THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 20TH DAY OF JANUARY 2026, AT 6:00 P.M. FOR A REGULAR COUNCIL MEETING, IN THE THOMAS WARD COUNCIL CHAMBERS AT THE MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:	***Council Members:***	***City Manager:***
Henry Pace	**Stephen Strong**	**Jay Abercrombie**
	Michael Searcy	
Mayor Pro Tem	**Greg Jackson**	***City Secretary***
Gina Juarez	**Lee Scoggins**	**Cheryl Jimerson**

[IGNORE_INDENT]

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

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

PRESENTATIONS/ANNOUNCEMENTS

1. The team from UT would like to present to the council a look back at 2025 and share the latest clinical updates from our EMS Medical Director with the council.

CONSENT AGENDA

2. Consideration of possible action upon the minutes of the October 28, 2025, Council Meeting. (Jimerson)
3. Consideration of possible action upon the minutes of the November 18, 2025, Council Meeting. (Jimerson)
4. Consideration and possible action upon street closure for the Mardi Gras event.
5. Consideration of possible action upon the HEDCO financial's for the month(s) of October, 2025 & November 2025. (Gardella)

COUNCIL BUSINESS – REGULAR SESSION

6. Consideration and possible action upon the final payment of $126,890.30 on the extension of the East Side Sewer Main Replacement Project. (Neal/Hortman)
7. Consideration and possible action upon authorizing Stokes & Associates to file a Project Information Form (PIF) to the Texas Water Development Boards Clean Water State Revolving Fund for potential funding of the Lake Striker Water Infrastructure Improvements. (Neal/Hortman)
8. Consideration and possible action upon authorizing the Mayor to create and appoint a rate study task force for water. (Hortman)
9. Consideration and possible action upon authorizing the Finance Director, Stephanie Kimbrell, as an authorized signer on all the City of Henderson accounts with all Financial Institutions. (Abercrombie)
10. Consideration and possible action upon a recommendation for a vacancy on the Main Street Board. (Jimerson)
11. Consideration and possible action upon a recommendation for a vacancy and a reappointment on the Planning and Zoning Board. (Jimerson)

12. Consideration and possible action upon a recommendation to replace a member on the Board of Adjustments with an alternate. (Jimerson)
13. Consideration and possible action upon the appointment of a Charter Review Committee. (Jimerson)
14. Consideration and possible action upon performance agreement between HEDCO & Velvin Production Company. (Gardella)
15. Consideration and possible action upon the HEDCO 2026 By-Law Amendments. (Gardella)
16. Consideration and possible action upon a minor plat application received by Norman and Gretchen Walton to combine three lots located at the intersection of Peach St and US 79 for development purposes (Breitenberg)
17. Consideration and possible action on a minor plat application received by Sam Arellano to divide a parcel of land located at 301 Yandle Dr into three lots for development purposes (Breitenberg)

DEPARTMENTAL REPORTS:

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

A. City Manager

B. Fire Department

C. Police Department

D. Animal Center

E. Community Development

F. Public Services/Parks and Recreation Department

G. Public Utilities

H. Finance Department

I. City Secretary

J. Communications and Marketing

K. HEDCO

Sales Tax Revenue for October 2025 & November 2025.

L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes

Planning and Zoning Minutes

Cemetery Board Meeting Minutes

Main Street Meeting Minutes

Preservation Minutes

HEDCO Meeting Minutes for November & December 2025.

EXECUTIVE SESSION:

19. 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:

20. Convene into regular session and necessary action as a result of the closed session.

ADJOURNMENT

21. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903) 657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the notice board in front of the Municipal Services Complex, Henderson, Texas, on this 14 day of January 2026.

_____

Cheryl Jimerson, City Secretary

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Rescheduled Meeting

October 28, 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 5 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 Melissa 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.

Ms. Todd stated she felt like the Council should put off the appointments of the HEDCO and Preservation Boards. She also stated that every applicant was not interviewed and that is not fair to the applicants. She had already been told some of the preservation board applicants had already been told they had been selected to be on the board even though the Council had not had a recommendation come in front of them yet.

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.

Mayor Pace convened into executive session at 5:06 p.m.

REGULAR SESSION:

2. Convene into regular session and take action necessary as a result of the closed session.

Mayor Pace reconvened into regular session at 6:19 p.m. stating there was no action to take from the executive session.

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

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

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

Council Member Gina Juarez made a motion to appoint Michael Marshall to place 6, Courtney Smith to the unexpired term of place 3, Michael Bell to place 4, and Justin Pirtle to place 5, duly seconded by Council Member Melissa Morton. The vote was unanimous.

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)

Council Member Gina Juarez made a motion to approve the final payment to Lone Star Global of Henderson, duly seconded by Council Member Greg Jackson. The vote was unanimous.

