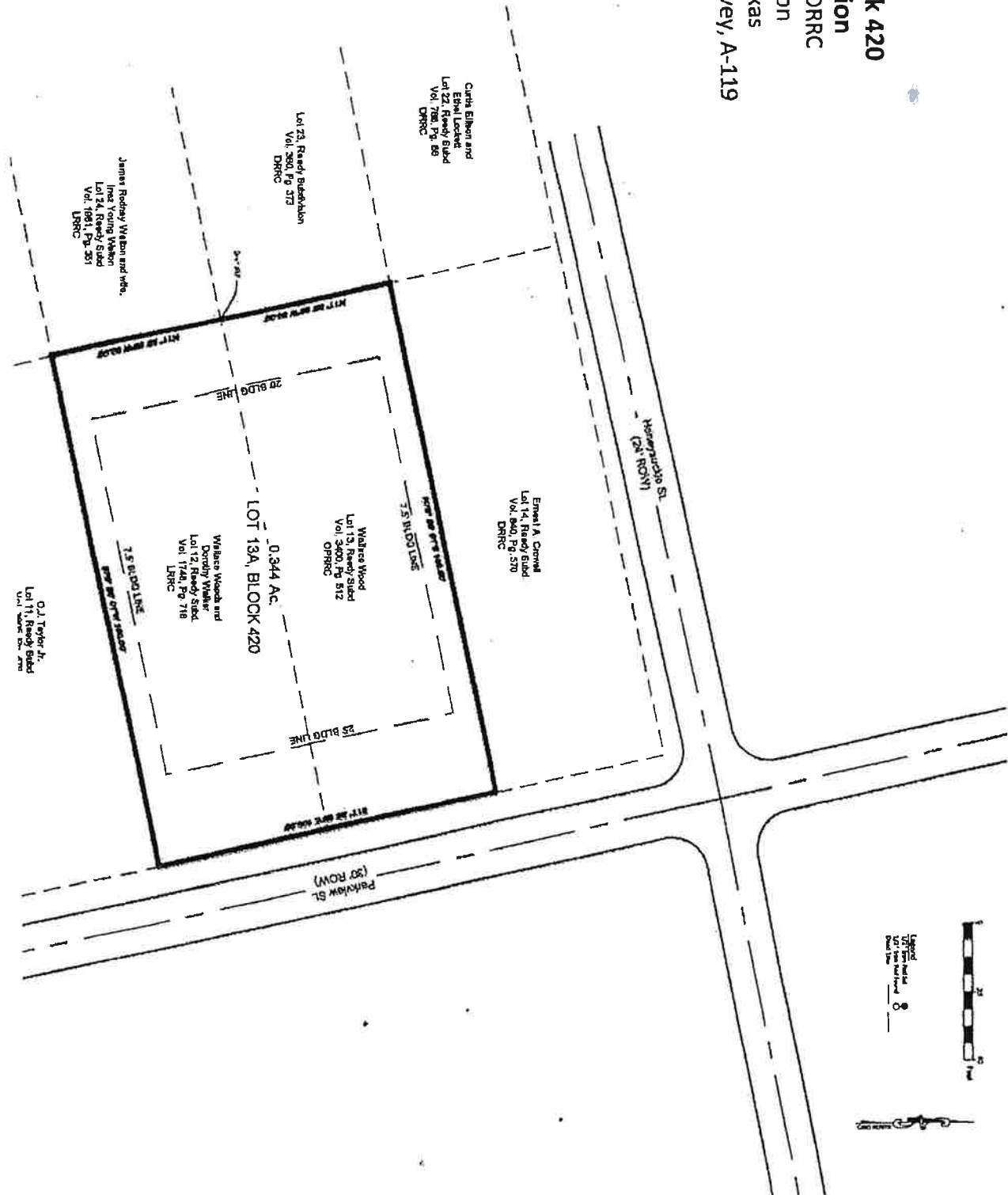
BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 613 Parkview Final Plat Lots 12&13 Blk 420 Reedy_Enlarged_Rotated

FINAL PLAT
A RE-PLAT OF
Lots 12 & 13, Block 420
Reedy Subdivision
 Vol. 360, Pg. 373, DRRC
 City of Henderson
 Rusk County, Texas
 Thomas K. Bennett Survey, A-119





City Council

Agenda Item # 10.

SUBJECT: Consideration and possible action upon a minor plat application submitted by Ricky Gibson combining lot 1 BLK 362 and lot 6 BLK 636 into one lot. (Breitenberg)

MEETING DATE: October 28, 2025

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

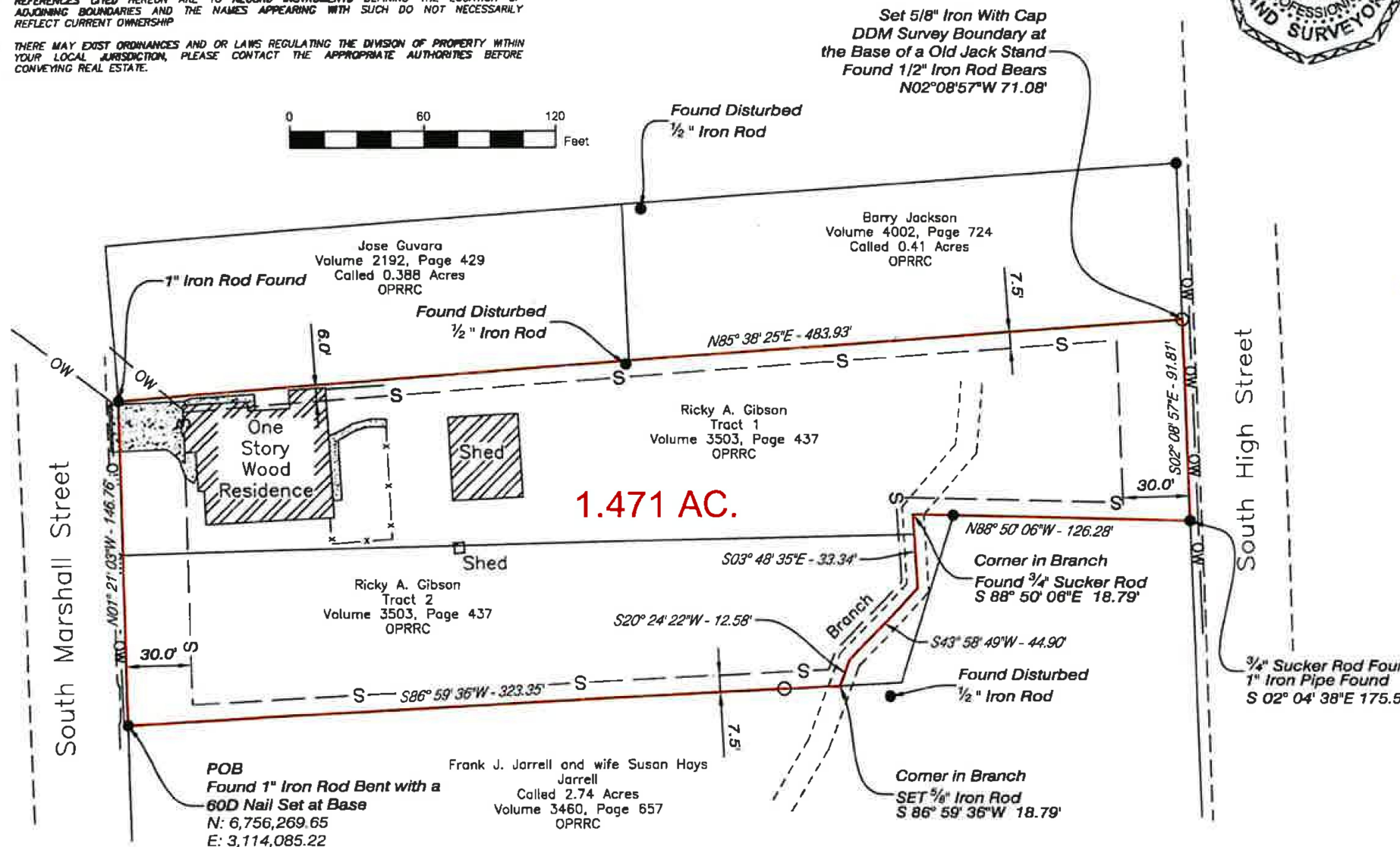
BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 707 S Marshall St - Gibson - Final Plat_Enlarged_rotated

- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THESE PARCELS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATION GENERATED FROM PREVIOUS MAPS AND SURVEY DATA. NO GUARANTEE IS GIVEN OR IMPLIED BY DDM SURVEYING INC. AS TO THE EXACT LOCATION OR IF ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED.
- REFERENCES CITED HEREON ARE TO RECORD INSTRUMENTS DEFINING THE LOCATION OF ADJOINING BOUNDARIES AND THE NAMES APPEARING WITH SUCH DO NOT NECESSARILY REFLECT CURRENT OWNERSHIP.
- THERE MAY EXIST ORDINANCES AND OR LAWS REGULATING THE DIVISION OF PROPERTY WITHIN YOUR LOCAL JURISDICTION, PLEASE CONTACT THE APPROPRIATE AUTHORITIES BEFORE CONVEYING REAL ESTATE.



LEGEND

DEED LINE	—
FENCE	— X —
ROADWAY	— OW —
OVERHEAD WIRE	—
ABSTRACT	—
BUILDINGS	▨
SET BACKS	— S —

DDM
Surveying, Inc.
DDM SURVEYING, Inc.
P.O. Box 895 - Henderson, Texas
(903) 657-6229
www.ddmsurveying.com
Firm Reg. No. 10045900

Date: 10/1/25

Drawn by: WJC

DWG: 20250911

RICKY GIBSON JV

Revised:

Page 1

A SURVEY FOR
Ricky Gibson
707 South Marshall
Henderson, Texas



City Council

Agenda Item # 11.

SUBJECT: Consideration and possible action upon resolution 2025-10-01 updating the Master fee Schedule. (Kimbrell)

MEETING DATE: October 28, 2025

DEPARTMENT: Civic Center

CONTACT: Stephanie Kimbrell, Civic Center Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of Resolution 2025-10-01, updating the Master Fee Schedule to increase the security fee for alcohol-permitted events from \$35.00 per hour to \$50.00 per hour per officer, effective immediately upon adoption.

ITEM SUMMARY: This resolution updates the City's Master Fee Schedule to increase the hourly rate for security at events serving alcohol from \$35.00 to \$50.00 per hour per officer. The current rate no longer reflects the actual overtime cost of Henderson Police Department personnel. The adjustment, recommended by the Police Chief, ensures fees better align with market rates and more accurately recover the City's cost for providing event security.

BACKGROUND INFORMATION:

The City of Henderson's Master Fee Schedule outlines the standard rates charged for various municipal services, including fees associated with Civic Center and event operations. One of the fees identified as needing adjustment is the security rate for events serving alcohol, which is currently set at \$35.00 per hour per officer.

This rate has remained unchanged for several years and no longer reflects the actual cost incurred by the Henderson Police Department to provide off-duty

security coverage. The current rate does not adequately compensate for the overtime rate of a Henderson Police Department officer, nor does it align with comparable event security fees in neighboring municipalities.

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Master Fee Schedule 2025
2. 2025-10-01 Master Fee Schedule Resolution 2025 Rates Civic Center

CIVIC CENTER		
Entire Civic Hall - Deposit		\$500.00
Entire Civic Hall - Deposit with Alcohol		\$600.00
4 Hour Rental Fee		\$450.00
8 Hour Rental Fee		\$650.00
All Day (8 a.m.-midnight)		\$800.00
2/3 Civic Hall - Deposit		\$400.00
2/3 Civic Hall - Deposit with Alcohol		\$500.00
4 Hour Rental Fee		\$350.00
8 Hour Rental Fee		\$450.00
All Day (8 a.m.-midnight)		\$600.00
1/3 Civic Hall - Deposit		\$300.00
1/3 Civic Hall - Deposit with Alcohol		\$400.00
4 Hour Rental Fee		\$250.00
8 Hour Rental Fee		\$350.00
All Day (8 a.m.-midnight)		\$400.00
Reception Room - Deposit		\$100.00
4 Hour Rental Fee		\$125.00
8 Hour Rental Fee		\$200.00
Conference Room - Deposit		\$50.00
4 Hour Rental Fee		\$75.00
8 Hour Rental Fee		\$125.00
Kitchen Rental Fee - warming		\$50.00
Kitchen Rental Fee - cooking		\$100.00
Certified Caterer Annual Fee		\$75.00
Non Certified Caterer Annual Fee		\$100.00
Piano Rental		\$150.00
Up-Lights Rental (4)	per light	\$50.00
Security Officer	per hour/per officer	\$50.00
Holiday Rental (1.5 x times normal rate)		

RESOLUTION # 2025-10-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS AMENDING THE MASTER FEE SCHEDULE CREATED AND ADOPTED ON OCTOBER 21, 2025 AND MAINTAINED WITHIN THE OFFICE OF THE CITY SECRETARY; AND ESTABLISH AN EFFECTIVE DATE.

WHEREAS, the City of Henderson has adopted by resolution a Master Fee Schedule containing the various Fees for Service charged by the City of Henderson; and

WHEREAS, The City Council of the City of Henderson finds that from time to time, it is necessary to amend that Master Fee Schedule to reflect changes to, and/or the creation of, new Fees for Service provided to citizens, property owners and parties doing business within the City;

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

SECTION 1.

Such Master Fee Schedule is amended to include under the heading Civic Center and Syrup changes in Security fees.

See Attachment A

SECTION 2.

This Resolution is effective immediately upon passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS ON THIS 21st DAY OF OCTOBER 2025.

SIGNED:

Henry Pace, Mayor

ATTESTED:

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 12.

SUBJECT: Consideration and possible action upon approving Main Street to commence working with an architect to remodel Heritage Square. (Duke)

MEETING DATE: October 28, 2025

DEPARTMENT: Main Street/Tourism

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. City Council Agenda Item memo Heritage Sq reno



City Council
Agenda Item _____

[Type here]

Subject: Heritage Square renovation project

Meeting date: October 21, 2025

Department: Main Street Advisory Board

Contact: Alexa Duke, Main Street Coordinator
Leon Harris, Main Street Advisory Board President

Recommended City Council Action: The Main Street Advisory Board would like council to approve the remodeling of Heritage Square in downtown Henderson in order to increase safety and useability.

Item Summary: No action is requested from council other than permission to pursue a remodeling project.

Background Information: The current design of Heritage Square is not pedestrian friendly and poses a safety hazard with deteriorating bricks and structures.

Special Considerations: None at this time.

Financial Impact: None at this time. The Main Street Advisory Board will solicit grant funding for a majority of the expense, if the project is approved. The city would incur expense to repair, replace, or install new utilities under the site, if they desire. The city's needs will be included in discussions with engineers and architects as the design is developed.

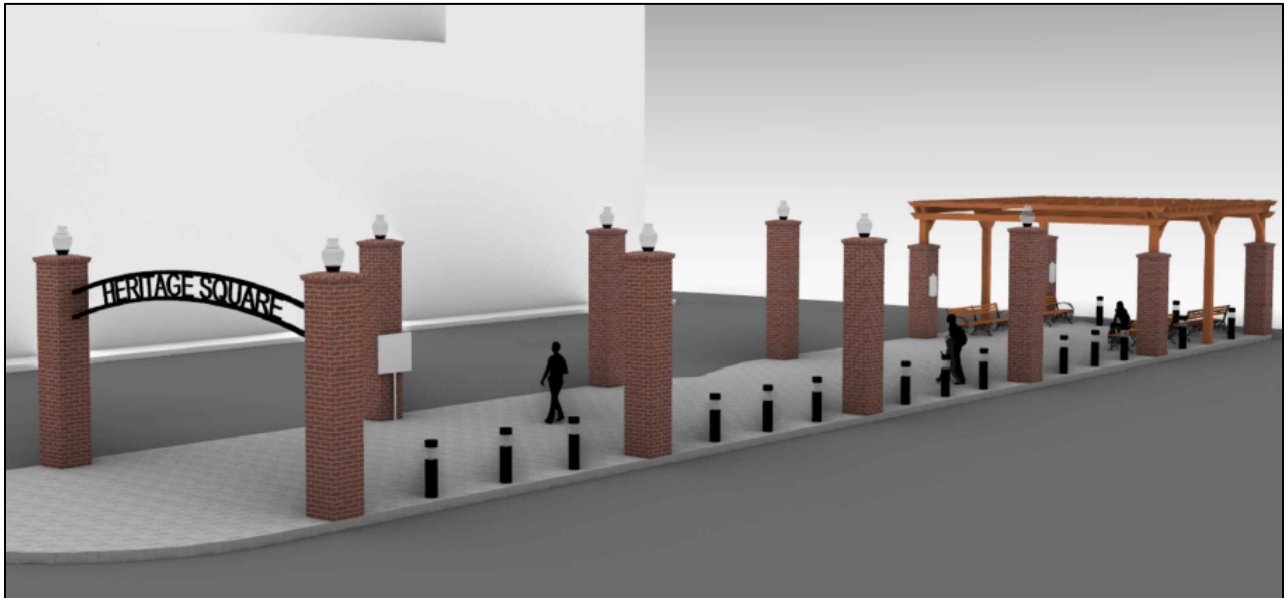
Board Or Commission Recommendation: Endorse the idea of remodeling Heritage Square, allowing the board to move forward with design, engineering, and funding. A final design will be brought before Council for formal approval.

Supporting Materials: Preliminary idea sketches attached



City Council
Agenda Item _____

[Type here]





City Council

Agenda Item # 13.

SUBJECT: Consideration and possible action upon a contract with Jacob's Water Supply providing them emergency water if needed. (Hortman)

MEETING DATE: October 28, 2025

DEPARTMENT: Public Utilities

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Jacobs Water Supply Proposed Contract for Emergency Water Services

STATE OF TEXAS §
§
COUNTY OF RUSK §

KNOW ALL MEN BY THESE PRESENTS

WATER SUPPLY CONTRACT

This Water Supply Contract (hereinafter called "this Agreement") is made and entered into this

_____ day of _____, 2025, (the "Effective Date") by and between

the City of Henderson, Texas (hereinafter called the "City"), a municipal corporation, and

Jacobs Water Supply Corporation (hereinafter called "**Jacobs Water Supply**"), a rural water
supply corporation.

WITNESSETH:

WHEREAS, **Jacobs Water Supply** is a rural water supply corporation that provides retail water utility service to its customers in Rusk County, Texas; and,

WHEREAS, City owns and operates a water supply and water distribution system with current supplies of water capable of serving the needs of water users within **Jacobs Water Supply's** service area up to the maximum quantity and diversion rate specified in this Agreement,

WHEREAS, City and **Jacobs Water Supply** concur that the terms, conditions and considerations stated herein are fair, just and reasonable and will mutually benefit the parties and serve the public interest; and,

WHEREAS, City has agreed to sell **Jacobs Water Supply** water for use by its customers for the considerations and upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual promises, covenants and considerations set forth herein, the parties hereto agree as follows:

ARTICLE I

SALE TO JACOBS WATER SUPPLY

City agrees to sell to **Jacobs Water Supply** and **Jacobs Water Supply** agrees to purchase from City at the Point of Delivery specified in Article V hereof, treated water in the quantities and subject to the terms and conditions as set forth in this Agreement.

ARTICLE II DEFINITIONS

- a. Agreement. This Agreement and any written amendments thereto.
- b. Effective Date. The date that this agreement has been signed by both parties.
- c. **Jacobs Water Supply's Equity Interest.** **Jacobs Water Supply's** equitable investment in real and personal property owned by **Jacobs Water Supply** and associated with providing retail water utility service to its members. Contributed capital or assets are not part of **Jacobs Water Supply's** equity interest.
- d. **Jacobs Water Supply water supply facilities or Jacobs Water Supply's property.** Real and personal property owned by **Jacobs Water Supply** and associated with providing retail water utility service to its members. **Jacobs Water Supply's** Certificate of Convenience and Necessity is not part of its water supply facilities or property.
- e. Excess Volume Charge. The additional charge for water used in excess of the Maximum Monthly Quantity. Volume Charges still apply for water taken above the Maximum Monthly Quantity.

f. **Industrial Use.** The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, including, without limitation, manufacturing operations and the generation of power.

g. **Maximum Daily Rate of Flow or Maximum Day.** The highest daily rate of flow of water delivered to **Jacobs Water Supply** by City on any day within the five water years immediately preceding the determination.

h. **Maximum Monthly Quantity.** The maximum quantity of water which City is obligated to deliver to **Jacobs Water Supply** under the terms of this Agreement during any calendar month.

The Maximum Monthly Quantity is 3,000,000 gallons per month.

i. **Minimum Charge.** Monthly charge for the first 2,000 gallons of water taken.

j. **TCEQ.** The Texas Commission on Environmental Quality or any successor state agency.

k. **Total Maximum Diversion Rate.** The maximum rate at which City is obligated to deliver water to **Jacobs Water Supply** under the terms of this Agreement, expressed in gallons per minute, at the Point of Delivery. The Total Maximum Diversion Rate is 500 gallons per minute. The Point of Delivery and the maximum diversion rate are identified in Article V.

l. **Volume Charge.** The rate per 1,000 gallons charged for Water in excess of 2,000 gallons.

m. **Water.** Treated water, at the Point of Delivery, meeting the standards of treatment established by the Texas Department of Health, the TCEQ, or any successor or other state agency of appropriate jurisdiction, and meeting the requirements of the Federal Safe Drinking Water Act, Title 42 U.S.C.A. Chapter 6A, Subchapter XII.

n. **Water Year.** The City's Fiscal Year (October 1 of any year through September 30 of the following year).

ARTICLE III

COMPENSATION

Jacobs Water Supply shall pay to City monthly at the times and in the manner prescribed herein an amount equal to the Volume Charge times the number of thousands of gallons of water actually taken by **Jacobs Water Supply**, plus the Minimum Charge, as specified elsewhere in this agreement. If, however, **Jacobs Water Supply** should take more water in any month than the Maximum Monthly Quantity, as defined herein, **Jacobs Water Supply** shall pay an Excess Volume Charge for such excess water, in addition to the Minimum Charge and the Volume Charge.

ARTICLE IV

RATE DETERMINATION

a. The rates for the wholesale purchase of Water by **Jacobs Water Supply** from City under this Agreement shall be determined by the City and based upon costs of service to the point of delivery, which shall be performed each time the rates are to be changed in accordance with the terms of this Agreement. The cash method of determining the City's revenue requirement shall be used for the term of this Agreement.

b. The cost of service process shall include allocated reasonable and necessary Operation and Maintenance expenses; debt service requirements; and capital expenditures, which are not debt financed. The allocation and distribution of costs to wholesale water users shall be...

based on at least the following factors: total volume, rate of flow, metering, and customer-related costs such as billing and collecting.

c. City shall maintain and make available for **Jacobs Water Supply's** inspection during reasonable business hours, all records and computations concerning the cost of service study to be performed in accordance with this Article.

d. The monthly rates to be charged by City shall consist of the following:

1. Minimum Charge for the first 2,000 gallons of Water taken; plus
2. Volume Charge for each 1,000 gallons of Water taken after the first 2,000 gallons; plus, when applicable,
3. Excess Volume Charge of an additional twenty (20) percent of the Volume Charge for each 1,000 gallons excess volume taken.

e. The initial rates under this Agreement, upon the Effective Date, shall be:

1. Minimum Charge of \$297.00; and
2. Volume Charge of \$3.02 per 1,000 gallons for all water taken; and
3. Excess Volume Charge of \$0.60 per 1,000 gallons of excess volume taken.

f. The rates to be charged for Water under this Agreement shall be changed no more often than once per year (annually). New rates will become effective on or about October 1 of each year.

g. A written explanation describing any proposed annual Water rate changes shall be prepared by the City and provided to **Jacobs Water Supply**. Notice of any proposed change in Water rates, and the supporting Analysis, shall be provided to **Jacobs Water Supply** at least thirty (30) days prior to the effective date of any such new rates.

ARTICLE V

POINT OF DELIVERY AND MAXIMUM DIVERSION RATE

The City's obligation to deliver water to **Jacobs Water Supply** is limited to the Maximum Monthly Quantity and Total Maximum Diversion Rate. The Point of Delivery and its associated maximum diversion rate for Water delivered and taken under this Agreement shall be as follows:

The Point of Delivery shall be located at the intersection of W Loop 271 N and N FM 2276, approximately 2440 linear feet south of Industrial Drive. The total maximum diversion rate shall not exceed 500 gallons per minute.

ARTICLE VI

TITLE TO AND RESPONSIBILITY FOR WATER

a. Title to, possession and control of Water shall remain in City to the Point of Delivery that is specified in Article V herein, where title to, possession and control shall pass to **Jacobs Water Supply**.

b. City shall be in exclusive control and possession of the Water deliverable hereunder until the same shall have been delivered to **Jacobs Water Supply** at the Point of Delivery, at which point **Jacobs Water Supply** shall be in exclusive control and possession thereof and solely responsible for any damage or injury caused thereby.

ARTICLE VII
METERING FACILITIES

a. City shall exclusively own, operate, maintain, repair, and calibrate all metering equipment and telemetry controls at the Point of Delivery after such approved equipment is furnished and installed by **Jacobs Water Supply** under this Agreement. All costs of such operation, maintenance, repair, and calibration of metering equipment shall be included in the determination of rates under Article IV hereof.

b. The properly authorized officers, agents and representatives of City shall at all times have free access to the metering equipment for the purpose of shutting off Water for the failure to pay the water rates; for the purpose of reading the registration of said meters; to examine, shut off and test the same to ascertain whether or not they are in good condition and repair; and to make such repairs upon the same as may be necessary or requested in writing by City.

c. City shall, at reasonable times, provide **Jacobs Water Supply** with access to all metering equipment, including any associated telemetry signals, used in making any measurements under this Agreement. City may test the metering equipment on its own initiative, and shall test such metering equipment for accuracy upon request by **Jacobs Water Supply**, which request shall not be made more frequently than once in any twelve-month period for each meter. In the event the percentage of accuracy of such metering equipment is found as the result of any testing, whether requested by **Jacobs Water Supply** or performed by City on its own initiative, to be within the tolerance of two percent (2%), such meter shall be deemed to have correctly measured the quantity of water taken hereunder. If, however, upon any test of the percentage of the accuracy tolerance, such tolerance is found to be in excess of two percent (2%), then such meter shall be adjusted at once to register correctly and accurately, and the amount paid by **Jacobs Water Supply** to City for the period...

from the last test on that meter until the current test (but for no more than three months) shall be adjusted by debit or credit in accordance with the percentage of inaccuracy found by such test.

d. In the event such metering equipment is out of service or out of repair and the amount of Water taken cannot be ascertained or computed by the reading thereof, the amount of Water taken during this period shall be estimated and agreed upon by **Jacobs Water Supply** and City, unless the parties otherwise agree, based upon the amount of Water pumped in the corresponding period of the previous year (including any unaccounted loss of Water), as shown in existing records.

ARTICLE VIII

INITIAL DELIVERY

Commencement of the delivery of Water by City to **Jacobs Water Supply** under the terms of this Agreement shall be immediately upon the Effective Date of this Agreement.

ARTICLE IX

BILLING AND PAYMENT

a. For purposes of billing, City shall read the metering equipment provided for herein on or about the middle of each month (or more frequently if necessary as determined by City) and shall report the total quantity of Water taken (or rate of take thereof) for each meter during the preceding month to **Jacobs Water Supply** on or before the 10th day of each subsequent calendar month.

b. City shall render to **Jacobs Water Supply** at the address shown herein (or such other place as designated by **Jacobs Water Supply**) on or before the 10th day of each calendar month a statement showing the following information:

1. the date and reading of each meter at the beginning and at the end of the period for which the statement is rendered; the quantity of Water diverted at each meter;
2. the total amount due for the Water consumed;
3. the total amount due on or before the due date of the bill; and
4. the amount of the charge or credit, if any, applicable to past undercharge or overcharge as determined by the true-up process.

c. Such statement shall be due and payable at City's offices at 404 West Main, Henderson, Texas (or at such other place as designated by City) on or before the fifteenth (15th) day after the City invoices such statement.

d. Should **Jacobs Water Supply** fail to tender payment of any amount when due, a late charge of ten percent (10%) per annum of the total amount due will be added thereto.

ARTICLE X

CANCELLATION FOR NONPAYMENT

In the event that **Jacobs Water Supply** fails to make any payment to City when due hereunder, City may, in addition to any other remedy available to it by law, cancel this Agreement, by written notice of such nonpayment and statement of City's election to cancel this Agreement by reason thereof delivered to **Jacobs Water Supply** no less than thirty (30) days before the date for cancellation specified in such notice, provided that the nonpayment with respect to which notice has been given has not been cured by the date thus specified in such notice.

ARTICLE XI

REPORT ON SERVICE CONNECTIONS

Jacobs Water Supply agrees to provide City evidence of the number of service connections installed in any twelve-month period within ten (10) days following receipt of a request from City.

ARTICLE XII

INDEMNITY BY JACOBS WATER SUPPLY

a. **Jacobs Water Supply** agrees that the use and resale of the treated water provided for in this Agreement shall be at the sole risk of **Jacobs Water Supply** and **Jacobs Water Supply** agrees to indemnify and hold City harmless from any and all claims for damages to property arising out of or in any way connected with the use of said Water by **Jacobs Water Supply** or any other person.

b. **Jacobs Water Supply** agrees to indemnify and hold City harmless from any and all claims for damages, loss of life, injury or illness to any person or persons or for damages to property arising out of the installation or maintenance of **Jacobs Water Supply's** water distribution system, including damages to City's system occasioned by the installation, maintenance, or operation of **Jacobs Water Supply's** system.

c. City shall not be responsible in damages for any failure to supply Water or for any interruption of the supply, unless caused by the gross negligence of the City.

d. **Jacobs Water Supply** agrees to save and keep City harmless from all damage of every kind, nature and description, which may arise as a result of the making and performance of this Agreement.

ARTICLE XIII

RESALE OF WATER

Jacobs Water Supply shall not permit the use of any of the Water covered by the terms of this Agreement for any of the following purposes:

1. Industrial Use, except for industries already being served by **Jacobs Water Supply** on the date of this contract, or agricultural crop irrigation;
 2. Resale to a municipality, public or private water distribution company, water district, or rural water supply corporation without written authorization by City;
 3. Save and except within **Jacobs Water Supply's** certificated area of convenience and necessity, supply water to any customer inside the corporate limits or extraterritorial jurisdiction of City without written authorization by City.
-

ARTICLE XIV

JACOBS WATER SUPPLY'S OBLIGATIONS

a. **Jacobs Water Supply** shall comply with all rules and regulations of the Texas Department of Health and the TCEQ (or their successor agencies) as the same may pertain to the installation and operation of public water distribution systems or disposal facilities.

b. **Jacobs Water Supply** shall comply with any and all sanitary regulations, both present and future, of the Texas Department of Health, the TCEQ, or any other State agency of appropriate jurisdiction.

c. **Jacobs Water Supply** shall comply with the provisions of any water conservation plan formally adopted by the City Council of Henderson by Ordinance for implementation within the City's corporate boundaries for City's residential customers or any water conservation plan adopted by an administrative agency of the State of Texas applicable to **Jacobs Water Supply** or **Jacobs Water Supply's** service area, including implementation of any necessary rationing plan or program which the City adopts for implementation within the City's corporate boundaries. In lieu of adopting an identical rationing plan or program as City, **Jacobs Water Supply** may implement an alternative rationing plan provided said rationing plan will conserve the same or a greater amount of water as under the plan implemented by City.

d. **Jacobs Water Supply** shall notify City as promptly as possible of all emergency and other conditions which may directly or indirectly affect the quality of the water received hereunder.

e. From and after the date of this Agreement, **Jacobs Water Supply** shall comply with Title 5, Subtitle A, Chapter 341, Subchapter C, of the Health and Safety Code.

f. Meter Operations. **Jacobs Water Supply** shall notify the City prior to turning any water meter on or off within the service area. Such notification shall be made in a timely manner and in advance of the action, except in cases of emergency, in which case **Jacobs Water Supply** shall notify the City as soon as reasonably possible following the action.

ARTICLE XV

SUSPENSION OF DELIVERY

City shall have the right to make inspections and require tests of the quality of the water supply within **Jacobs Water Supply's** Transmission System. In the event City shall determine that water from **Jacobs Water Supply's** system is flowing back into City's pipes or other delivery facilities or that the condition of **Jacobs Water Supply's** system or other facilities creates a hazard to the health, safety or welfare of the water consumers of City, City shall have the immediate right to suspend delivery of Water as provided herein and to disconnect any connections with **Jacobs Water Supply's** system until City is satisfied that such conditions have been corrected.

ARTICLE XVI

WATER QUALITY

City makes no warranty, express or implied, as to the suitability or quality of the treated water to be taken under the terms hereof. City agrees that the quality of the treated water delivered by it to **Jacobs Water Supply** will meet or exceed the standards established by the regulations of the Texas Department of Health, the TCEQ, and the provisions of the Safe Drinking Water Act, Title 42 U.S.C.A., § 300F, as administered by the United States Environmental Protection Agency. City shall take such steps as shall be required to bring all treated water delivered to **Jacobs Water Supply** under the terms of this Agreement into compliance with such regulations and laws.

ARTICLE XVII

ANNEXATION OF JACOBS WATER SUPPLY'S CERTIFICATED SERVICE AREA BY CITY

a. If City annexes all or part of **Jacobs Water Supply's** service territory, **Jacobs Water Supply** shall convey to the City, at the City's request, the right to provide retail water service throughout all or part of the area annexed, shall execute an agreement with the City making this conveyance, shall...

cooperate with the City in filing such agreement with the TCEQ, and shall support the TCEQ's amendment of the City's and **Jacobs Water Supply's** respective Certificates of Convenience and Necessity (CCNs) to incorporate the agreed changes in their respective certificated service areas.

b. If the City requests transfer of **Jacobs Water Supply's** right to serve annexed territory in which **Jacobs Water Supply** has no customers and no water supply facilities that will be conveyed or rendered useless or valueless, **Jacobs Water Supply** shall convey its right to provide water service in that area to the City at no cost. If **Jacobs Water Supply** has water supply facilities in such annexed area that will not be conveyed or rendered useless or valueless, the City will not require a franchise for the continued operation of those facilities.

c. If the City requests transfer of **Jacobs Water Supply's** right to serve annexed territory in which **Jacobs Water Supply** has customers and/or water supply facilities that will be rendered useless or valueless, **Jacobs Water Supply** shall, if requested in writing by the City, sell and convey to City all or part of **Jacobs Water Supply's** property, located within the annexed area to be served by City (hereafter the "requested property"). City shall also compensate **Jacobs Water Supply** for the requested property as provided herein. City shall also compensate **Jacobs Water Supply** as provided herein for any of **Jacobs Water Supply's** property which is rendered useless or valueless by the annexation and relinquishment of **Jacobs Water Supply's** certificate. City shall also compensate **Jacobs Water Supply** as provided herein for damages to **Jacobs Water Supply's** property remaining in **Jacobs Water Supply's** certificated service area after the relinquishment to City of the annexed area to be served by City (hereafter the "damages to remaining property"). City and **Jacobs Water Supply** shall cooperate fully in establishing the value of the requested property, any of **Jacobs Water Supply's** property which is rendered useless or valueless, and the damages to remaining property. To that end, within 60 days of the City's written request for the...

conveyance of all part of **Jacobs Water Supply's** property associated with providing retail water service, **Jacobs Water Supply** and City shall exchange estimated valuations of the requested property, and any of **Jacobs Water Supply's** property which is rendered useless, or valueless, and the damages to remaining property and shall attempt in good faith to negotiate a just and adequate value for such property. It is the intent of **Jacobs Water Supply** and City that **Jacobs Water Supply** be fully compensated for the value of its equity interest in its property based on the factors listed below, but that the application of these factors shall not result in valuing any property interest more than one time or by more than one method. The just and adequate value of **Jacobs Water Supply's** property shall be determined based on the following factors:

- The value of **Jacobs Water Supply's** equity interest in real property which is conveyed or rendered useless or valueless shall be determined by the standards set forth in Chapter 21, TEX. PROP. CODE ANN., governing actions in eminent domain;
- The value of **Jacobs Water Supply's** equity interest in any water supply facilities, which are conveyed or rendered useless or valueless, shall be based on replacement costs less depreciation;
- If City annexes **Jacobs Water Supply's** service area in which system-wide service facilities exist, **Jacobs Water Supply** shall be compensated by City for the reasonable cost of those portions of the facilities which must be relocated or replicated by **Jacobs Water Supply** in order to maintain service to the remainder of its members.
- The value of damages to remaining property shall be based on the demonstrated impairment of service or increased costs to consumers of **Jacobs Water Supply** remaining after the relinquishment of **Jacobs Water Supply's** certificate to the annexed area to be...

served by the City after taking into consideration compensation paid for the requested property, property which is rendered useless or valueless, and relocation or replication of **Jacobs Water Supply** facilities in order to maintain service to the remainder of its members.

d. If the City and **Jacobs Water Supply** are unable to agree to a stipulated value of **Jacobs Water Supply's** property within forty-five (45) days following the parties' exchange of estimated valuation, then within sixty (60) days following the parties' exchange of estimated valuation the City and **Jacobs Water Supply** shall each individually designate an independent appraiser with a thorough background and knowledge of the valuation of property of retail water utilities, and the two appraisers selected by each party shall, within ten (10) days following the designation of the second appraiser, select a similarly qualified third appraiser. The three appraisers so selected shall jointly determine the value of the requested property to be conveyed to City, and the value of **Jacobs Water Supply's** property which is rendered useless or valueless or which is damaged by the annexation and relinquishment of **Jacobs Water Supply's** certificate, based on the factors listed in paragraph "c" above. The value of **Jacobs Water Supply's** property shall be determined by the three appraisers within thirty (30) days following the selection of the third appraiser. The value of **Jacobs Water Supply's** property established by the appraisers shall thereupon be the amount to be paid **Jacobs Water Supply** by the City for the property conveyed, and for property which is rendered useless or valueless or which is damaged by the annexation and relinquishment of **Jacobs Water Supply's** certificate. Each party shall bear the cost of its...

own independent appraiser and divide equally the cost of the third independent appraiser.

e. Following the completion of the annexation and the establishment of the value of the requested property to be conveyed to the City, and the value of **Jacobs Water Supply's** property which is rendered useless or valueless or which is damaged by the annexation and relinquishment of **Jacobs Water Supply's** certificate, City shall pay the agreed upon value to **Jacobs Water Supply** and **Jacobs Water Supply** shall sell and convey the property which the City has requested to purchase, if any, to City. Payment by the City for **Jacobs Water Supply's** property and delivery of documents evidencing the sale and conveyance of the property by **Jacobs Water Supply** to City shall be made to an authorized escrow agent contingent on receipt of necessary approvals and releases required by paragraph "f" within thirty (30) days of the completion of the annexation or the establishment of the value of said property, whichever occurs last. Both **Jacobs Water Supply** and City shall notify the escrow agent when necessary approvals and releases required by paragraph "f" have been obtained.

f. Final consummation of a transfer of **Jacobs Water Supply's** Certificate of Convenience and Necessity (CCN) and, if appropriate, the sale and conveyance of all or part of **Jacobs Water Supply's** property in the annexed area to be served by City, is contingent on approval by the TCEQ, and on the release of any security interest held by any third party in the transferred portion of **Jacobs Water Supply's** CCN and, where appropriate, in the requested property in the annexed area to be conveyed to City.

Within twenty (20) days following City's delivery of payments to an authorized...

escrow agent under subsection "e" above: 1) City and **Jacobs Water Supply** shall jointly request the TCEQ to incorporate the requested transfer in the respective CCN's of the parties; and 2) **Jacobs Water Supply** shall request any secured party to release any security interest in the transferred portion of **Jacobs Water Supply's** water utility CCN and, where appropriate, in the portion of **Jacobs Water Supply's** property conveyed to City.

g. **Jacobs Water Supply** shall cooperate fully with City in filing with any state or federal agency of appropriate jurisdiction and where necessary, any private party, all documents necessary and incident to **Jacobs Water Supply's** relinquishment and transfer to City of any certificated service area included within the annexed area to be served by City. All cost of filing said necessary documents and pursuing the relinquishment of said service area shall be paid by City.

h. **Jacobs Water Supply** shall in all things cooperate with City in providing any and all existing documents, including detailed drawings, sketches, and maps, necessary to locate and identify all of **Jacobs Water Supply's** real and personal property within the annexed area to be served by City. Similarly, **Jacobs Water Supply** shall cooperate fully with City in providing customer lists, billing information, current account status information, and all other information necessary for City to assume the responsibility for providing water service in the annexed area to be served by City.

i. If the City chooses not to provide water service in all or part of an annexed area within **Jacobs Water Supply's** certificated service area, **Jacobs Water Supply** shall continue to provide water service under its CCN and City shall grant any franchises or...

permits necessary to ensure **Jacobs Water Supply's** continued ability to serve in the newly annexed area.

ARTICLE XVIII

PRIORITY

In the event City finds the necessity to reduce water supply to its own users, the same pro rata reduction may be effected to **Jacobs Water Supply**. The City agrees to give **Jacobs Water Supply** verbal notice of such reduction and the terms of such reduction as soon as practical, but no later than twenty-four (24) hours after such reduction, followed by written notice within five (5) working days.

ARTICLE XIX

FORCE MAJEURE

In the event either party is rendered unable wholly or in part by force majeure to carry out its obligations under this Agreement, other than the obligation to make payment of amounts accrued and due hereunder at the time thereof, it is agreed that upon such party's giving notice in full particulars of such force majeure in writing to the other party within a reasonable time after the occurrence of the cause relied upon, then the obligations of the party giving such notice, so far as they are affected by such cause, shall be suspended during the continuance of any inability so caused, but for no longer period, and such cause shall so far as possible be remedied with all responsible dispatch. The term "force majeure" as employed herein shall mean interferences not reasonably within the control of the party claiming force majeure, arising out of acts of God, governmental action, strikes, lockouts or other industrial disturbances, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires,...

hurricanes, storms, floods, washouts, droughts, arrests, and restraints of government and people, civil disturbances, explosions, major breakage or accidents to machinery, conduits and/or pipelines, partial or entire failure of the supply of water, contamination of water supply, extreme and unforeseeable delays in transportation and any other causes, whether of the kind enumerated or otherwise, not reasonably within the control of the party claiming suspension.