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)

Council Member Greg Jackson made a motion to approve the second reading of the Ordinance canceling the Municipal Election, duly seconded by Council Member Melissa Morton. The vote was unanimous.

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)

Council Member Gina Juarez made a motion to approve amending resolution 2023-05-02 changing the verbiage from shall to may, duly seconded by Council Member Stephen Strong. The vote was unanimous.

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

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

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)

Council Member Stephen Stronng made a motion to approve said minor plat, duly seconded by Council Member Greg Jackson. The vote was unanimous.

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)

Council Member Melissa Morton made a motion to approve said minor plat, duly seconded by Council Member Gina Juareze. The vote was unanimous.

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

Council Member Gina Juarez made a motion to approve the Master fee schedule, duly seconded by Council Member Stephen Strong. The vote was unanimous.

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

Council Member Greg Jackson made a motion to approving Main Street to work with an architect, duly seconded by Council Member Gina Juarez. The vote was unanimous.

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

Council Member Gina Juarez made a motion to approve providing emergency water, duly seconded by Council Member Melissa Morton. The vote was unanimous.

PRESENTATIONS/ANNOUNCEMENTS

Mayor Pace read and signed a 70-year service proclamation for the Rotary.
Mayor Pace read and signed a Hospice Care proclamation.

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

City Secretary Cheryl Jimerson updated the Council on the interviews that are continuing on a selection for the Council to appoint next month.

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)
    Consideration and possible action upon street closure for the Downtown Henderson Trick or Treat event. (Kimbrell)
17. Consideration and possible action upon adopting the annual Investment Policy for the City of Henderson. (Arnall)
18. 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.
19. Consideration and possible action upon street closures for the Syrup Festival. (Kimbrell)
20. Consideration and possible action for street closure for the annual Safety Fun Night. (Ybarra)

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

DEPARTMENTAL REPORTS:

Council had no questions or comments on the monthly reports.

21. 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

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

22. Adjourn

Council Member Melissa Morton made a motion to adjourn, duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:

_____
Cheryl Jimerson, City Secretary

APPROVED:

_____
Henry Pace, Mayor

City Council

Agenda Item # 3.

SUBJECT: Consideration of possible action upon the minutes of the November 18, 2025, Council Meeting. (Jimerson)

MEETING DATE: January 20, 2026

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:
1. 11182025 Reg Council Meeting Minutes

MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting

November 18, 2025

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

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

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Crystal Sabela stated she finally made a connection with a facility that is interested in coming to this area to help children with Autism and other learning disabilities. The company has scheduled an on-sight visit to establish a rehab center bringing about 20 employees to the area. Crystal wanted to thank each and every entity and person for working with her over the past two years to make this happen.

PRESENTATIONS/ANNOUNCEMENTS

1. Issue an oath of office to persons duly elected to the following offices by no opposing candidate or application submitted: Council District One, Council Member District Four and Council Member District Five. (Jimerson)

Municipal Judge James Holmes swore in Stephen Strong to Council District 1, Lee Scoggins to Council District 4, and Gina Juarez to Council District 5.

2. Presentation to outgoing Council Member.

Mayor Henry Pace presented Melissa Morton with a plaque and name plate commemorating her 14 years of service.

3. Appointment of Mayor pro tem.

Council Member Greg Jackson made a motion to appoint Gina Juarez as the Mayor Pro tem, duly seconded by Council Member Stephen Strong. The vote was unanimous.

4. Proclamation for National Diabetes Awareness Month, Healthy Texas Youth Ambassadors from Rusk County 4-H

Mayor Pace read and presented the 4-H Club members with a proclamation.

EXECUTIVE SESSION:

5. Convene into executive session to consult with the City Attorney in accordance with Vernon's Texas Government Code Annotated, Chapter 551.071.

Mayor Pace convened into executive session at 6:19 p.m.

REGULAR SESSION:

6. Convene into regular session and take action necessary as a result of the closed session.

Mayor Pace reconvened into regular session at 6:42 p.m. stating there was no action to take.

CONSENT AGENDA

7. Consideration of possible action upon the HEDCO financial's for the month of September 2025. (Gardella)

8. Consideration and possible action upon street closures for the annual Christmas Tree Lighting and Parade December 4, 2025 (Ybarra/Taylor) at 6 p.m

9. Consideration and possible action upon street closures for A Merry Christmas on Main event on December 6, 2025, from 5:30 to 8:00 p.m. (Taylor/Yabarra)

10. Consideration and possible action upon a contract with MPA Fireworks for the Independence Day Fireworks display to be held July 4, 2026 (Ybarra)

Council Member Michael Searcy asked HEDCO if they could condense their monthly report down to one page.
HEDCO Director Bret Gardella stated yes, that would be no problem.
Council Member Michael Searcy made a motion to approve the consent agenda, duly seconded by Council Member Gina Juarez. The vote was unanimous.