ARTICLE XX

TERM

- a. This Agreement shall be a binding obligation on the parties hereto from and after the execution hereof and shall extend for an initial term of twenty (20) years from the Effective Date hereof, unless sooner terminated in accordance with the provisions hereof.
 - b. This Agreement may be extended for an additional ten-year term upon the mutual agreement of the City and **Jacobs Water Supply** evidenced by a letter agreement executed no later than the twentieth (20th) anniversary of the Effective Date of this Agreement.
-

ARTICLE XXI

ASSIGNMENT

This Agreement shall be binding upon and inure to the benefit of the respective parties hereto and their legal successors but the same shall not be otherwise assignable in whole or in part by either party without first obtaining the written consent of the other.

ARTICLE XXII

APPLICABLE LAW

The Constitution and the laws of the State of Texas and the decisions of its Courts shall govern with respect to any question or controversy which may arise hereunder. Venue for any actions arising under this Agreement in state courts shall lie exclusively in the courts of Rusk County, Texas. Venue for any actions arising under this Agreement in federal courts shall lie exclusively in the Eastern District of Texas, Tyler Division.

ARTICLE XXIII

NOTICES

Any notice, request or other communication under this Agreement shall be given in writing. Notice of the City shall be provided to:

City Manager
City of Henderson
300 West Main St.
Henderson, TX 75652-3099

Notice to **Jacobs Water Supply** shall be provided to:

President
Jacobs Water Supply
143 FM 850
Henderson, TX 75652

Notice shall be deemed to have been given by any party to the other party upon either of the following dates:

- the date of the mailing thereof, as shown by a post office receipt, if mailed to the party hereto by registered or certified mail at the latest address specified for such other party in writing; or
- the date of the receipt thereof by such other party if not so mailed by registered or certified mail.

ARTICLE XXIV
MISCELLANEOUS

- a. All headings of the Articles and particular sections of this Agreement have been inserted for the convenience of reference only and are not to be considered as part of this Agreement and in no way shall they affect the interpretation of any provision of this Agreement.
- b. A waiver by either party of any default by the other hereunder shall not be deemed a waiver by such party of default of the other which may thereafter occur.
- c. In case any one or more of the Articles, sections, provisions, clauses or words of this Agreement shall for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other Articles, sections, provisions, clauses or words of this Agreement and it is intended that this Agreement shall be severable and shall be construed and applied as if such invalid or unconstitutional Article, section, provision, clause or word had not been included herein.
- d. City may, at its sole discretion, alter or modify the beginning and ending dates of its Fiscal Year which applies for purposes of this Agreement. City shall provide **Jacobs Water Supply** written notice of any change in City's Fiscal Year.
- e. This Agreement contains all of the agreements between the parties. As of the Effective Date of this Agreement, this Agreement shall supersede any and all prior agreements between the parties, both oral and written, with regard to the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement on this the ____ day of _____.

City of Henderson, Texas

By: _____
Title: _____

Jacobs Water Supply

By: _____
Title: _____

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

August 19, 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, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Director of Utility Infrastructure and Delivery David Hortman, Community Development Manager/Building Official Cliff McElfresh, Finance Director Karen Arnall, Civic Center Manager Stephanie Kimbrell, HPD Open Records Specialist Stacy Strong, Tourism and Main Street Coordinator Alexa Duke, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director Bret Gardella.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Reggie Weatherton gave the invocation, Council Member Stephen Strong led the Pledges.

CITIZENS COMMENTS

The 1st speaker was John Dulin of 110 Mary Street. He has finished going through all the City Cemetery meeting minutes and wants permission to go through all the Council meeting minutes. City Secretary Cheryl Jimerson will set up appointments with Mr. Dulin to go through all the minute books.

2nd was Donovan Dickson of 1925 Eastwood Drive, who reported to the Council on the HEDCO V.P's code of conduct. Mr. Ballard texted a private message to someone with a picture of a baby crying and a few comments about Donovan and the private message ended up being sent to Donovan.

3rd was Rachelle Thrasher of 1925 Eastwood Drive. She gave her 3 minutes to Donovan. He talked about things he has done for the city.

The last speaker was Michael Bell President of HEDCO of 1101 U.S. HWY. 259 S. Donovan had contacted Michael about the item he discussed above. Michael respects Donovan. They do not always agree on everything. At the end of the day, we are both citizens of this community. Michael left Henderson when he was 18. He has been back here in this community for the last 30 years because of HEDCO. HEDCO took the opportunity years ago that people desented about saying they did not want it in their backyards, in their community, etc., because it was a prison. Is there any board or government agency perfect? Of course not? I just want to give back to my community and I listen when citizens speak. Michael stated, if any good comes out of this muriel disagreement. What started all of this is that the citizens have stepped up and applied to be on some of these boards and I think that is a good thing.

PRESENTATIONS/ANNOUNCEMENTS

1. Update on the Main Street Board and Historical Landmark Preservation Committee.

City Secretary Cheryl Jimerson updated the Council on the 17 board applications that have been received for various boards/committees.

CONSENT AGENDA

2. Consideration of possible action upon the minutes of July 8, 2025, and Budget Workshop of July 29, 2025. (Jimerson)

3. Consideration and possible action upon the annual Turkey Trot 5k and 1-mile Run/Walk for Saturday, November 29, 2025.
4. Consideration of possible action upon the HEDCO financials for the month of June 2025.

Council Member Michael Searcy asked for item 4 to be moved to the regular session.

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

Council Member Michael Searcy made a motion to table the HEDCO financial figures for the month of June, duly seconded by Melissa Morton. The vote was unanimous.

Council Member Michael Searcy would like for the HEDCO financials to be moved into the regular session each month going forward. Michael would also like to see monthly reports and minutes on the Council agenda.

COUNCIL BUSINESS – REGULAR SESSION

5. Consideration and possible action upon the final payment to John Wright Construction on the 2024 Water Improvements Project of \$34,890.00 and possibly setting a warranty date. (Hortman/Holland)
Utilities Infrastructure and Delivery Director David Hortman recommended the council approve the final payment and set the warranted date as of today on the 2024 Water Improvements project.

Council Member Michael Searcy made a motion to approve the final payment and set the warrantee date effective August 19, 2025, duly seconded by Council Member Melissa Morton. The vote was unanimous.

6. Consideration and possible action upon the final payment to Rayford's Truck and Tractor on the 2024 Master Street Improvements Program of \$108,783.80 and possibly set a warranty date. (Brown/Holland)
Director of Operations Davis Barown recommended council approve the final payment and set the warrantee date for the 2024 Master Street program.
Melissa Morton asked how many streets we have? Davis stated about 400 we are down to about 50 more to resurface.

Council Member Michael Searcy made a motion to approve the final payment and set the warrantee date as of August 19, 2025, duly seconded by Council Member Stephen Strong. The vote was unanimous.

7. Consideration and possible action upon Resolution 2025-08-01 for Boards and Commissions transparency.
Council Member Gina Juarez made a motion to table this item, duly seconded by Council Member Melissa Morton. The vote was unanimous.

8. Consideration and possible action upon Resolution 2025-08-02 Ordering a Municipal Election to be held November 4, 2025, for Council Districts one, four and five. (Jimerson)

Council had no questions or comments on the first reading of Ordinance 2025-08-02 ordering an election .

9. Consideration and possible action upon a contract with the Rusk County Elections Administrator to run the November 4, 2025, Municipal Election for Council Districts one, four and five. (Jimerson)

Council Member Gina Juarez made a motion to approve an agreement for Rusk County to run the Municipal Election, duly seconded by Council Member Stephen Strong. The vote was unanimous.

10. Open a public hearing on 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. (Abercrombie/Arnall)

Mayor Pace opened a public hearing on a proposed tax rate.

There were no comments

11. Consideration and possible action upon closing the public hearing. (Mayor)

Council Member Stephen Strong made a motion to close the public hearing, duly seconded by Council Member Michael Searcy. The vote was unanimous.

12. Open a public hearing on the proposed 2025-2026 budget. (Abercrombie/Arnall)

Mayor Pace opened a public hearing on the proposed budget.
There were no comments.

13. Consideration and possible action upon closing the public hearing. (Mayor)

Council Member Melissa Morton made a motion to close the public hearing , duly seconded by Council Member Gina Juarez. The vote was unanimous.

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

Council Member Michael Searcy made a motion to table this item, duly seconded by Council Member Melissa Morton . The vote was unanimous.

15. Consideration and possible action upon HEDCO Budget for fiscal year 2025-2026.

Council Member Gina Juarez made a motion to approve table this item, duly seconded by Council Member Stephen Strong. The vote was unanimous.

DEPARTMENTAL REPORTS:

16. 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

The City Secretary Cheryl Jimerson made a PowerPoint presentation to go along with her verbal monthly report about what her job duties are.

J. Communications and Marketing

K. HEDCO

Sales Tax Revenue for June 2025

L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes last meeting was March 2025.

Planning and Zoning Minutes last meeting was May 2025

Cemetery Board last meeting was May 2025.

Main Street Draft Minutes of the July 22, 2025, meeting.

Preservation Minutes Draft Minutes of the July 22, 2025, meeting.

HEDCO Meeting July 15, 2025 Draft Minutes

There were no question or comments about the Board meeting minutes.

EXECUTIVE SESSION:

Mayor Henry Pace convened into executive session at 7:08 p.m. to consult with their attorney under Texas Government Code 551.071.

REGULAR SESSION:

Mayor Henry Pace reconvened into regular session at 8:35 p.m. with no action to take from executive session.

ADJOURNMENT

17. Adjourn

Council Member Melissa Morton made a motion to adjourn at 8:35 p.m., duly seconded by Council Member Gina Juarez. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

Henry Pace, Mayor

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

September 2, 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 Michael Searcy, Greg Jackson, Melissa Morton, and Gina Juarez. Stephen Strong was not able to attend.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Russell Brown, Chief of Police Chad Taylor, Assistant Fire Chief Jeff Stoddard, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Director of Utility Infrastructure and Delivery, Community Development Manager/Building Official Cliff McElfresh, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Civic Center Manager Stephanie Kimbrell, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director Bret Gardella.

INVOCATION AND PLEDGE OF ALLEGIANCE:

John Buzz Fullen gave the invocation, Melissas Morton led the Pledges.

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.

1st - Trey Segura stated the current HEDCO Board is very aggressive, and he fully supports that. He explained how HEDCO receives their funds from sales tax and his request is for Council to approve HEDCO's proposed budget and scope of work, so the board can move forward with operations.

2nd - Sandy McMurray, pulled her request to speak.

3rd - Rachel Hale, has concerns about transparency and aggressive spending on travel expenses for Mr. Gardella. Rachel demands the council to stop being silent and do a complete overhaul of the HEDCO Board or expect the citizens to petition to have an election to dissolve the EDC completely.

4th- Rachell Thrasher stated the code of ethics to the council and demands accountability from them upon the members they appoint to all the boards and committees.

5th — Weldon Gray submitted by email due to being out of town at the time of this meeting. City Manager Jay Abercrombie gave a synopsis of Mr. Gray's request; he asked the City Council to reconsider the motion to lower the tax rate and keep it the same as last year.

PRESENTATIONS/ANNOUNCEMENTS

Mayor Pace announced a special presentation for Mr. Cason Weatherton.

COUNCIL BUSINESS – REGULAR SESSION

1. Consideration and possible action upon tabled item from the August 19th meeting; Resolution 2025-08-01 for Boards and Commissions transparency.

Council Member Michael Searcy made a motion to approve dropping this item and bringing it back to Council in October, duly seconded by Council Member Melissa Morton. The vote was unanimous.

2. Consideration and possible action upon a tabled item from the August 19th meeting; HEDCO Program of Work for fiscal year 2025-2026.

Mayor Pace stated he wanted to drop items 2 and 3 until the September 9th meeting so Council Member Stephen Strong can attend.

Council Member Melissa Morton made a motion to approve dropping both items until the September 9th meeting, duly seconded by Council Member Greg Jackson. The vote was unanimous.

3. Consideration and possible action upon a tabled item from the August 19th meeting; HEDCO Budget for the fiscal year 2025-2026.

Mayor Pace stated he wanted to drop items 2 and 3 until the September 9th meeting so Council Member Stephen Strong can be here.

Council Member Melissa Morton made a motion to approve dropping both items until the September 9th meeting, duly seconded by Council Member Greg Jackson. The vote was unanimous.

4. Open a second public hearing on 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. (Abercrombie/Arnall)

Rachel Hale

5. Consideration and possible action upon closing the public hearing. (Mayor)

Council Member Michael Searcy stated he would make a motion to close, if there is no one that wants to comment on this item.

Rachel Hale asked Council to keep the proposed tax rate as the No New Revenue tax rate. The citizens are being taxed to death, so please listen because you haven't before.

Council Member Michael Searcy made a motion to close the public hearing, duly seconded by Council Member Melissa Morton. The vote was unanimous.

6. Consideration upon the first 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.

(The No New Revenue tax rate lowers the property tax rate from the previous year.)

Melissa Morton asked what happens if emergency repairs come up? Is there money to pay for them?

City Manager Jay Abercrombie stated that's a difficult question to answer, he would like to say yes. The utility department's budget for repairs. If there is an unforeseen emergency, it will have to be repaired even if scheduled repairs have to wait.

7. Open a second public hearing on the proposed 2025-2026 budget. (Abercrombie/Arnall)

Mayor Pace opened a public hearing on the proposed 2025-2026 budget.

8. Consideration and possible action upon closing the public hearing. (Mayor)

There were no comments or questions.

Council Member Gina Juarez made a motion to close the public hearing, duly seconded by Council Member Greg Jackson. The vote was unanimous.

9. Consideration upon the first reading of Ordinance 2025-09-02 on the proposed budget for the 2025-2026 fiscal year.

Council had no questions or comments on the first reading of Ordinance 2025-09-02.

10. Consideration and possible action to cancel the September 16th Council Meeting. (Jimerson)

City Secretary Cheryl Jimerson stated the Council and staff have had so many meetings over the past two months. We have nothing urgent coming up and would like the Council to consider canceling the September 16th meeting.

Council Member Gina Juarez made a motion to approve canceling the September 16th meeting, duly seconded by Council Member Greg Jackson. The vote was unanimous.

EXECUTIVE SESSION:

11. Executive Session to Consult with the City Attorney in accordance with Vernon's Texas Government Code Annotated, Chapter 551, Section 071.

Mayor Pace convened into executive session at 6:34 p.m.

REGULAR SESSION:

12. Convene in Regular Session and take action necessary as a result of the Closed Session.

Mayor Pace reconvened into regular session at 7:15 p.m. asking the Council if there were items they would like to take action on from the executive session?

Council Member Gina Jaurez made a motion to have Brian Ballard be removed from the HEDCO Board effective immediately, duly seconded by Council Member Melissa Morton. The vote was unanimous.

ADJOURNMENT

13. Adjourn

Council Member Melissa Morton made a motion to adjourn at 7:16 p.m., duly seconded by Council Member Gina Juarez. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

Henry Pace, Mayor

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

September 9, 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, Assistant Fire Chief Jeff Stoddard, Director of Operations Davis Brown, Director of Public Services Kirk Kimbrell, Director of Utilities Randy Boyd, Director of Utility Infrastructure and Delivery, Community Development Manager/Building Official Cliff McElfresh, Finance Director Karen Arnall, Animal Center Director Charissa Pool, Civic Center Manager Stephanie Kimbrell, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director Bret Gardella.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Member Greg Jackson gave the invocation Council Member Michael Searcy led the Pledges.

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.

1. Bret Gardella HEDCO's Executive Director, apologized to the council that there was nothing on his radar to have been prepared for the division we saw. There were some mistakes by the citizens not having enough information, and he is looking to correct this. Bret apologized to Council Member Michael Searcy for his defensive reactions in their conversations at the last meeting. Bret's goal is to move Henderson forward, to make a home for all the children, not just a hometown. We are not always going to agree, but we don't have to be disagreeable. He is respectfully asking the Council to pass the scope of work and the budget so HEDCO can go back to work on behalf of the citizens.
2. Michael Bell President of HEDCO stated he will not be talking about HEDCO but about Mr. Gardella. I sat in on the interview board about 12 months ago. There were about 50 applicants. There were about 10 that met the qualifications. That was narrowed down to 4 and 2 were interviewed. Mr. Gardella was selected unanimously by the interview board. There was a board meeting today. After the executive session, I made a motion to terminate Mr. Gardella, there was not a second. The motion did not pass. Mr. Gardella has a hard job, he jumped in and went to work with no delays in helping this city move forward.
3. Brant Bain, a lifetime resident of Henderson. I am not here to speak about myself because actions speak a lot louder than words. Brant supports HEDCO and the positive impact it has on our city. HEDCO provides tools, resources, incentives, whether it is through infrastructure, grants, or other resources that make Henderson competitive with other cities. HEDCO is not just an economic development organization, they are a partner in building the future of the City of Henderson. Brant asks that council approves HEDCO's budget and scope of work. He believes the right person was hired to run HEDCO, and he fully supports the board's decisions.
4. John Cloudia introduced himself stating he is here wearing two hats, representing the Rusk County Rail District. Aside from HEDCO the Rail District is the only other organization that has established a private/public partnership-based organization in this community. We need a stable business environment that is considered well run and well managed. I am not here to talk about any project. What I am here to talk about is how many people outside this room are watching this video. They are thinking about what they are going to do when the interest rate does drop. Where do they want to go? To a community that is a blender full of knives or do they want to go to a place that handles business with dignity and a process? I ask that council make a decision that leads us to a place that creates stability.
5. Ben Patterson this evening is not really about HEDCO, it is about a denied grant application, it is about a mural that was put up. All of this was started by a small group of social media people. They were even pushing for Bret Gardella to be dismissed and, if that didn't happen, threaten to abolish HEDCO. So, what is fair, leaders make mistakes. Under Bret's leadership, Henderson is seeing it's first Christ Centered project, a ten-year railroad project, instead of them going to Kilgore. The Rusk County Rural Rail District expansion, along with Velvin Oil, plus multiple small grants and industrial grants. This evening, HEDCO chose to keep Bret Gardella. Tonight council will decide whether to approve HEDCO's budget. I hope you consider building on HEDCO's vision or risk setting the city back. I

am also concerned about the leaked audio that I hope the council is taking a serious look at and what Federal Laws that violates. We need your support to consider adopting this budget and keep Henderson moving forward.

6. Ms. Brooks — passed

7. Ms. Hall -passed

8. Rachel Hale stated that over the past few months several issues regarding HEDCO have come to light. Frankly, she does not believe affordable housing is not the only area where HEDCO has been playing fast and loose. Looking at the budget, there are glaring red flags. From the 2023-24 budget to the 2025-26 budget, expenses have gone from 36% to 550% in numerous areas. These expenses have not been brought to council other than in a spreadsheet. Rachel is calling that council not to approve the expenditures of this corporation. Most want HEDCO to continue but with strick oversight. She stated HEDCO needs to go back to the drawing board for the 2025-26 budget or council to adopt the 2024-25 budget. She strongly suggests council not reappoint the HEDCO board members, as there have been new applications submitted. She wants to be clear that this is not a balloon tactic, it is the law that we as citizens have the right to put HEDCO on the election ballot and you as the council have no choice when we get to that point. You have to, the law states shall.

9. Ron Atkinson stated he is not here today to tell you about your job because he knows you know it. This is the first time I have seen you being threatened by somebody calling an election. That is how democracies work. How is that a threat? The only way to get that election is to deny every request made and not request but demand, mind you, by this group. You have two competing sides, both say they are the voice of the community. Council, are you going to make a decision on shooting in the dark? Or how many Facebook likes you get? If that were true, we would have been the number one team in the nation. That is not how democracy works. What I suggest you do is support your HEDCO board to pass the budget, pass the scope of work, then let the chips fall where they may. I keep hearing about threats on the audio released. I have a much better idea. Let's call in the FBI, which may happen anyway. They will investigate whether there has been a cyber crime. A failure to report a cyber crime or use the information that comes out of it. So an election is the choice? Really, It is not a choice because you will let the citizens vote in the quietness and secrecy of a voting booth where they don't have to worry about being attacked on social media. The other thing I see is how are you every going to get another individual to come here and aggressively promote Economic Development at any cost. If this group wants to have an election, let's have it.

PRESENTATIONS/ANNOUNCEMENTS

National Night Out Proclamation Mayor Pace to Charles Helton

Cancer Awareness Proclamation Mayor Protem Gina Juarez to Sonny Yabarra

Fire Prevention Week Mayor Pace to Sonny Yabarra

1. Proclamation for National Night Out

Mayor Pace acknowledged Charles Helton with the Henderson Police Department with the National Night Out Proclamation.

2. Proclamation for Cancer Awareness Month

Mayor Pro-tem Gina Juarez acknowledged Chief Sonny Yabarra with the Henderson Fire Department with the Cancer Awareness Month Proclamation.

3. Proclamation for Fire Prevention Week

Mayor Pace acknowledged Chief Sonny Yabarra with the Henderson Fire Department with the Fire Prevention Week Proclamation.

4. Proclamation for Domestic Violence Awareness Month

City Secretary Cheryl Jimerson stated she tried reaching out to the person that submitted the request last year, but was unsuccessful.

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)

City Secretray asked to strike item 6, the August 19, 2025 Council Meeting.

7. Consideration and possible action upon street closure for the Fall Fling Car Show.
8. Consideration and possible street closure for the 175th Anniversary Celebration for the First Baptist Church.
Council Member Melissa Morton made a motion to remove the August 19 minutes and approve the rest of the consent agenda, duly seconded by Council Member Gina Juarez. The vote was unanimous.

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.

There were no questions on the HEDCO financials.

Council Member Gina Juarez made a motion to approve the financials, duly seconded by Council Member Greg Jackson. The vote was unanimous.

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

There were no questions about the HEDCO financials.

Council Member Gina Juarez made a motion to approve the financials, duly seconded by Council Member Greg Jackson. The vote was unanimous.

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

There were no questions or concerns about the Program of Work for 2025-2026.

Council Member Gina Juarez made a motion to approve the Program of Work, duly seconded by Council Member Melissa Morton. The vote was unanimous.

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

Council Member Michael Searcy asked to elaborate on the capital line items.

HEDCO Treasurer Trey Segura historically, it was called a speculative building. Now it is called an attractive building for design. Essentially, the HEDCO Director can go out and bring in a business. The incentive is for the hull or shell of the building to already be in place. It is not being built in hopes that someone will come and want it. We have someone on the hook, we have a deal being made, we have the land. Let's get it started.

The business park is a constant build-out to bring in businesses. The smart flower project is an incentive for businesses; Green energy is what companies are looking for. HEDCO Director Bret Gardella stated the scope of work that was not finished in the business park, such as the lighting, the fiber optic lines, and signage. These items had to be readdressed after Bret was hired.

Michael asked about the county road not being in the budget. Bret stated it is not in the budget, about 80% of the road is owned by the county and 20% by the city. Approximately 7 or 8 months ago, there was a meeting with the county, city, economic development and Blacklands railroad all in the room to see what could be done about this road. The county is the driving force on it because they own the majority of the road. It did not appear the county had any plans on budgeting anything for this project in this year's budget. Bret also stated the EDC has approached the county to partner with them about extending the airport runway. Michael stated that there was still 1.1 million left in the fund balance. Trey stated yes, we need to keep some funds available in case we need them.

Council Member Gina Juarez made a motion to approve this item as presented to them, duly seconded by Council Member Greg Jackson. The vote was unanimous.

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.

City Manager Jay Abercrombie stated this is the second reading of the ordinance with no changes being made.

Council Member Stephen Strong made a motion to approve ordinance 2025-09-01 setting the tax rate, duly seconded by Council Member Michael Searcy. The vote was unanimous.

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

Again Jay stated this is the second reading of the ordinance with no changes being made.

Council Member Gina Juarez made a motion to approve the ordinance adopting the budget, duly seconded by Council Member Melissa Morton. The vote was unanimous.

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

City Secretary Cheryl Jimerson stated annually that the city will adopt a newspaper as the official paper of the city.

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

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)

City Secretary Cheryl Jimerson stated there are no opponents running against the incumbents with only one application submitted for Council District 4 on the November ballot. Therefore, the election for the city needs to be canceled. This is the first reading of the ordinance with no action to take.

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

City Secretary Cheryl Jimerson stated the holiday schedule is the same as it was last year.

Council Member Melissa Morton made a motion to approve the holiday schedule with a correction to the Independence Day, holiday to be on Friday, July 3, 2026. Duly seconded by Council Member Michael Searcy. The vote was unanimous.

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)

City Secretary Cheryl Jimerson asked the Mayor to drop this item, the Planning and Zoning Meeting had to be rescheduled.

Mayor Pace dropped the item from this agenda.

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.

Council Member Gina Juarez made a motion to table this item, duly seconded by Council Member Melissa Morton. The vote was unanimous.

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

Communication and Marketing Coordinator Phedra Johnson presented her report to the Council through a PowerPoint presentation discussing how AI can be utilized and manipulated.

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

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

EXECUTIVE SESSION:

REGULAR SESSION:

ADJOURNMENT

21. Adjourn

Council Member Melissa Morton made a motion to adjourn at 7:09 p.m., duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:

APPROVED:

Cheryl Jimerson, City Secretary

Henry Pace, Mayor

MINUTES OF THE
HENDERSON CITY COUNCIL
Special Called Meeting

September 25, 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 Pro tem Gina Juarez called the meeting to order at 9 a.m.

Council members present were Stephen Strong, Greg Jackson, and Gina Juarez. Not able to attend were Mayor Pace, Michael Searcy and Melissa Morton.

Staff members present were City Manager Jay Abercrombie, Chief of Police Chad Taylor, Code Enforcement Officer Wes Breitenberg, Executive Leadership Assistant/HR Specialist Hillary Faulkner, and Fire Chief Sonny Yabarra.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Member Greg Jackson gave the invocation, Council Member Stephen Strong led the Pledges.

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.

There were no citizens' comments.

PRESENTATIONS/ANNOUNCEMENTS

There were no presentations.

Council Member Stephen Strong stated recently the 911 Walk took place and Jeff Craig wants me to echo his appreciation to the Council for being supportive of this event.

COUNCIL BUSINESS – REGULAR SESSION

1. Consideration and possible action upon a recommendation from the Planning and Zoning Commission on an application for a zoning change submitted by Perry and Carolyn Tenbrink. They are requesting to change the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as LT 1 BLK 702 STONE ADDN AP VAUGHN SUR 200 Hubbard Drive, Henderson, TX. (Breitenberg)

Wes Breitenberg presented to the Council a recommendation from the Planning and Zoning Commission on a property on Hubbard Drive. Mr. Tinbrink submitted a zoning change application asking the zone to be changed from commercial to residential so he could build a home on it. Hubbard Drive is a residential area and is a perfect fit for this project.

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

2. Consideration upon the first reading of Ordinance 2025-09-04 changing the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as 200 Hubbard Drive. (Abercrombie)

Council had no questions or comments on the first reading of Ordinance 2025-09-04.

ADJOURNMENT

3. Adjourn

Council Member Stephen Strong made a motion to adjourn at 9:06 a.m., duly seconded by Council Member Greg Jackson. The vote was unanimous.

ATTEST:

Cheryl Jimerson, City Secretary

APPROVED:

Gina Juarez, Mayor Pro tem



City Council

Agenda Item # 16.

SUBJECT: Consideration and possible action to approve HEDCO financial's for the month of August 2025. (Gardella)

MEETING DATE: October 28, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To approve HEDCOS August 2025 financials

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 08-31-2025)
2. HEDCO TYPE B FINANCIALS 2024-2025 (08-31-2025)

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date: September 8, 2025			TYPE A and B EDC All expenditures expected to come from Type A bank account. 08-31-2025 Checking Acct. # ***1857 Balance \$ - 08-31-2025 Money Market Acct. # ***1759 Balance \$ - 08-31-2025 Type B Checking Acct. # ***1963 Balance \$ 4,714,929.66 Total Account Balances \$ 4,714,929.66							
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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	Budget	Notes
9							12	11	11		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	186,578.26	2,017,371.10	106%	
12	3025		Interest Income - Type A	130,000.00	66,689.23		20,000.00	939.33	35,642.62	178%	
13	3025		Interest Income - Type B	69,000.00	94,074.36		115,000.00	17,920.18	223,545.25	194%	
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	205,437.77	2,276,558.97	77%	
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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	725,792.11	725,792.11	97%	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	725,792.11	739,631.25	37%	
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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	725,792.11	958,786.71	29%	
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	11-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	8/31/2025	8/31/2025	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	725,792.11	1,130,340.03	15%	
94	Totals										
95			Total Revenues	2,109,000.00	2,339,993.30		2,958,599.00	205,437.77	2,276,558.97	77%	
96			(Less) Total Expenditures	4,078,872.50	4,011,124.54		7,584,229.83	1,146,218.94	1,146,218.94	15%	
97	Net Increase/Decrease In Unrestricted Net Assets			(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(940,781.17)	1,130,340.03	-24%	
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)	(940,781.17)	1,130,340.03	-24%	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	-940,781.17	1,130,340.03	-24%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
1	Last Edit Date:		09.08.2025						
2									
3									
4									
5	Bank Account Balance 08/31/2025 Type B Acct. # ***1963 \$ 4,714,929.66								
6									
7				APPROVED		Y-T-D			
8				BUDGET	11-Month Ended	2024-2025	% Of		
9	Acct.#		Description	2024-2025	8/31/2025	8/31/2025	Budget	Notes	
10					11	11	100%	Percent of year completed	
11	REVENUE								
12	3010		Sales Tax Revenues Type B	1,900,000.00	186,578.26	2,017,371.10	106%		
13	3025		Interest Income - Type B	115,000.00	17,920.18	223,545.25	194%		
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	204,498.44	2,240,916.35	76%		
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	322.13	7,470.45	21%		
25	6122		US 259 Infrastructure (Christus)	750,000.00	24,207.89	24,207.89	3%		
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		76,475.85	76%		
29	6190		Matching Grants for Business Retention -Ind. Park	150,000.00		50,000.00	33%		
30	6200		Business Incentives for new or existing businesses	500,000.00	2,000.00	22,000.00	4%		
31									
32		Total Economic Development Expenses		2,317,000.00	26,530.02	472,818.64	20%		
33									

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	11-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	8/31/2025	8/31/2025	Budget	Notes
34	Supplies, Office Expenses and Professional Services								
35	6501		Accounting (Monthly Bookkeeping + Annual Audit)		14,000.00	600.00	12,770.00	91%	
36	6502		Insurance - General Liability		1,500.00			0%	
37	6503		Legal (Attorney)		25,000.00		-	0%	
38	6504		Office Expenses		8,000.00	473.93	7,214.15	90%	
39	6505		Postage & Shipping		400.00		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		150,545.00	1,073.93	22,434.02	13%	
45									
46	Personnel Expenses								
47	7001		Contract Labor - Executive Director (with City)		204,234.83	29,878.88	162,547.75	80%	
48	7010		Contract Labor - Dir. of Marketing/Business Dev.		83,461.59	16,477.03	77,569.82	93%	
49	7020		Contract Labor- Administrative Assistant		73,950.00	14,436.76	67,022.68	91%	
50	7022		Contract Labor - Attorney		36,000.00	-	20,307.58	56%	
51			Subtotal - Personnel Expenses		397,646.42	60,792.67	327,447.83	82%	
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	20,708.48	111,335.98	93%	
57	7204		Meetings and Entertainment		10,000.00		2,011.61	20%	
58	7205		Dues, Memberships & Subscriptions		27,500.00	500.41	32,821.56	119%	
59	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees		50,000.00	1,630.34	36,365.60	73%	
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	22,839.23	207,559.75	93%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	11-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	8/31/2025	8/31/2025	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	7,950.00	8,750.00	4%	
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	7,950.00	8,750.00	3%	
74									
75			TOTAL EXPENSES		3,398,191.42	119,185.85	1,039,010.24	31%	
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		1,572,000.00	559,626.80	888,815.04	57%	
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		4,302,000.00	559,626.80	888,815.04	21%	
83									
84			TOTAL EXPENDITURES (Expenses + Capital Outlay)		7,700,191.42	678,812.65	1,927,825.28	25%	
85									
86			Totals						
87			Total Revenues		2,938,599.00	204,498.44	2,240,916.35	76%	
88			(Less) Total Expenditures		7,700,191.42	678,812.65	1,927,825.28	25%	
89			Net Increase/Decrease In Unrestricted Net Assets		-4,761,592.42	(474,314.21)	313,091.07	-7%	
90			Total Available to Contribute to Fund Balance		-4,761,592.42	(474,314.21)	313,091.07	-7%	Operating income less operating expenses
91									
92			Potential Transfer From Fund Balance						Projected Expenditures In Excess of Annual Income
93									
94			FINAL BALANCE		-4,761,592.42	-474,314.21	313,091.07	-7%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	11-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	8/31/2025	8/31/2025	Budget	Notes
95									



City Council

Agenda Item # 17.

SUBJECT: Consideration and possible action upon street closure for the Downtown Henderson Trick or Treat event. (Kimbrell)

MEETING DATE: October 28, 2025

DEPARTMENT: Main Street/Tourism

CONTACT: Stephanie Kimbrell, Civic Center Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the requested street closures to facilitate the safe and successful execution of the Downtown Henderson Trick or Treat event.

ITEM SUMMARY:

Approval is requested for the temporary closure of the following streets during the event: East Main Street – from the 300 block west of Main Street through the intersection of North Marshall Street, and North Marshall Street – from Fordall Street to Minden Street. Barricades will be placed on the east side of North Marshall Street to ensure public safety and allow controlled pedestrian access throughout the event area.

BACKGROUND INFORMATION: The annual Downtown Henderson Trick or Treat event will take place on Friday, October 31, 2025 from 5:30 pm to 7:30 pm. This family-friendly event has been gaining momentum over the past few years. It provides a safe and festive environment for children and families to enjoy Halloween activities and visit downtown merchants.

SPECIAL CONSIDERATIONS:**SUPPORTING MATERIALS:**

1. City Council Agenda Item memo Halloween street closures



City Council
Agenda Item _____

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Subject: Increasing safety during downtown's Trick or Treat event

Meeting date: October 21, 2025

Department: Main Street Advisory Board

Contact: Alexa Duke, Main Street Coordinator

Recommended City Council Action: Approve closing portions of East and South Main Streets from 5:30-7:30 on Friday, Oct. 31

Item Summary: Place barricades at the intersections of North and East Main streets, on the east side of the intersection of East Main and Marshall Street; at East Main at North Marshall; East Main at South Marshall; and South Main at Elk St.

Background Information: The downtown trick or treat event has grown exponentially the last few years. The tremendous increase in foot traffic creates a safety hazard for drivers and pedestrians. The fire department's Family Fun Night already closes parts of West Main Street. This request will add East Main and two blocks of South Main to the barricaded area.

Special Considerations: None at this time.

Financial Impact: None at this time.

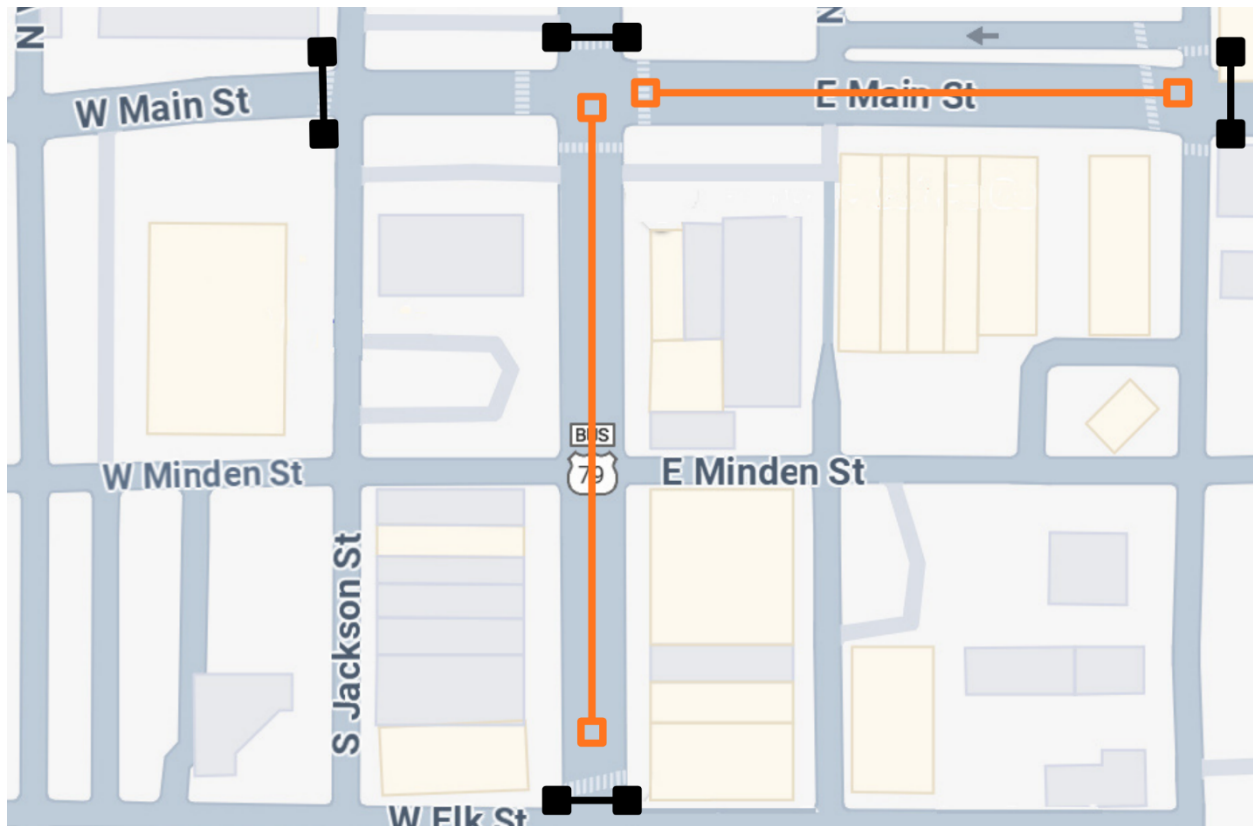
Board Or Commission Recommendation: Approve the requested street closures. If it is not possible to barricade vehicle traffic, we would request police officers be stationed at downtown crosswalks to protect trick or treaters in traffic.

Supporting Materials: Map indicating proposed blockade attached.



City Council
Agenda Item _____

[Type here]



-  Barricade placement
-  Busiest pedestrian paths



City Council

Agenda Item # 18.

SUBJECT: Consideration and possible action upon adopting the annual Investment Policy for the City of Henderson. (Arnall)

MEETING DATE: October 28, 2025

DEPARTMENT: Finance

CONTACT: Karen Arnall, Finance Director

RECOMMENDED CITY COUNCIL ACTION: Staff recommends to Council to approve the City of Henderson's Investment Policy for fiscal year 2025-2026.

ITEM SUMMARY: In accordance with Chapter 2256 of the Texas Government Code (the Public Funds Investment Act), the City's investment policy and investment strategy must be reviewed and approved annually by the City Council. Currently, the investment officers are listed as the City Manager and the Finance Director. The current policy sets the minimum level of reserve funds for the General Fund at \$1.8 million and the Water/Sewer Fund at \$800,000.

BACKGROUND INFORMATION: Council has reviewed this policy every year since the Texas Government Code required it.

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Investment Policy 2025

CITY OF HENDERSON, TEXAS



INVESTMENT POLICY

October 2025

Investment Policy City of Henderson, Texas

1. Statement of Intent

It is the policy of the City of Henderson (the "City") to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow requirements of the organization.

The City shall administer its investment activities in conformance with Chapter 2256, Texas Government Code (the Public Funds Investment Act). The City shall also administer its investment activities in conformance with any other applicable state and federal regulations, applicable bond resolution requirements, this Investment Policy and related Strategy.

2. Scope

This investment policy applies to all financial assets of the City of Henderson, Texas, at the present time and any funds to be created in the future and any other funds held in custody by the City of Henderson, unless expressly prohibited by law or unless it is in contravention of any depository contract between the City of Henderson and any depository bank. All funds will be pooled for investment purposes and shall include but not limited to the following funds:

- a. General Fund,
- b. Capital Project Fund,
- c. Enterprise Fund,
- d. Special Revenue Fund,
- e. Debt Service Fund, including reserve and sinking funds, and
- f. any new fund created by the City, unless specifically exempted by the Council.

3. Objectives

The primary objectives, in priority order, of the City of Henderson investment activities shall be: Safety, Liquidity, Yield, and Public Trust. It is the policy of the City of Henderson to invest public funds in a manner which is consistent with state and federal law that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust.

Safety: Safety of principal is the foremost objective of the investment program. Investments of the City of Henderson shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

Liquidity: The City of Henderson's investment portfolio will be structured to enable the City to meet all operating requirements which might be reasonably anticipated. The minimum level of reserved funds will equal to the average of at least 60 days of operational expenses. The General Fund reserves should not be less than \$ 1.8 million. The Water & Sewer Fund reserves should not be less than \$800,000.

Yield: It shall be the design of this policy to earn the maximum rate or return allowed on investments with safety as the primary and liquidity being the secondary objectives of the portfolio structure. The maximum allowable stated maturity of any individual investment owned by the City of Henderson shall not exceed two (2) years.

Public Trust: Officials of the City of Henderson with investment authority shall seek to act responsibly as custodians of the public trust. All officials of the City of Henderson shall avoid any transaction which might impair public confidence in the City's ability to govern effectively. The City of Henderson investment portfolio shall be open public records and shall be made readily available upon request by the Mayor and City Council. Reports of the investment portfolio shall be made to the Mayor and City Council monthly.

4. Investment Strategy

The City is required by the "Act" to adopt a written Investment Strategy for individual funds or its fund group as a whole. The following Investment Strategy outlines overall objectives for the funds as a whole. A more dynamic strategy will depend on prevailing market conditions at the time of investment:

- a. *Suitability* - Any investment type eligible in the Investment Policy is suitable for the fund group. Specific bond covenants and cash flow constraints may create additional limitations and will need to be considered.
- b. *Safety of Principal* - All investments will be of high quality securities with no perceived default risk. Although Investment Policy is limited to conservative securities, the Investment Officer for the City shall continually monitor current positions and be aware of potential concerns related to selected investments.
- c. *Marketability* - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement. The Investment Policy specifically limits authorized investments to those considered most marketable and liquid.
- d. *Liquidity* - To the extent possible, the City will attempt to match its investment maturities with anticipated cash flow requirements. Unless matched to a specific cash flow requirement, the City will not directly invest in securities maturing more than two (2) years from the date of purchase. In general, investment in long-term securities shall be avoided. However, in certain circumstances, where a specific cash flow need is identified, the City may invest in longer-term securities. Such specific cash flow requirements would include the expenditure of construction bond proceeds and debt service funds. Investment pools and money market mutual funds shall provide a competitive yield alternative for short term fixed maturity investments.
- e. *Diversification* – The City shall strive to achieve ample diversification by investing in security types with both fixed and variable rates. In addition, the City shall invest with different issuers and financial institutions to spread potential risks.

Diversification by security types shall be established by the following maximum investment type to the total City investment portfolio:

Depository CDs	100%
U.S. Treasury bills, notes and strips	85%
Federal agency securities	75%
Investment Pools	75%
Money Market funds	25%

- f. *Yield* - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. At no time shall the City lengthen its maturities or intentionally assume additional credit risk in attempt to obtain a higher yield. The City's quarterly benchmark, used to help gauge relative performance, shall be the 91-day T-bill average yield for the reporting period.

5. Policy and Strategy Review

The City Council (the "Council") shall review its Investment Policy and Investment Strategy not less than annually. The Council shall adopt a written instrument by resolution stating that it has reviewed the Investment Policy and Investment Strategy. The written instrument so adopted shall record any changes made to either the Investment Policy or Investment Strategy. In addition, the City's investment activities shall be reviewed annually by the City's independent auditors as part of the annual audit process. The objective of the review shall be to ascertain compliance of the City's investment activities with the Investment Policy and Investment Strategy.

6. Investment Officers

The Finance Director and City Manager are authorized to administer the investment activities of the City and, as such, are designated as Investment Officers for the purposes of this policy. The Council may designate, by resolution, additional qualified employees as Investment Officers to be responsible for the administration of the City's investment activities. Authority as Investment Officer is effective until rescinded by the City or until termination of employment.

The Finance Director and City Manager shall attend at least one training session relating to investment responsibilities within 12 months after taking office or assuming duties. On a continuing basis, the investment training sessions must be attended at least once in a two-year period that begins on the first day of a city's fiscal year and consists of the two consecutive fiscal years after that date for at least eight (8) hours of instruction. Such training, from an independent source as approved by City Council, shall include education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act.

7. Standard of Care

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. This "prudent person" standard shall be applied in the context of managing an overall portfolio. Investment Officers acting in accordance with the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner to the Mayor and City Council and that appropriate and immediate action is taken to control adverse developments.

8. Ethics and Conflicts of Interest

Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program or that could impair their ability to make impartial investment decisions. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the Council a statement disclosing any personal business relationship with

an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City.

9. Broker/Dealers

The City recognizes that all investment decisions regarding the City's portfolio are ultimately the responsibility of the City and its Investment Officers. However, all broker/dealers conducting business with the City shall make every reasonable effort to adhere to the spirit, philosophy, and specific terms of this Investment Policy. All investment advisors and broker/dealers shall avoid recommending or suggesting transactions outside the spirit, philosophy, and specific terms of this Investment Policy.

Selection of broker/dealers will be the responsibility of the Investment Officers. Investment Officers will establish criteria to evaluate broker/dealers, including:

1. adherence to the City's policies and strategies,
2. investment performance and transaction pricing within accepted risk constraints,
3. responsiveness to the City's requests for service and information, and
4. understanding of the inherent fiduciary responsibility of investing public funds

Broker/dealers eligible to transact investment business with the City shall be presented a written copy of the City's Investment Policy. A registered principal of the entity shall execute a written instrument certifying substantially to the effect that the registered principal has:

1. received and reviewed the City's Investment Policy, and
2. acknowledge that the entity has implemented reasonable procedures and controls to preclude imprudent investment activities with the City.

The City shall not enter into any investment transaction with a broker/dealer prior to receiving the written instrument described above.

10. Eligible Investments

a. United States Government Obligations

Obligations of the United States government or its agencies and instrumentalities that are explicitly or implicitly guaranteed by the full faith and credit of the United States government.

This shall include U.S. Treasury-bills and Treasury-notes as well as direct obligations of the following Federal agencies: Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA / "Fannie Mae"), Federal Home Loan Mortgage Company (FHLMC / "Freddie Mac") and the Federal Farm Credit Bank (FFCB)

Excluded from eligibility are principal-only and interest-only mortgage backed securities, inverse floaters, Collateralized Mortgage Obligations (CMO's) and any other government securities deemed ineligible by the Public Funds Investment Act.

b. Depository CD

Eligible certificates of deposit are those issued by state and national banks doing business in the State of Texas. To be eligible, certificates of deposit must also be:

1. insured by the Federal Deposit Insurance Corporation (FDIC) or its successor, or

2. secured by obligations meeting requirements of the Public Funds Investment Act, and
3. governed by a Depository Agreement, as described in section 11 of this document, that complies with federal and state regulations for properly securing a pledged security interest.

c. Money Market Mutual Funds

Money Market funds are an eligible investment under this policy if the mutual funds:

1. fully invest all deposits without sales commissions or loads,
2. is registered with and regulated by the Securities and Exchange Commission,
3. has a dollar-weighted average stated maturity of 90 days or fewer,
4. includes in its investment objectives the maintenance of a \$1 net asset value and
5. is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent.

The City shall not invest, in the aggregate, more than 25 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in eligible mutual funds.

d. Investment Pools

1. Investment pools are an eligible investment instrument under this policy provided investment in any particular pool is approved by the Council by resolution. Eligible investment pools must conform, in every respect, to the Public Funds Investment Act.

The City shall not invest, in the aggregate, more than 75 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in eligible investment pools.

11. Collateralization

Consistent with the requirements of state law, the City requires all bank deposits to be federally insured or collateralized with eligible securities. Financial institutions serving as City depositories will be required to execute a Depository Agreement with the City. The safekeeping portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing. The City must approve all securities pledged.

a. Collateral Levels

In order to anticipate market changes and provide a level of security for all City funds, the collateralization level in all City Depositories will be no less than 102 percent of the total of all City funds held in each Depository each day. The securities constituting the pledge shall be valued at the lower of par or market value.

b. Safekeeping

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the City, an independent third party financial institution, or the City's designated banking services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third party custodian shall be required to issue safekeeping receipts to the City listing each specific security, rate, description,

maturity, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City or pledged to the City. All securities pledged to the City for certificated of deposit or demand deposits shall be held by an independent third party bank doing business in Texas. The safekeeping bank may not be within the same holding company as the bank from with the securities are pledged.

12. Safekeeping and Custody

The City shall contract with a bank or custodian for the safekeeping of any securities owned by the City as a part of its investment portfolio. The designated Safekeeping Agent will be responsible for the processing of individual security trades, safekeeping of securities owned by the City and monthly reporting. All securities held by the Safekeeping Agent on behalf of the City shall be evidenced by a safekeeping receipt. The purchase of individual securities shall be executed on a "delivery-versus-payment" (DVP) basis through the City's Safekeeping Agent. The DVP method prevents the City's funds from being released until the City has received, through the Safekeeping Agent, the securities purchased.

13. Internal Controls

The Finance Director shall establish and maintain a system of internal controls over the investment activities of the City. The City's internal controls over investment activities shall be reviewed annually by the City's independent auditor as part of the annual audit process. Any irregularities or suggestions for improvement shall be reported to the Council through the Comprehensive Annual Financial Report or separately issued report as prescribed by the audit engagement agreement.

The Finance Director will monitor, at least annually the credit rating changes in investments and should the rating fall below accepted levels, the Finance Director will immediately advise the City Manager and Council of the loss of rating, the possible loss of principal.

14. Reporting

The Investment Officers shall continually monitor investment activity. Not less than monthly, the Finance Director shall provide a timely comprehensive report to the Council regarding the City's investment activities. The report shall conform to the requirements of the Public Funds Investment Act. Such requirements include but are not limited to:

1. detailed description of the investment position of the City as of the reporting date,
2. stating the book and market value of each asset at the beginning and end of the period,
3. stating the changes to market value of each asset during the period by type of asset,
4. stating the interest earned for the reporting period,
5. stating the maturity date of each asset, and
6. stating the compliance of the portfolio with the Investment Policy, Investment Strategy, and the Public Funds Investment Act.

DULY PASSED AND APPROVED ON THE _____ DAY OF _____, 2025.

Recommended: _____

Executed: _____



City Council

Agenda Item # 19.

SUBJECT: Consideration and possible action upon the Hallelujah Fest street closure for part of Webster Street from 4 pm to 9 pm on October 31st, 2025.

MEETING DATE: October 28, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Hallelujah Fest Street Cloure Request

CITY OF HENDERSON

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

Event Title: Hallelujah Fest

Contact Person for Event: Susan Magouirk

Telephone Number for Contact Person: 903-705-2499

Type of Event: Community-Mainly for kids

Date(s) of Event: October 31, 2025

Time(s) of Event: 6:00 pm-8:00 pm (Requesting closure for 2
hours prior-1 hour post (4 pm-9 pm)).

Proposed Route, if applicable: _____

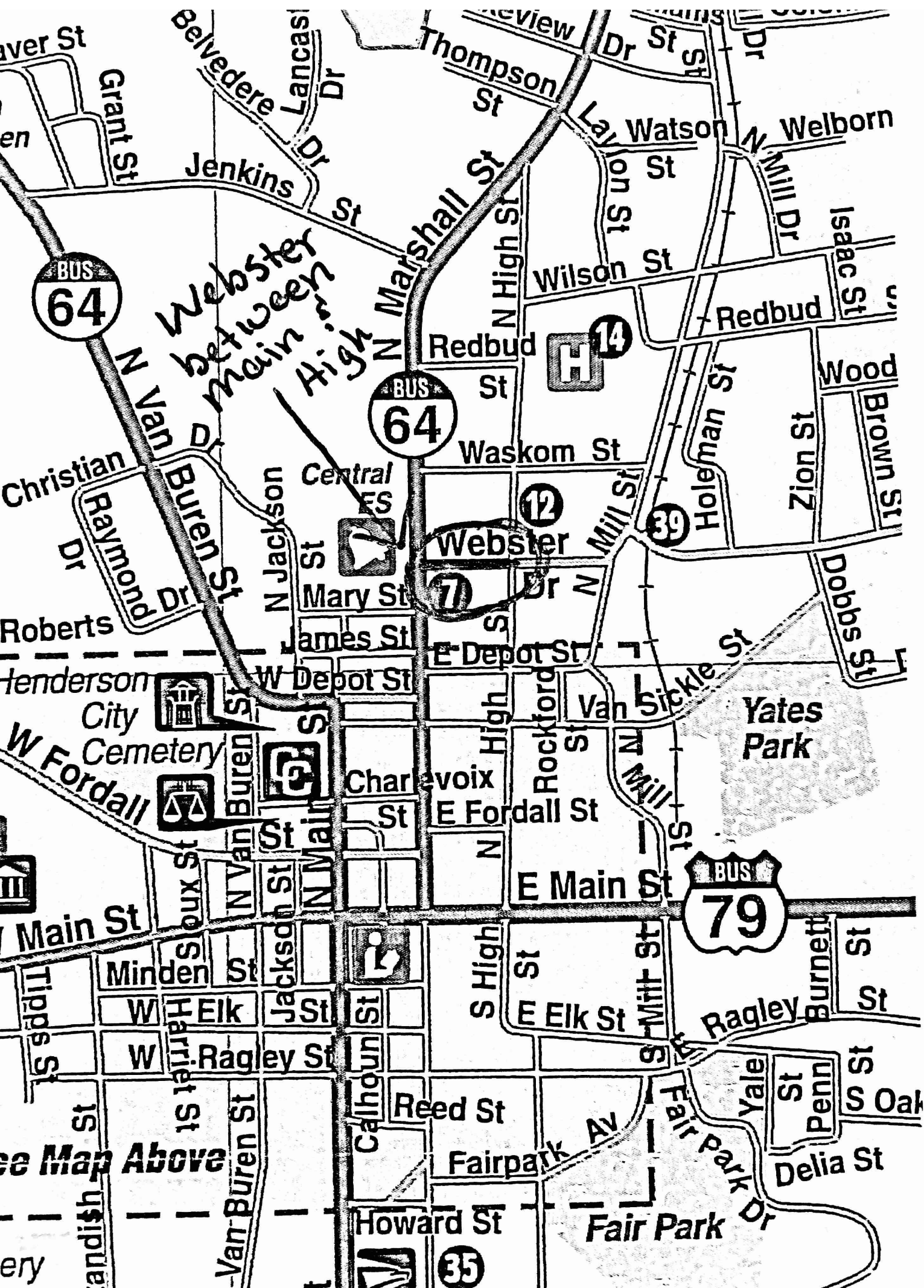
_____ (Enclose Map for Verification)

Proposed Street Closures, if applicable: Webster Street between
Marshall and High Street. (Enclose Map for Verification)

Proposed Electrical Requirements, if applicable: _____

Proposed Service Personnel Needs (i.e. Police, Fire, Street):

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 # 20.

SUBJECT: Consideration and possible action upon street closures for the Syrup Festival. (Kimbrell)

MEETING DATE: October 28, 2025

DEPARTMENT: Civic Center

CONTACT: Stephanie Kimbrell, Civic Center Manager

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Council Syrup Festival Street Closure List 2025
2. Council Syrup Festival Street Closures Map 2025

2024 Syrup Festival Street Closures

South Main @ East Howard

Reed @ South Calhoun

East Ragley @ South Marshall

East Elk @ South Marshall

(2) East Minden @ South Marshall

East Main @ High

East Fordall @ S&N Cleaners

North Marshall @ East Fordall

East Charlevoix @ North Calhoun

East Van Sickle @ North Calhoun

North Calhoun @ East Depot

North Main @ East Depot

West Charlevoix @ North Jackson

(2) West Fordall @ North Van Buren

West Main @ Sioux

West Minden @ Sioux

West Elk @ Sioux

(2) South Van Buren @ West Ragley





City Council

Agenda Item # 21.

SUBJECT: Consideration and possible action for street closure for the annual Saftey Fun Night. (Ybarra)

MEETING DATE: October 28, 2025

DEPARTMENT: Fire Department

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:

ITEM SUMMARY: This request addresses the yearly Public Safety Fun Night planned for October 31, 2025 and involves the closure of West Main Street in front of Central Fire Station from Sioux Street to Standish Street, S. Harriet Street next to Fire Station and Minden Street behind the Fire Station and N. Harriet to Fordall between old city hall and new city hall. Most of the participants are families who park at the new and old City Hall Complex. These families are escorted across highly congested traffic on West Main by firefighters to get to Central Fire Station. Barricades will be placed at these locations.

BACKGROUND INFORMATION: This annual event has been held each October, and has grown in scope over the years. There are an estimated 1000-1200 children attending this event along with parents and other family members.

SPECIAL CONSIDERATIONS: The Fire Department, Police Department, and other Rusk County First Responders will be present at the event.

SUPPORTING MATERIALS: None



HENDERSON FIRE DEPARTMENT

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

Sonny Ybarra, Fire Chief
Jeff Stoddard, Assistant Fire Chief

MONTHLY REPORT FOR SEPTEMBER 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>	0	0
<i>GRASS FIRES</i>	3	5
<i>ELECTRICAL FIRES</i>	0	1
<i>COOKING FIRES (KITCHEN)</i>	1	0
<i>POWER LINES</i>	2	0
<i>SMOKE CHECKS</i>	0	0
<i>ACCIDENTS (JAWS)</i>	0	1
<i>MVC'S (No Extrication)</i>	5	6
<i>AIRCRAFT STAND-BY</i>	1	0
<i>FUEL SPILLS/GAS LEAKS</i>	4	2
<i>RESCUE</i>	0	0
<i>MEDICAL CALLS</i>	29	7
<i>ALARM MALFUNCTIONS</i>	3	0
<i>FALSE ALARMS</i>	7	0
<i>DISPATCHED AND CANCELED ENROUTE</i>	1	1
<i>UNAUTHORIZED BURNING</i>	0	0
<i>CONTROL BURN (COUNTY ONLY)</i>	0	2
<i>ASSIST OTHER DEPARTMENTS</i>	0	0
<i>MISCELLANEOUS CALLS/PUBLIC SERVICE</i>	1	2
TOTAL	58	29
MILEAGE	147.35	230.4
MANHOURS	95	89.5
TOTAL CALLS		87
TOTAL MILEAGE		377.8
TOTAL MANHOURS		184.5
TRAINING	Paid 50 Vol 8	Total 58
INSPECTIONS		12
FIRE PREVENTION PROGRAMS		0
PUBLIC RELATIONS EVENTS		10
HYDRANT MAINTENANCE		197
WATER USAGE		300

HENDERSON FIRE DEPARTMENT



September 2025 Call Log

- Fire Calls: 51
- Medical Calls: 36
- Total Calls: 87
- Inspections: 12
- Hydrants: 197

September 2025 Monthly Report

September 13, 2025, A shift helped with the 2nd Annual Patriot Day Memorial Walk. It was a 2.1 mile walk which was the distance of the stairwell from the bottom to the top of the World Trade Center Twin Towers. It was a very touching moment, and we were proud to be part of it. The attendance tripled from the first year!!!

September 15th-17th, 2025, we were invited to attend the "Start your day with a Hello" at the Wylie Primary premises and on the Northside Campus. Several departments from the city and county were on hand to greet the school kids and start the day off with fist bumps and high fives. It was a good time for all involved. But, the Chick Fil A cow was the biggest hit!!

In September, HFD and other city and community members on the Paint the Town Pink committee are making final preparations for the event. Pink shirts are ordered and on display at Central Station and many local restaurants have partnered with HFD for the event again this year. The cancer fundraiser has been a great success and continues to grow every year.

September 18th, we held a physical agility test and interviews for 3 positions. We had 40 applications and of that, 23 confirmed to attend. We had some awesome candidates and were able to hire 3 that we needed. They will start in October.

September 19th, A shift held a safety talk for a Girl Scout Troup at Grandview Missionary Church. The girls had some great questions and A shift had all the answers.

All Wednesdays through the month, we had some of the Senior Practicum Students spend a couple of hours with us learning about the Fire Career. They pulled hoses, wore bunker gear, and even climbed the ladder. They were willing to try anything and had some great questions.





HENDERSON FIRE DEPARTMENT

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

September Monthly Mayhem 2025

Team Ash-kickers strutted into September like we owned the place decked out in swagger and sweat at the 2nd Annual Patriot 911 Memorial Walk. Attendance tripled, either word is spreading fast or folks heard we had snacks available!! Never Forget

The following week, we traded out gear for smiles at Wylie Primary's "Start the Day with a Hello". Let's just say there were hellos from kids and Ash Kicker's that were said half asleep and caffeine deficient. One kid asked if we were sleepy superheroes? YEP! Guilty as charged!

Every Wednesday, we teamed up with High School Seniors Law Practicum students. They got a crash course in what it's like to be a Ash-kicker! They pulled hose, suited up and climbed the ladder truck. One student climbed so high, he claimed he saw his GPA flash before his eyes!

Final prep made by Paint the Town Pink committee for October. There is enough pink stuff around here to even make Barbie say "it's a bit much!"

In all the midst of the mayhem, HFD had 40 applicants for 3 positions. Pray for them! 23 made agility test, 19 passed, 4 are still lying somewhere gasping for air trying to retain realty. 19 recruits were interviewed all in one day. 3 were picked and will be going through process!

We kicked ash, took names and a few naps in between. October – you're next!!! You don't want the smoke from Team Ash Kickers.

Signing off, Flameous Maximous



City of Henderson

August 2025

Emergency Calls Compliance

Compliance
96.6%

Calls
119

Late
4

**Run# - 79146 – Priority 2 – Unknown problem
Total Response Time – 14 minutes 05 seconds**

Delay due to multiple calls in the city.

**Run# - 81847 – Priority 2 – Stroke
Total Response Time – 14 minutes 21 seconds**

Delay due to dispatcher error. Didn't send closest unit.

**Run# - 82157 – Priority 2 – Stroke
Total Response Time – 09 minutes 00 seconds**

Delay due to CAD being down causing delay in dispatch time.

**Run# - 85914 – Priority 2 – Breathing Problems
Total Response Time – 11 minutes 11 seconds**

Delay due to multiple calls in the city and unit was posting from Smith Co.

		Oct	Nov	Dec	Jan	Feb	Mar	April	May		July	Aug	Sept	Oct	Nov	Dec	Jan
					2024												2025
CALLS FOR SERVICE	1180	1057	1019	1218	1033	974	996	1134	1261	1104	1038	1081	1076	1255	1139	1163	1162
OFFICER INITIATED CFS	514	460	454	591	393	435	435	418	500	411	358	372	356	457	428	531	541
DISPATCHED CFS	666	597	565	627	640	539	561	716	761	693	680	709	720	798	711	632	621
TRAFFIC CITATIONS	96	133	152	104	80	78	74	106	113	82	74	82	83	81	60	81	68
WRITTEN WARNINGS	285	178	182	324	244	262	263	245	320	233	198	217	183	311	320	483	384
ARREST	38	31	22	42	19	28	34	31	24	25	22	27	44	28	41	30	30
ACCIDENTS	30	35	21	35	45	23	35	39	36	34	28	33	36	38	38	39	24
DWI ARREST	2	0	2	5	2	2	2	1	1	4	0	2	2	1	1	5	1
(included above)																	
INCIDENT REPORTS																	
SENT TO CID	191	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174	164
ASSIGNED	191	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174	164
SUSPENDED	110	72	90	91	85	63	63	87	104	85	80	125	79	108	67	74	72
CLEARED	105	95	77	103	102	73	74	123	65	83	71	111	97	117	77	84	70
BURGLARY	13	12	10	6	1	10	9	6	7	6	11	13	11	16	8	7	5
ROBBERY	1	2	2	0	0	0	0	4	0	0	0	0	2	0	0	0	0
ASSAULT	27	26	18	26	29	24	23	22	23	32	12	19	30	19	33	20	22
POCS / POM*	8	4	5	2	2	5	4	0	3	2	4	0	0	1	4	5	9
SEXUAL ASSAULT	1	0	1	0	0	2	1	3	2	0	1	1	1	2	0	2	0

* Includes marijuana, cocaine, etc.

Feb	Mar	April	May	June	July	Aug	Sept
1029	1182	1075	1286	1175	1198	1162	1282
451	510	465	591	514	552	594	745
578	672	610	695	661	646	568	537
51	72	73	88	87	76	101	113
309	329	333	433	364	374	421	547
33	47	41	27	38	43	42	42
22	28	20	41	20	19	26	28
1	5	2	1	1	2	5	8
173	204	167	161	133	183	118	142
173	204	167	161	133	183	118	142
70	98	77	55	88	68	40	72
71	73	69	92	58	94	63	51
13	18	6	5	7	8	3	2
1	0	1	0	0	0	0	1
21	17	18	21	19	22	12	15
9	15	13	7	5	9	6	9
1	2	1	4	0	0	1	0

**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
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Memo

To: Jay Abercrombie, City Manager

From: Chad Taylor, Chief of Police

cc: Cheryl Jimerson, City Secretary

Date: October 1, 2025

Re: Henderson Police Department Monthly Report



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

The Henderson Police Department had an busy month for September. Our Officers attended the Mid-Morning coffee at the Boys and Girls Club. We also attended several Ribbon Cuttings of local businesses in our area, including the new 7 Brew, Henderson Home & Land LLC, and Henderson Trade Days. The Henderson Police Department, along with the School Resource Officers, got to greet kids at Wylie and Northside for Kindness Week. Our officers were also involved in the 9/11 Memorial Walk with dozens of citizens and first responders honored fallen first responders of the terrorist attacks.

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 September. The Henderson Police Department participated in numerous Chamber and local events. We also swore in one new patrol Officer (William Steele) and our new Deputy Chief (Chase Berryhill). Our officers were busier this month with over 150 more officer-initiated calls for service and over 100 more traffic stops.

September 4, 2025 – Chief Taylor and several others at the Henderson City Hall where the new Deputy Chief Chase Berryhill and Officer William Steele were sworn in as our newest officers.





September 9, 2025 –Chief Chad Taylor DC Chase Berryhill and Sgt Charles Helton at the Ribbon Cutting for Designs by Washington Girls.



September 10, 2025 –Chief Chad Taylor, DC Chase Berryhill, and Sgt Charles Helton at the Ribbon cutting for Copper Top Beverages.





September 11, 2025 – Chief Chad Taylor, DC Chase Berryhill, and Sgt Charles Helton at the Mid-Morning Coffee hosted by the Boys and Girls Club.



September 12, 2025 – Sgt Charles Helton at the Ribbon Cutting for Henderson Home & Land LLC.

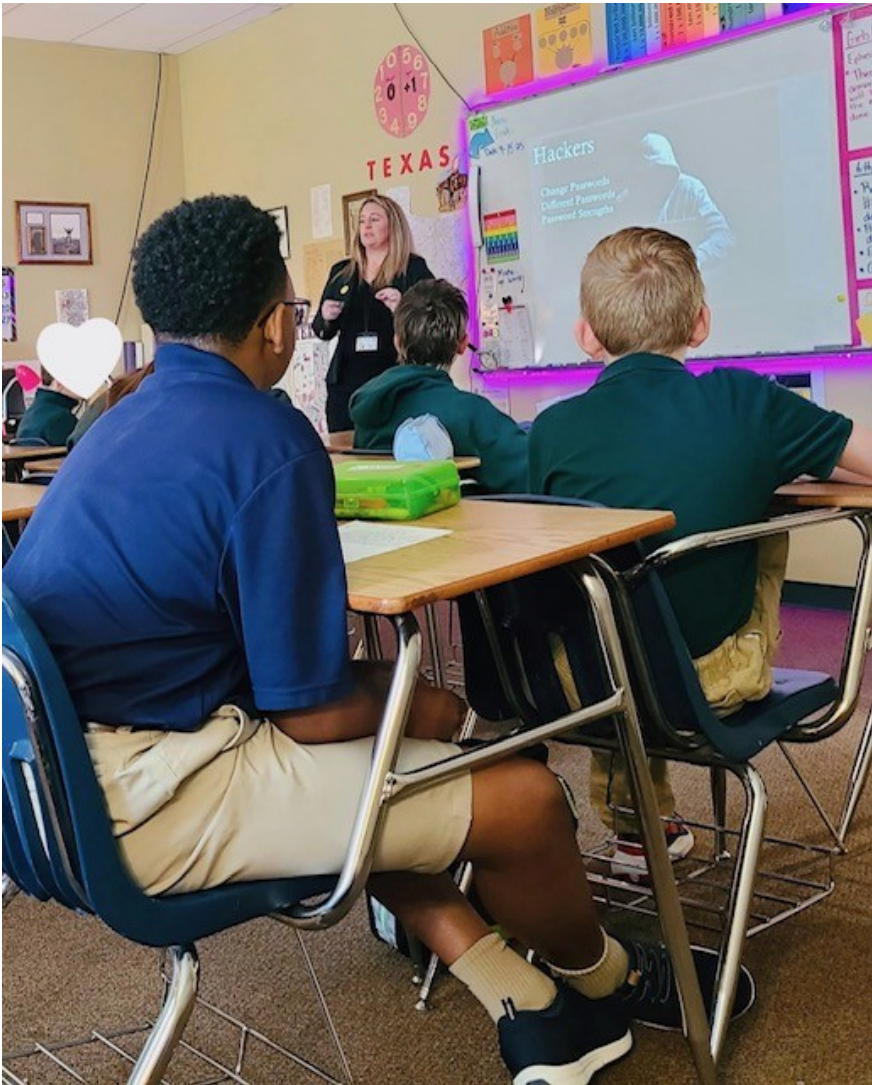


September 13, 2025 – Chief Chad Taylor, Sgt. Jeremy Trimble, Officers Jacob Estes, Jesus Martinez, and Levi Morrill at the 9/11 Memorial Walk.





September 15, 2025 – Det Pamela Randolph speaking at Full Armor about Cyber Bullying and the importance of internet safety.



September 15, 2025 – Sgt. Jeremy Trimble, Cpl. Kiegan Basso, and Officer Jesus Martinez at Wylie Primary for Kindness Week.



September 16, 2025 – Cpl. Michael Hunt, Sgt. Richard Stanley, and Officer Diosdado at Wylie Elementary for Kindness Week.





September 17, 2025 – Cpl. Derek Keith, Detective Reagan Bice, Officer Jacob Estes, and Cpl. Brittany Kuler at Northside for Kindness Week.



September 23, 2025 – Detective Cory Downey, Officer Jacob Estes at the Ribbon Cutting for Boot Barn.



September 23, 2025 – Chief Chad Taylor, DC Chase Berryhill, along with several Detectives and Officers at Coffee with Cops hosted by Gabriel Jordan.





September 25, 2025 – Chief Chad Taylor, DCbChase Berryhill, Sgt Helton and several Detectives and Officers at the Ribbon Cutting for 7 Brew.





Henderson Police Department

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

Integrity ° Respect ° Accountability ° Courage ° Professionalism ° Dedication ° Service

10/01/2025

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

Training report for the month of September

Total number of officers with license certification **2**

Total number of officers moved from certificate to basic- 0

Total number of officers moved from basic to intermediate – 0

Total number of officers moved to advanced – 0

Total number of officers moved to master- 0

Total number of officers in the cadet program- 0

Total number of Telecommunicators with a temporary license – 0

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

Total number of Telecommunicators moved from basic to intermediate-0

Total number of Telecommunicators moved from advance to master-0

Total Proficiency level moves - 0

Approximate hours of training for the month of September-**339**

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



Henderson Police Department

800 Lake Forest Parkway

Henderson, Texas 75652

Phone: 903-657-3512 Fax: 903-657-3345

Integrity • Accountability • Professionalism • Service

SEPT 2025 OPEN RECORD REPORT

Request	ORR Received	ORR Completed	ORR Open
OAG Rulings	0	0	0
ORR US Gov.	7	7	0
ORR State Gov.	5	5	0
ORR Local Gov.	7	7	0
ORR Subpoena	0	0	0
ORR Civilian	70	65	5
ORR Attorney	4	3	1
CR-3 Crash Reports	17	17	0
Total Requests	110	104	6

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Open Records Report

09/01/2025 to 09/30/2025

DATE(S)	Record Requestor	MIN	Charges
9/10/2025+	OR25-2509100	40.00	COMPLETED
9/10/25	OR25-091025	20.00	COMPLETED
9/10/25	OR25-CR3CNEWMAN	40.00	COMPLETED
9/10/25	OR25-09102025 JC	40.00	COMPLETED
9/10/25	OR25-09102025MSH	40.00	COMPLETED
9/10/25	09102025TFH	40.00	COMPLETED
9/10/25	OR25-2405265	40.00	COMPLETED
9/10/25	OR25-CR32508419	40.00	COMPLETED
9/10/25	OR25-OSANCHEZ	20.00	COMPLETED
9/10/25	OR25-CR32508412	40.00	COMPLETED
9/10/25	OR25-2508964	30.00	COMPLETED
9/10/25	OR25-2406297	60.00	COMPLETED
9/10/25	OR25-09112025LPD	60.00	COMPLETED
9/10/25	OR25-2209461YDR	20.00	COMPLETED
9/10/25	OR25-FBI12388590	120.00	COMPLETED
9/10/25	OR25-09112025DALLAS CO	60.00	COMPLETED
9/10/25	OR25-FBI1239189	100.00	COMPLETED
9/10/25	OR25-2508805 INV 7504	30.00	5.00
9/10/25	OR25-CR32508690 INV 7505	30.00	6.00
9/10/25	OR25-LN2516451 INV 7506	30.00	5.00
9/10/25	OR25-LN25047988 INV 7507	30.00	5.00
9/10/25	OR25-LN11250131 INV 7508	30.00	5.00
9/10/25	OR25-LN91125 INV 7509	30.00	5.00

DATE(S)	Record Requestor	MIN	Charges
9/10/25	OR25-LN2508635 INV 7510	30.00	5.00
9/10/25	OR25-LN2508257 INV 7511	30.00	5.00
9/10/25	OR25-LN2508805 INV 7512	30.00	5.00
9/10/25	OR25-LN2508641 INV 7513	30.00	5.00
9/10/25	OR25-LN2508905 INV 7514	30.00	5.00
9/10/25	OR25-2508690 INV 7515	30.00	5.00
9/10/25	OR25-2508123 INV 7516	30.00	5.00
9/10/25	OR25-2508905 INV 7517	30.00	5.00
9/10/25	OR25-CR32508222 INV 7518	30.00	6.00
9/12/25	OR25-2502253	75.00	COMPLETED
9/15/25	OR25-FBI12366321	50.00	COMPLETED
9/15/25	OR25-2509187 INV 7519	20.00	6.00
9/15/25	OR25-2507914	60.00	COMPLETED
9/15/25	OR25-2508761GI	20.00	COMPLETED
9/15/25	OR25-09152025LS	50.00	COMPLETED
9/17/25	OR25-CR32508905 INV 7520	40.00	6.00
9/17/25	OR25-2004 2406724	120.00	COMPLETED
9/17/25	OR25-H2508176 BILLED 250.00	85.00	BILLED
9/17/25	OR25-2508803	50.00	COMPLETED
9/17/25	OR25-2507421DFPS	240.00	COMPLETED
9/17/25	OR25-2507003 INV 7521	50.00	5.00
9/17/25	OR25-2509511 INV 7522	40.00	5.00
9/18/25	OR25-CR332509182	40.00	COMPLETED
9/18/25	OR25-HCSO PO	30.00	COMPLETED
9/19/25	OR25-H2203770	75.00	COMPLETED
9/16/25	OR25-CR32509218	40.00	COMPLETED
9/17/25	OR25-092325	20.00	COMPLETED
9/17/25	OR25-CR32508419	75.00	COMPLETED
9/23/25	OR25-092325	20.00	COMPLETED
9/23/25	OR25-101205379 INV 7534	75.00	33.00
9/23/25	OR25-2509747	20.00	COMPLETED
9/23/25	OR25-092325ML	30.00	COMPLETED
9/23/25	OR25-2202142	50.00	COMPLETED
9/24/25	OR25-LN2509181 INV 7523	40.00	5.00
9/24/25	OR25-LN2508761 INV 7524	40.00	5.00

DATE(S)	Record Requestor	MIN	Charges
9/24/25	OR25-LN92425 INV 7525	40.00	5.00
9/24/25	OR25-LN32425 INV 7526	40.00	5.00
9/24/25	OR25-LN2508905 INV 7527	40.00	5.00
9/24/25	OR25-LN2509187 INV 7528	40.00	5.00
9/24/25	OR25-2403726	20.00	COMPLETED
9/25/25	OR25-LN2509389 INV 7529	20.00	5.00
9/25/25	OR25-LN092525 INV 7530	20.00	5.00
9/25/25	OR25-LN2509182 INV 7531	20.00	5.00
9/25/25	OR25-LN2508944 INV 7532	20.00	5.00
9/25/25	OR25-LN2509288 INV 7533	20.00	5.00
9/26/25	OR25-92625 1	0.00	COMPLETED
9/26/25	OR25-92625 2	0.00	COMPLETED
9/26/25	OR25-92625 3	0.00	COMPLETED
		0.00	
Denotes OAG Ruling			

INFORMATION PROVIDED BY STACEY STRONG - RECORDS ADMINISTRATOR



Henderson Police Department

800 Lake Forest Parkway

Henderson, Texas 75652

Phone: 903-657-3512 Fax: 903-657-3345

Integrity • Accountability • Professionalism • Service

SEPT 2025 ORD Revenue

Description	Qty	Unit price	Discount	Total
Police Report	6	\$5.00		\$30.00
Crash Reports	4	\$6.00		\$24.00
ORR Attorney		\$		\$
ORR Civilian	1	\$33.00		\$33.00
LexisNexis	20	\$5.00		\$100.00
Total				\$187.00

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Balance Sheet

Henderson PD Records

Sep-25

Balance summary	
NO. 7504 CK 1755	\$5.00
NO. 7505 CASH	\$6.00
NO. 7506 CK 3604889252	\$5.00
NO. 7507 CK 3601873651	\$5.00
NO. 7508 CK 3593514951	\$5.00
NO. 7509 CK 3592486351	\$5.00
NO. 7510 CK 3583782451	\$5.00
NO. 7511 CK 3582705651	\$5.00
NO. 7512 CK 3603533751	\$5.00
NO. 7513 CK 3589225151	\$5.00
NO. 7514 CK 3606161251	\$5.00
NO. 7515 CK 114369816	\$5.00
NO. 7516 CK 114368173	\$5.00
NO. 7517 CK 114347533	\$5.00
NO. 7518 CASH	\$6.00
NO. 7519 CASH	\$6.00
NO. 7520 CASH	\$6.00
NO. 7521 MO 44104376	\$5.00
NO. 7522 CASH	\$5.00
NO. 7523 CK 361862451	\$5.00
NO. 7524 CK 3609443451	\$5.00
NO. 7525 CK 3610481551	\$5.00
NO. 7526 CK 3630190951	\$5.00

NO 7527 CK 3611743151
NO 7528 CK 3629569051
NO 7529 CK 3635031951
NO 7530 CK 3607232552
NO. 7531 CK 3622278451
NO. 7532 CK 3622451951
NO. 7533 CK 3628008751
NO. 7534 MO 38111722571

[illegible]

Page 136 of 172

Henderson Animal Center and Protection

Monthly Report

Month of: September

Year: 2025

Inside City Limits

Number of Dogs:	7	Year to Date:	88
Number of Cats:	7	Year to Date:	129
Number of Others:	0	Year to Date:	4
TOTAL Number of Animals:	14	Year to Date:	221

ACOPU

Number of Dogs:	20	Year to Date:	133
Number of Cats:	15	Year to Date:	115
Number of Others:	2	Year to Date:	91
TOTAL Number of Animals:	37	Year to Date:	339

Outside City Limits

Number of Dogs:	0	Year to Date:	45
Number of Cats:	0	Year to Date:	42
Number of Others:	0	Year to Date:	20
TOTAL Number of Animals:	0	Year to Date:	107

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:	27	Year to Date:	266
Number of Cats:	22	Year to Date:	286
Number of Others:	2	Year to Date:	115
TOTAL this Month:	51	Year to Date:	667

Animals Reclaimed

Number of Dogs:	7	Year to Date:	42
Number of Cats:	1	Year to Date:	5
Number of Others:	0	Year to Date:	3
TOTAL this Month:	8	Year to Date:	50

Animals Adopted

Number of Dogs:	4	Year to Date:	152
Number of Cats:	26	Year to Date:	233
Number of Others:	0	Year to Date:	40
TOTAL this Month:	30	Year to Date:	425

<i>Monthly Adoption Breakdown:</i>	<i>Dogs Adopted:</i>	3	<i>Dogs Rescued:</i>	1
	<i>Cats Adopted:</i>	7	<i>Cats Rescued:</i>	19
	<i>Others Adopted:</i>	0	<i>Others Rescued:</i>	0

Animals Euthanized

Number of Dogs:	3	Year to Date:	44
Number of Cats:	0	Year to Date:	17
Number of Others:	0	Year to Date:	0
TOTAL this Month:	3	Year to Date:	61

<i>Monthly Euthanasia Breakdown</i>	<i>Sick:</i>	<i>Injured:</i>	<i>Aggressive:</i>
<i>Dogs:</i>	1	0	2
<i>Cats:</i>	0	0	0
<i>Other: (Non-Wildlife)</i>	0	0	0

<u>Animals Held for Rabies Quarantine:</u>	1	Year to Date:	13
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<u>Animals Tested for Rabies:</u>	1	Year to Date:	20
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<u>Animal Complaints Received:</u>	464+	Year to Date:	6,700+
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<u>Deceased on Arrival (disposal):</u>	5	Year to Date:	50
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<u>Died in Care:</u>	0	Year to Date:	35
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Animal Protection Activity

Warnings Issued:	39	Year to Date:	190
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Citations:	9	Year to Date:	25
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Calls for Service during hours:	110	Year to Date:	946
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Calls for Service after hours:	2	Year to Date:	30
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Seizures:	0	Year to Date:	3
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Wildlife Euthanasia (sick or injured):	1	Year to Date:	14
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Wildlife Release:	0	Year to Date:	46
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Traps Set:	66	Year to Date:	363
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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 September 2025

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE: September 2025 \$778,423.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE: September 2024 \$11,068,880.00

ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: TO DATE 2025 \$6,981,058.00

ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: THRU September 2024 \$17,886,184.00

BUILDING INSPECTORS REPORT

CODE ENFORCEMENT REPORT

Building Inspections	15	Food Establishment Inspections	0
Electrical Inspections	24	Food Truck/Trailer Permits/Temp Food Events	2
Plumbing Inspections	21	High Grass & Weeds	6
Mechanical Inspections	8	Junk Vehicles	0
Meetings	9	Illegal Signs	1
Phone calls	121	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	3	Meetings	5
Certificate of Occupancy	3	Zoning	4

Commercial Building Permits Issued	1
Residential Building Permits Issued	9
Commercial Roof Permits issued	1
Residential Roof Permits Issued	3
Demo Permits Issued	0
Residential Fence Permit Issued	0

Submitted by: Cliff McElfresh, Community Development Mgr.

Date: 09/04/2025

For the Period 9/1/2025 to 9/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-624	Commercial Building Permit Remodel/Repair	300 US-79	\$225,237.00	\$150.00	\$150.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/15/2025	09/15/2025	ISSUED	5,356.00		
Applicant		JPJ Construction			
Property Owner		Paul Bambrey			
Contractors					
General Contractor		Jonathan Jackson	302 N Main	Quitman	TX 75783
COM2025-649	Commercial Building Permit Roofing/ Reroofing	2300 E MAIN ST	\$167,348.00	\$100.00	\$100.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/29/2025	09/29/2025	ISSUED			
Applicant		Stonewater Roofing			
Property Owner		Bethel Bible Church			
Contractors					
Roofing Contractor		Kelli Johnson	924 W Houston St	Tyler	TX 75702
RES2025-558	Residential Building Permit Accessory Structure Permit	2608 US 79	\$12,000.00	\$152.40	\$152.40
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
08/07/2025	09/08/2025	ISSUED			
Applicant		Southwest Construction			
Property Owner		Don Brooks			
Contractors					
General Contractor		John Wood	3183 Hwy 43 E	Henderson	TX 75652
RES2025-607	Residential Building Permit Remodel/Repair	813 GENE ST	\$10,000.00	\$125.00	\$125.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/03/2025	09/03/2025	ISSUED	1,400.00		
Property Owner		Cleveland Sanders			
Contractors					
RES2025-608	Residential Building Permit Window & Door	507 E MAIN ST	\$10,000.00	\$55.00	\$55.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/04/2025	09/05/2025	ISSUED			

For the Period 9/1/2025 to 9/30/2025

Permit Number	Permit Type	Site Address			
Applicant		Ryan Wilcox			
Property Owner		Gaylon Rains			
Contractors					
General Contractor		Ryan Wilcox	4689 State Hwy 64	Henderson	TX 75652
RES2025-612	Residential Building Permit Accessory Structure Permit	600 OLD PINE HILL RD	<u>Valuation</u> \$30,000.00	<u>Total Fees</u> \$125.00	<u>Fees Paid</u> \$125.00
<u>Application Date</u>		<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>	
09/09/2025		09/09/2025	CLOSED		
Applicant		Michael Loosier			
Property Owner		Michael Loosier			
		600 Pinehill Rd.		Henderson	TX 75654
Contractors					
RES2025-626	Residential Building Permit Roofing/ Reroofing	1601 W MAIN ST	<u>Valuation</u> \$15,600.00	<u>Total Fees</u> \$50.00	<u>Fees Paid</u> \$50.00
<u>Application Date</u>		<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>	
09/15/2025		09/15/2025	CLOSED		
Applicant		A-1 Roofing			
Property Owner		Thomas Romero Amaya			
Contractors					
General Contractor		Jonathan Blankenship	701 1/2 E Main	Henderson	TX 75654
RES2025-629	Residential Building Permit Roofing/ Reroofing	1110 N FRISCO ST	<u>Valuation</u> \$16,000.00	<u>Total Fees</u> \$50.00	<u>Fees Paid</u> \$50.00
<u>Application Date</u>		<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>	
09/15/2025		09/15/2025	CLOSED		
Applicant		Sunday Holiday			
Property Owner		Glenn Holiday			
Contractors					
General Contractor		Keith Sunday	18962 Hwy 84 E	Rusk	TX 75785
RES2025-633	Residential Building Permit Addition	110 RAVENWOOD ST	<u>Valuation</u> \$100,000.00	<u>Total Fees</u> \$225.00	<u>Fees Paid</u> \$225.00
<u>Application Date</u>		<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>	
09/18/2025		09/18/2025	ISSUED	500.00	
Applicant		Wilcox Construction			
Property Owner		Kim Cobb			
Contractors					
General Contractor		Ryan Wilcox	4689 State Hwy 64	Henderson	TX 75652

For the Period 9/1/2025 to 9/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-634	Residential Building Permit Roofing/ Reroofing	309 VILLAGE St	\$11,738.00	\$100.00	\$100.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/18/2025	09/18/2025	CLOSED			
Applicant Property Owner	A to Z Roofing & Construction Connor Hairgrove	309 Village St.	Henderson	TX	75654
Contractors General Contractor	Andrew Caradonna	510 Limerick Dr.	Tyler	TX	75703
RES2025-641	Residential Building Permit Remodel/Repair	401 ALBERTA AVE	\$80,000.00	\$125.00	\$125.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/23/2025	09/23/2025	ISSUED	1,500.00		
Applicant Property Owner	Anything Service Frank Bearden				
Contractors General Contractor	Brandon Jones	11864 CR 240 N	Henderson	TX	75652
RES2025-647	Residential Building Permit New Construction	200 CHOCTAW TRL		\$1,014.30	\$1,014.30
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/26/2025	09/26/2025	ISSUED	2,382.00		
Applicant Property Owner	Sabella Construction Bruce Durant				
Contractors General Contractor	Chrystal Sabella	2671 CR 377 W	Henderson	TX	75654
RES2025-651	Residential Building Permit Accessory Structure Permit	307 COLLEGE AVE	\$10,500.00	\$142.00	\$142.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/30/2025	09/30/2025	ISSUED			
Property Owner Applicant	Bill Bagley Made Right Roofing				
Contractors Roofing Contractor	Juan Ramirez	5900 Balcones Drive Ste 100	Austin	TX	75731
RES2025-653	Residential Building Permit Accessory Structure Permit	503 SLAYDON ST	\$90,000.00	\$203.60	\$203.60
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
09/30/2025	09/30/2025	ISSUED			

For the Period 9/1/2025 to 9/30/2025

<u>Permit Number</u>	<u>Permit Type</u>	<u>Site Address</u>			
Applicant	Sam Roofing				
Property Owner	Miranda Walker				
Contractors					
Roofing Contractor	Sam Trujillo	PO Box 243	Henderson	TX	75653

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cliff mcelfresh

Sep-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.	7						
ELECTRICAL INSP.	10						
meetings	6						
MECHANICAL INSP.	5						
Other/Slab/Dr-way	4						
PLUMBING INSP	11						
SIGNS	3						
CERTIFICATE/OCCUPANCY	3						
phone calls	121						
TOTALS	49						

went to the city council meeting .had meeting with contractors and home owners to go over project . Had meet with staff .

jeff pahlman

September 2025

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.	8						
ELECTRICAL INSP.	14						
meetings	3						
MECHANICAL INSP.	3						
Other/Slab/Dr-way							
PLUMBING INSP	10						
SIGNS							
CERTIFICATE/OCCUPANCY							
phone calls							
TOTALS	38						

Working to adopt new building codes. Moving from 2012 to 2021
 Two inspections for the City of Kilgore

Attend City Council meeting

CODE ENFORCEMENT MONTHLY REPORT

Name: _____

Wes Breitenberg

month/year: _____

Sep-25

	LOCATIONS	ABATEMENTS	PERSONAL CONTACTS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.								
ELECTRICAL INSP.								
FOOD EST. INSP.								
WEEDS/RUBBISH	6		4		1			
JUNKED VEHICLES								
MECHANICAL INSP.								
OTHER	5		20					
PLUMBING INSP.								
MEETINGS	5							
SIGNS	1	5						
SUBSTANDARDS								
ZONING	4		10					
TOTALS	21	5	34	0	1	0	0	0

MONTHLY SUMMARY

- 1) Attended Keep Henderson Beautiful Annual Training in Arlington
- 2) Completed 601 Sand St Demolition. Coordinated with Republic Services on demo and Community Cleanup Event
- 3) Answered questions about setbacks, zoning administrator decisions, minor plats, zoning
- 4) Assigned addresses. Worked to resolve addressing and mapping issues with GIS Longview and ETCOG
- 5) Answered questions about surveys, fences, ETJ/City boundary line. Discussed legal issues with City Attorney



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

From: Karen Arnall, Finance Director

Subject: Monthly Report

Date: October 8, 2025

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

Water/Sewer/Garbage Billing Recap Month Ending 8/31/2025

Type of service	Amount Billed	Consumption Billed	Count
Garbage	\$ 178,976.17	-	5,473
Sales tax on garbage	\$ 13,431.59	-	
Sewer Charges	\$ 296,958.96	49,828,596	4,466
Water Charges	\$ 363,117.10	87,103,996	4,796
Sprinkler	\$ 34,785.30	5,919,100	374
Penalty	\$ 9,596.84	-	842
Water Taps	\$ 600.00	-	1
Sewer Taps	\$ 550.00	-	1
Service Chg/Back Flow	\$ 546.40	-	5
Total Billing	\$ 898,562.36	142,851,692	15,958

INVESTMENT SUMMARY REPORT OCTOBER 1, 2024-AUG 31, 2025																
FUND	AMOUNT													INT		
	INVESTED	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	TOTAL	RECEIVED	Y-T-D	
	OCT 1,2024	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	INVESTED	IN AUG	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	93,391.00	246,533	4,205	45,323	
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	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	-400,000.00	800,000			
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	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	-352,414.00	644,049	1,807	25,315	
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	64,639.00	288,377	541	4,033	
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	-1,279.00	284,347	804	8,423	
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	-7,946.00	358,803	914	51,795	
CEMETERY FUND	85,290	562.00	743.00	941.00	1,936.00	916.00	3,346.00	1,543.00	230.00	793.00	754.00	757.00	97,811	234	2,462	
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	1,944.00	54,981	128	1,386	
W/S 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	26,633.00	102,228	1,150	19,534	
W/S 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	-200,000.00	100,000			
W/S- 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	-76,069.00	29,451			
W/S-RESTRICTED	108,223	0.00	0.00	0.00	3,062.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,285			
W/S 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	5,442.00	153,681	354	1,747	
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	-1,149.00	12,456	32	315	
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	754.00	183,514	469	4,316	
CIVIC CENTER	85	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	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	-6,703.00	5,354	27	309	
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	183.00	78,375	183	6,314	
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	-851,817.00	3,830,230.00	10,849	171,274	

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
Aug 2025

DATE RECEIVED	TAX FOR MONTH	HOTEL NAME	TAXABLE MONTHLY RECEIPTS	7% TAX	1% RETAINER	AMOUNT PAID
9/21/2025	Aug	Baymont Inn	111,326.76	7,792.87	77.93	<u>7,714.94</u>
9/7/2025	Aug	Budget Inn (Sawan LLC)	19,423.37	1,359.64	13.60	<u>1,346.04</u>
9/11/2025	Aug	Economy Inn	8,040.71	562.85	5.63	<u>557.22</u>
9/3/2025	Aug	Holiday inn Express(Jayani Investments)	223,942.00	15,675.94	156.76	<u>15,519.18</u>
9/4/2025	Aug	Woodlawn Hills (Patel & Sons LTD)	24,090.00	1,686.30	16.86	<u>1,669.44</u>
9/3/2025	Aug	Motel 6	66,321.96	4,642.54	46.43	<u>4,596.11</u>
		Totals	453,144.80	31,720.14	317.20	31,402.93

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	186,578	-	-	-	-	-	-	-
JULY	SEPTEMBER	-	-	-	-	-	-	-	-
TOTAL		2,017,371	-	-	-	-	-	-	-
Average Monthly Sales Tax:		168,114	-	-	-	-	-	-	-
Annual % Change Over the Previous Year		-0.11	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

CIVIC CENTER/PAVILION MONTHLY REPORT

SEPTEMBER

2025

CIVIC CENTER

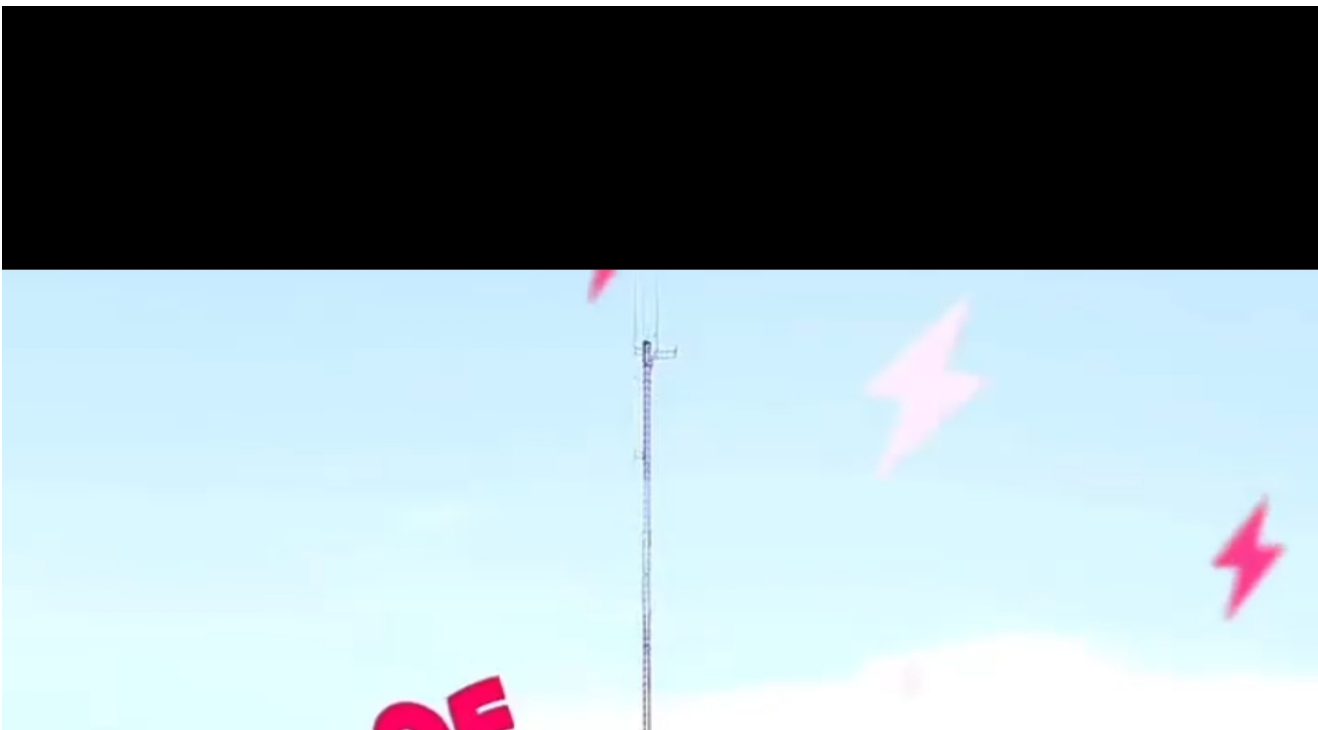
Rental

Entire Hall	4	Nikisha Wiley Wedding, BCSW Williams Fam Reunion, Garrett Fashion Show, Magna Legal Services
1/3 Hall	2	Parker Reunion, Bowman Oil,
2/3 Hall	2	Arlem Grove Revival, M Garza,
Reception Room	3	Renaissance Club, A Greer, C Gossett,
Board Room	5	Body Shop Wellness x3, Duke x2,
TOTAL	16	

PAVILIONS

Rental

Yates Park	5	D Dudley, A McGaha, 1st Baptist, J Burrows, 1st Bapt, R Walther, K Sanders, T Branham, J Roper, K Moore, T
Fair Park	8	Henderson, K Williams, S Charlton,
Lake Forest-Lion	4	N Jones, J Burrows, S Freeney, Officer Hinton,
Lake Forest-Mann	2	J Beall, L Armstrong,
Lake Forest-Azalea	3	J Myles, K Leighton, E Christopher,
Lake Forest-Gazebo	0	
Lake Forest-Plaza	0	
TOTAL	22	



OF
FASHION

HENDERSON CIVIC CENTER



VERABANK



@IMPULSE_ENT

FOR
THE
LOVE

TOURISM

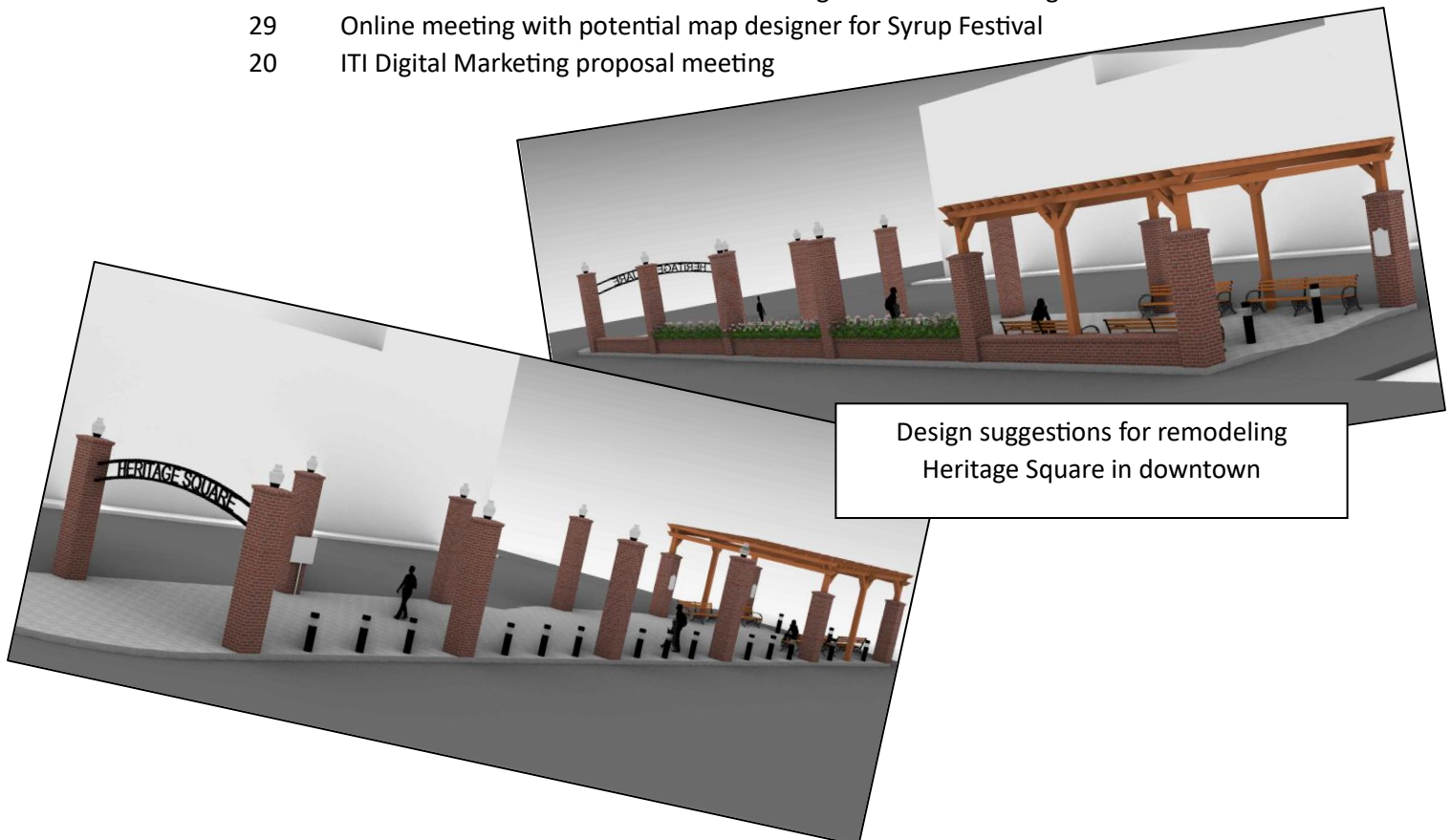
The majority of September can be described with one phrase: Heritage Syrup Festival preparations. We completed review of the hundreds of vendor applications, have notified applicants of their acceptance or denial, and have begun the gigantic puzzle of assigning vendors to specific booth locations. We have adopted a new online platform to process vendor payments this year, eliminating the need to pay someone to sit in the office for several weeks entering all the credit card payments by hand. It has, so far, gone remarkably smoothly.

MAIN STREET

The state's Main Street Program requires quarterly reports from all accredited and affiliated cities, so quite a bit of time was spent this month gathering the figures and statistics needed for the report. The Main Street Advisory Board met September 23 with an ambitious agenda of activities and projects to be approved or adopted and presented to City Council for approval.

CALENDAR EVENTS

September	3	Training for online payment portal
	10	Marketing committee meeting for Northeast Texas Tourism Council
	15	Work with software provider to set up online payment portal
	18	Northeast Texas Tourism Council meeting
	19	Work session for Main Street third quarter report
	23	Main Street Advisory Board meeting
	24	Northeast Texas Tourism Council marketing committee meeting
	29	Online meeting with potential map designer for Syrup Festival
	20	ITI Digital Marketing proposal meeting





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: October 8, 2025

Re: September 2025 Monthly Report

MUNICIPAL COURT

Fines collected for 2024-2025 year – \$159,485.26 from 6099 transactions

Fines collected for 2023-2024 year- \$178,296.15 from 6547 transactions

Fines Collected September 2025 - \$17145.45 from 677 transactions

Fines Collected September 2024 – \$14,130.25 from 528 transactions

Virtual open Court Cases Scheduled 9 Appeared 2 by virtual and including walk-ins

September 15, 2025

The Planning and Zoning Board met on the above date. Members present: Chairman Johnny Walker and Gary Wilson, and Scott Droddy. Members not available were William Garman and Chad Boatwright.

Marlen Villanueva acted as secretary for the board.

Chairman Johnny Walker opened the meeting with a prayer.

Chairman Johnny Walker called the meeting to order at 9:06 a.m.

Item 2

Citizens comments on non-agenda items (Limited to 3 minutes).

Item 3

Chairman Johnny Walker asked for a motion regarding the minutes of May 13, 2025. Gary Wilson made a motion to approve the minutes. The motion was duly seconded by Scott Droddy and with a unanimous vote from the Board, the minutes were approved.

Item 4

Chairman Johnny Walker opened a public hearing for citizen's comments and to consider an application for a zoning change submitted by Perry and Carolyn Tenbrink. They are requesting to change the zoning from the General Commercial (C2) District to the Medium Density Single-Family Residential (R2) District for a property they own. The property is described as 200 Hubbard Drive Henderson TX.

Chairman Johnny Walker turned the meeting over to Wes Breitenberg Acting Zoning Administrator. Mr. Tenbrink would like to build a house on this lot that sits on the corner of State Hwy 43 and Hubbard Drive. A residential structure would be prohibited under the current zoning. The parcel is approximately 1.31 acres in size and meets the developmental standards for minimum size lot dimensions in the R2 district. There are water and sewer readily available on Hubbard Drive.

Item 5

Chairman Johnny Walker declared the public hearing closed and consider taking appropriate action. Chairman Johnny Walker asked if there were any questions or comments from the board or citizens.

No questions or comments from the board or citizens.

Scott Droddy made a motion to approve the zone change; duly seconded by Gary Wilson.

The meeting was adjourned at 9:10 a.m.

Chairman Johnny Walker

October 1, 2025

The Henderson Cemetery Board met on the above date at 10:00 a.m. Members present included Neva Hand, Scott Crawford, John Dulin, Buzz Fullen, and Elidia Ramirez.

Admin Assistant Supervisor/Accounts Payable/Purchasing Coordinator/Cemetery Coordinator, Laura Farquhar served as the Board Secretary.

The motion was made by member Scott Crawford and seconded by Buzz Fullen with a unanimous vote to approve the minutes from the May 21, 2025, meeting.

Graham Hall- looks good.

Flanagan- looks good.

Lakewood Cemetery - John Dulin went through all the cemetery records. He let the board know that in 1961 everything to do money wise for the cemetery was turned over to the city. The cemetery board gave everything to the city in 1968. John Dulin couldn't find any record of the Alford's giving an endowment fund. John Dulin requested a financial report be presented at each meeting. The Alford Family wants whatever is needed to move forward for the City is OK with them. John found an article from 2004 in the Henderson Daily News where the Cemetery Board had been reestablished. The article was asking the public for donations to help make a few improvements to Lakewood. Laura Farquhar, Admin Assistant Supervisor/Accounts Payable/Purchasing Coordinator/Cemetery Coordinator, asked John Dulin to look through the 2004 minutes to see if he can find anything financial-wise before any further decisions are made.

Old City – John met with a lady who is trying to get the funds together to redo all the stones and get them back to looking nice. Kevin Keeling has cleared about 40-50 feet back by Boat Cycle. He said he has only found two stones so far.

Scott Crawford made the motion to adjourn the meeting. Elidia Ramirez seconded the motion. Meeting adjourned at 10:55 a.m.

Next meeting will be scheduled when John Dulin finishes going through council minutes from 2004.

Chairman John Dulin

DRAFT

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



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

MINUTES

HENDERSON MAIN STREET ADVISORY BOARD MEETING

Tuesday, September 23, 2025 – 12:00 p.m.
Council Chambers, Henderson City Hall
300 W. Main St., Henderson Tx 75652

Board Members Attending:

Kelly Bumgardner
Leon Harris, President

Brooke Dover
Ben Patterson

Misty Evans

Ex-Officio Members Attending:

Alexa Duke, Main St. Coord.
Stephanie Kimbrell, Civic Center Manager

Board Members Absent: Bonnie Geddie

The meeting was called to order by the President at 12:03 p.m.

1. There was no citizen presentation.
2. There were no presentations or announcements
3. August 2025 minutes were unanimously approved on a motion from Bumgardner and a second from Evans.
4. August 2025 financials were unanimously approved on a motion from Patterson and a second from Dover.
5. Bumgardner moved to approve a proposal from 903Pumpkins for downtown decorating service, including adding decorations in front of City Hall at a total cost of \$1200. Patterson seconded and the motion carried unanimously.
6. Dustin Culpepper discussed plans to create a Downtown Christmas Festival in partnership with downtown merchants and the Main Street Advisory Board. He met with HEDCO, who has pledged to sponsor a snow hill for \$5,000. He has also visited with the police department, fire department and Lowes about their participation. A steering committee will be led by Culpepper and Patterson, who will report progress at the next meeting. He proposed holding the event on Dec. 6 in conjunction with the Historic Home Tours and hopes to get one of the cowboy churches to provide carriage rides. He asked the Main Street board to take on organizing one or more of the events, such as Christmas tree decorating or a cookie decorating contest. Patterson moved the board endorse the event with the caveat that Culpepper will present a complete project plan at the October meeting so they can review necessary financial support. Dover seconded and the motion carried unanimously.
7. Harris presented preliminary sketches of designs for Heritage Square prepared by David Golden with McKinley-Golden Associates from Lufkin. If we pursue professional renderings, they will be provided at no charge if we hire his firm as project manager. Should we hire a different project manager, we will have to pay for the renderings. Golden has met with board members and city staff to discuss utility locations, desired improvements, and possible uses for the area to develop the sketches presented today. He will refine his design as many times as necessary until we are satisfied. Dover moved that the board continue consulting with McKinley-Golden Associates and present the Heritage Square redesign project to Council for approval. After a second from Bumgardner, the motion carried unanimously.
8. Evans presented proposed changes to bylaws to be presented to City Council, including generalizing who may serve as an ex officio member of the board; changing attendance requirement to state a board member may be removed from the board after three unexcused absences instead of three consecutive absences; adding a list of the four standing committees and mandating each committee is to be led by a board member and may consist of members outside of the board; requiring board approval of any expenditure over \$500; and permitting the board to request detailed financial and expenditure reports at any time.
9. The third quarter report was reviewed with no changes suggested.

10. Committee Reports:

- a. Organization -- none
 - b. Economic Revitalization – Patterson has been working with the Appraisal District to prepare a map of all properties in the district, including owner information for each.
 - c. Promotion & Design – Promotions is working with the downtown merchants to promote Downtown Trick or Treating on Oct. 31 and would like to ask council to approve closing downtown streets for the safety of trick or treaters. If we cannot close the streets, we will need to have police officers on duty to keep the children safe.
11. Harris reported he had met with Longview Lights about lighting the water tower, who estimated costs would exceed \$50,000 to light the tower. He suggested the board needs to present all our project ideas to council for approval.
12. The board moved into a workshop session for development of a downtown Arts & Culture District. Patterson presented a detailed project plan with responsibilities assigned to each Main Street committee with deadlines for first steps.
13. Consider and act upon: Next action steps on Arts & Culture District
14. The meeting was adjourned on a motion from Bumgardner and a second from Patterson, with all voting in favor.

Respectfully submitted,



Alexa Duke, Tourism & Main Street Coordinator



MINUTES – SPECIAL MEETING

HENDERSON HISTORIC LANDMARK PRESERVATION COMMITTEE

Friday, October 3, 2025 – 12:00 p.m.
Council Chamber, Henderson City Hall
300 West Main St., Henderson, TX 75652

Board Members Attending:

Kelly Bumgardner
Leon Harris, Chair

Brooke Dover
Ben Patterson

Misty Evans

Board Members Absent:

Bonnie Geddie

Ex-Officio Members Attending:

Alexa Duke, Main St. Coord.

Stephanie Kimbrell, Civic Center Manager

The meeting was called to order at 12:01 p.m.

1. There was no citizen presentation.
2. The proposed sign design for Bloomtown Flowers and Gifts 101 N. Jackson St. was discussed. The sign design provided was slightly larger than recommended in the city's guidelines, but code enforcement assured the board the proposed size would be acceptable if approved. With that permission secured, Bumgardner offered a motion to approve the request as presented. After a second from Patterson, the motion carried unanimously.
3. Bumgardner moved and Patterson seconded for adjournment. The motion carried unanimously at 12:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "A Duke".

Alexa Duke
Tourism & Main Street Coordinator

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

MINUTES
Henderson Economic Development Corporation
Board of Directors Special Called Meeting

September 09, 2025-3:00P.M.

Thomas Ward
Council Chambers
300 W. Main St.
Henderson, Tx. 75652

Board members present; President Michael Bell, Treasurer Trey Segura III, Secretary Micah Howard, Board Members Noble Welch, Michael Marshall. Also, in attendance; Executive Director Bret Gardella, Office Manager Mandy Clark

Board members absent: Adam Duey

Visitors: Brant Bane, Kelly Bumgardner, Eddie Bumgardner, Justin Pirtle, David Velvin, Jared Jordan, Ben Patterson, Leon Harris, John Cloutier, Ron Adkinson, Leslie Braswell, Mike Smith, Rachelle Thrasher

CALL TO ORDER

The meeting was called to order by Michael Bell at 3:00 P.M.

INVOCATION

The invocation was given by Michael Marshall.

CITIZENS COMMENTS

Brant Bane- a lifelong Henderson resident, expressed his strong support for HEDCO and its work to promote growth and prosperity in the community. He acknowledged some negative feedback from the public but emphasized that many citizens stand behind HEDCO and its initiatives. Mr. Bane stated his confidence in the board's direction and the director's efforts to create jobs and opportunities for Henderson.

Leslie Braswell- General Manager of Henderson Country Club, addressed the board as a citizen in support of HEDCO. She commended the organization for encouraging storefront improvement grants and urged them to continue expanding their efforts along major highways (79, 64, 259, and 43), which she described as vital corridors for Henderson's growth. She emphasized the importance of attracting new businesses—such as grocery, retail, and dining options—to reduce sales tax leakage to neighboring cities, while also highlighting the need for new housing developments to draw families to the community. Ms. Braswell thanked HEDCO for its bold, forward-thinking leadership and expressed confidence that, by staying their course, Henderson's best days are ahead.

Ron Adkison- cautioned the board against yielding to recent demands, stating it could create greater problems and undermine public trust. He emphasized that elections are a normal part of democracy and should not be feared. He noted Henderson's population decline and stressed that aggressive economic development is essential to reversing the trend. Mr. Adkinson voiced strong support for HEDCO's current direction and the director's leadership, urging the board to "stay the course" and continue efforts to grow and sustain the community.

Ben Patterson- stated that recent controversy stems from a small group on social media calling for the director's removal. They cautioned against reactionary decisions, noting that firing based on public outrage would set a harmful precedent and discourage future leadership. The speaker highlighted the director's contributions, including support for the Main Street program, recruitment of new retail, securing a ten-year lease for the Railroad Commission, the Velvet Oil expansion, and multiple business grants. They stressed that businesses need stability,

and removing the director would create division, while keeping him would maintain momentum toward growth, business development, and quality of life. The speaker urged the board to stay united and focused on progress.

John Cloutier-Speaking on behalf of the Rusk County Rural Rail District and personally, the speaker expressed appreciation for HEDCO's consistent support and effectiveness in community projects. They acknowledged the challenges of operating as a public-private partnership, noting such organizations often face criticism both before and after projects are completed. The speaker stressed the importance of stronger communication with the public to reduce misunderstandings and division. They urged the board to continue its work, assured them of the Rail District's ongoing support, and encouraged future partnerships to strengthen community unity and development.

PRESENTATIONS/ANNOUNCEMENTS

NONE.

EXECUTIVE SESSION- *Announcement of Executive Session Pursuant to Texas Open Meetings Act.*

1. An Executive Session pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code under Section 551.074 Personnel Matters: Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public employee. (Executive Director)

Time is: 3:15 p.m.

Reconvene in Regular Session and if necessary, take appropriate action as a result of the Executive Session.

Time is: 4:10 p.m.

Michael Bell made a motion to dismiss the Executive Director effective immediately seconded by Noble Welch and without unanimous approval of the board members present, the motion did NOT pass.

1. Adjourn.

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

The time is: 4:12 p.m.

President Michael Bell

Treasurer Trey Segura

MINUTES
Henderson Economic Development Corporation
Board of Directors Regular Called Meeting

September 16, 2025-3:00P.M.

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

Board members present; Treasurer Trey Segura III, 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, Micah Howard
Visitors: Richie Spencer, Mike Smith, Aleigh Townley, Rachelle Thrasher, Dustin Culpepper

CALL TO ORDER

The meeting was called to order by Michael Marshall at 3:00 P.M.

INVOCATION

The invocation was given by Adam Duey.

CITIZENS COMMENTS

NONE.

PRESENTATIONS/ANNOUNCEMENTS

1.Presentation – Main Street Christmas Festival

Dustin Culpepper presented plans for a first-time Christmas Festival to be held downtown on Main Street. The goal is to create a community-driven event with participation from multiple entities, including the police department, fire department, city council, churches, and local businesses. Each group would host its own activity and retain the proceeds. Planned activities include a snow sled hill, a “Grinch Chase” with the police department, fried catfish and “Touch the Truck” with the fire department, an ugly sweater competition with city council, cookie-eating contests, tree decorating for both children and businesses, and business-sponsored photo opportunities set up downtown. The largest funding need is the snow sled hill, which costs between \$5,000 and \$8,000 depending on the vendor. Dustin asked the board to consider an advertising sponsorship role to help make this possible. Local vendors and businesses are being approached for support, and sponsorship/marketing opportunities are available for items such as tree decorating. The event has been endorsed by the Main Street Advisory Board, and the mayor, city manager, and city council are supportive. The Chamber of Commerce and Cowboy Church are also involved, with plans for carriage rides between downtown and the Howard House, which will be open as part of the Homes Tour. The festival is scheduled for December 6, 2025, with December 13 as the rain-out date. While vendor availability may affect the scale of the snow hill, the festival will proceed regardless. The long-term vision is to establish an annual, “Hallmark-style” event that grows each year and brings the community together.

2. Krystal Clay-dropped

CONSENT AGENDA

1. Consider and take necessary action on minutes from the Budget Workshop held on August 5, 2025.

Trey Segura made a motion to approve the minutes seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

2. Consider and take necessary action on minutes from the HEDCO regular board meeting held August 19, 2025.

Noble Welch made a motion to approve the minutes seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

3. Consider and take necessary action monthly financials for August 2025.

Trey advised board that everything appears to be in order. The only item of note is that sales tax revenue is substantially lower compared to last year, approximately \$40,000 less. It is important to note that August's income reflects June's sales tax collections, and we anticipate that this trend will normalize in upcoming months. At present, our budgeted income remains accurate and on track. In response to questions regarding the decline, Adam inquired whether any businesses had experienced a drop-in activity. Trey indicated that some consumers are exercising caution due to economic concerns and are limiting purchases to essential items

Adam Duey made a motion to approve the August 2025 financials seconded by Noble Welch and with unanimous approval of the board members present the motion was approved.

4. Consider and take necessary action on 2024-2025 Budget Amendments #2.

Dropped.

5. Discussion and possible action on going out for bids to purchase and install security cameras on the Battery Building at the Business Park.

Neal Holland of Stokes and Associates reported that the business park project is progressing on schedule. The solar flowers and sidewalk lighting, including the electrical building, are approximately 95 percent complete, while the monument signs remain in the design phase. The project will be fully prepared for next week's groundbreaking ceremony. Mr. Holland recommended consideration of a security camera system to enhance safety and protect investment. The proposed system would include three cameras covering the solar flowers, parking lot, and roadway, with an estimated cost of \$3,500 to \$4,000 including installation. The cameras would operate through the existing Starlink internet service, store footage for 50 to 60 days, and be monitored via a mobile application by HEDCO staff on their work devices. The police department will not monitor these cameras. He emphasized that while the system would not prevent incidents, it would serve as a deterrent and provide valuable records in the event of vandalism or unauthorized activity.

Adam Duey made a motion to approve going out for bids for security cameras seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

6. Discussion and possible action on going out for bids for landscaping at the Innovation Park.

Neal Holland provided additional details regarding the landscaping component of the business park project, noting that it was included in the original project scope. He consulted with Donovan Dickeson, who provided landscaping ideas, and an estimate of \$12,000 for this work is included in the current bid with TCMC, the contractor handling lighting and grading. Mr. Holland indicated that, if desired by the city or HEDCO, the

board could choose to solicit bids from local contractors to perform the landscaping installation. Irrigation is included as part of the landscaping, with individual systems for each landscaped area as well as a defining border for the landscaping.

Adam Duey made a motion to approve going out for bids for landscaping seconded by Trey Segura and with unanimous approval of the board members present the motion was passed.

7. Discussion and possible action on a sponsoring opportunity for Downtown Christmas Festival.

The board discussed contributing funds toward the upcoming community event to support HEDCO's marketing and advertising efforts. It was recommended that HEDCO provide an initial \$5,000 through Main Street to assist the organizer, Dustin, in moving forward with event planning. These funds would be used for marketing and promotion of HEDCO, highlighting support for local businesses and the community, rather than sponsoring a specific item. While the funds could help secure larger attractions, such as a snow slide, their primary purpose would be to integrate HEDCO into the event's marketing program. The board was asked to consider approving the initial \$5,000 allocation from the marketing budget to facilitate these efforts.

Adam Duey made a motion to allocate \$5,000 from marketing budget, with the caveat that the amount could be increased in the future if needed for the Downtown Christmas Festival seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

8. Discussion and possible action on request from Kristal Clay.

Dropped.

9. Consider and take necessary action on Small Business Grant for Henderson GNR Holdings, LLC.

Shelby Jacobs presented the board with a grant application from GNR for exterior repairs to the building, located at the end of the block facing North Marshall. The request is to redo the stucco on the east and north sides of the building, as well as the rear, due to water damage caused by prior roofing issues that have since been repaired. The work has not yet begun, and the intent is to restore the exterior stucco along all affected areas. Total bids for the project range from \$25,500 to \$37,575, with the grant providing up to \$10,000 toward the cost.

Trey Segura made a motion to approve the grant for Henderson GNR Holdings seconded by Adam Duey and with unanimous approval of the board members the motion was passed.

10. Consider and take necessary action on Small Business Grant for Sundown Liquor.

Shelby Jacobs presented the board with a grant application from Sundown Liquor for parking lot striping and placement of a sign in the grassy area of the lot. Shelby noted that the parking lot striping has already been done, and the sign project has already begun, which falls outside the grant program's guidelines, as the program cannot fund projects that are already in process or finished. The applicant was informed of this prior to submitting his application.

Trey Segura made a motion to deny the grant for Sundown Liquor application seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

DEPARTMENTAL REPORTS

- a. Director of Business Development, Retention and Marketing-attached in Board Packets-Jacobs
- b. Executive Director-Gardella

Bret deferred first part of his report to Noble Welch:

Noble presented a public relations letter to the board, highlighting recent initiatives and seeking feedback on proposed communications. He shared a series of ideas for social media posts, focusing on tweets, and emphasized giving credit to the Chamber for hosting a successful job fair that supported the Provalus project, which helped attract workforce talent to Henderson. Noble also noted ongoing challenges in marketing the city to retail prospects, particularly regarding perceptions of limited growth. He highlighted successes such as the HEDCOS role in the High Demand Job Training Grant for HISD which expanded student participation in welding, nursing, and related programs from 19 students in the first year to over 400 by the third year, leveraging a total of \$1, 020,000 in matched grant funding. These achievements were suggested as strong points to feature when promoting Henderson to potential businesses. He acknowledged that public awareness of HEDCO's activities has been limited and recommended developing a structured public relations program. While traditional newspaper outreach was effective in the past, new strategies will need to be employed to reach the community and broader audience. The board was invited to provide input on strategies to increase visibility and engagement.

-Bret updated board on SmartFlower event

-Advised the board he had received a proposal from an engineering firm that does rail sites; same company that is working with Blacklands

-EACC Event coming up in Dallas Tx, asked if any Board Members would like to attend

-Lunch & Learn Event (Betty Russo to assist)-The Lunch and Learn event aims to educate the community about economic development, how HEDCO operates, and to provide an opportunity for the public to ask questions to the mayor, council members, and board members.

Trey Segura made a motion to go into executive session seconded by Adam Duey and with unanimous approval of the board members present the motion was passed.

Time is 4:31 p.m.

11. Adjourn.

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

The time is: 4: 48 p.m.

Michael Marshall

Treasurer Trey Segura