REGULAR COUNCIL BUSINESS

11. Consoderation and possible action upon Resolution 2025-11-01 to deny SWEPCO's rate increase request. (Abercrombie)

City Manager Jay Abercrombie explained to the Council that the SWEPCO rate increase can be denied for up to 30 days. This will push the rate increase back over to the PUC to make a final decision at a later date.
Council Member Michael Searcy made a motion to deny the rate increase, duly seconded by Council Member Stephen STrong. The vote was unanimous.

12. Consideration and possible action upon the disbursement of 346 votes for the City of Henderson on the Rusk County Appraisal District Board of Directors for the 2026-2027 term. (Jimerson)

City Secretary Cheryl Jimerson stated: Section 6.03(k) of the code provides that the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit the results to the Chief Appraiser before December 15, 2025. Please remember that our entity may cast all its votes for a single nominee or your votes may be distributed among the nominees. The normal distribution of votes in the past has been split evenly between all those that live inside the city limits of Henderson. Distribution has 116 votes for Drew Butler, 115 for Dennis Eby and 115 for Nesha Partin.
Council Member Michael Searcy made a motion to approve the distribution of said votes, duly seconded by Council Member Stephen Strong. The vote was unanimous.

13. Consideration and possible action upon a recommendation for seven members on the Historic Landmark Preservation Committee. (Jimerson)

Council Member Stephen Strong made a motion to appoint 7 members to the Preservation Board. Liz Thrasher, Dustin Culpepper, Sherry Baker, Rachell Thrasher, Sarah Sherland, Cindi Walker, and Linda Watkins, duly seconded by Council Member Gina Jurez. The vote was unanimous.

14. Consideration and possible action upon a recommendation for a vacancy on the Main Street Board. (Jimerson)

Council Member Stephen Strong made a motion to appoint Riese Duty to the vacancy on the Main Street Board, duly seconded by Council Member Gina Juarez. The vote was unanimous.

15. Consideration and possible action upon a recommendation on the reappointments of two members on the Planning and Zoning Commission. (Jimerson)

Council Member Stephen Strong made a motion to reappoint Chad Boatwright and Scott Droddy to the Planning and Zoning Commission, duly seconded by Council Member Michael Searcy. The vote was unanimous.

16. Consideration and possible action upon a recommendation on the reappointments of two members on the Board of Adjustments. (Jimerson)

Council Member Stephen Strong made a motion to reappoint Cecila Koch and Alton Pryor to the BOA, duly seconded by Council Member Greg Jackson. The vote was unanimous.

17. Consideration and possible action upon canceling the December 16th, 2025 Council Meeting. (Jimerson)

City Secretary Cheryl Jimerson stated there is not anything pending or coming up in December. She asked the Council to cancel the regular scheduled meeting.
Council Member Gina Jurez made a motion to cancel the meeting in December, duly seconded by Council Member Michael Searcy. The vote was unanimous.

18. Consideration and possible action upon a performance agreement between HEDCO and Henderson Boys Baseball Association. (Gardella)

HEDCO Director Bret Gardella stated, HBBA was offered two grants through HEDCO with a 24-month stipulation to raise funds. They raised the needed funds within a week. HEDCO believes this was a good investment.
Council Member Gina Juarez made a motion to approve the performance agreement, duly seconded by Council Member Michael Searcy. The vote was unanimous.

19. Consideration and possible action upon a performance agreement between HEDCO and Bane Investment Holdings. (Gardella)

HEDCO Director Bret Gardella stated that the RailRoad Commission's lease was up, and they were planning to relocate to Kilgore. BIH had a building they had just purchased that was offered to the RRC to keep them in Henderson. The building needed to be renovated. The project was front facing the street. HEDCO negotiated a performance agreement with the BIH on a beautification project. HEDCO believes this was a good investment.
Council Member Gina Juarez made a motion to approve the performance agreement, duly seconded by Council Member Stephen Strong. The vote was unanimous.

20. Consideration and possible action upon a performance agreement between HEDCO and Sadler Powder Coating, LLC. (Gardella)

HEDCO Director Bret Gardella stated that this company needed to expand but didn't have all the resources to do it. They are located in Rusk County and most of their workers live here in Henderson. HEDCO will invest about 10% of the project and believe this will be a good investment. The second part of working with them, they will partner with HEDCO on marketing in the space and nurospace industry, which is something HEDCO is pursuing. Having them recommend us to some of the businesses they work with has opened some other doors for HEDCO.
Council Member Stephen Strong made a motion to approve the performance agreement, duly seconded by Council Member Gina Juarez. The vote was unanimous.

21. Consideration and possible action upon a performance agreement between HEDCO and Wiseman Ministries. (Gardella)

HEDCO Director Bret Gardella stated that this company will be creating a new retail facility as well as rehabilitating one of our entry locations off Kilgore HWY. There will be new and gently used items sold. The annual projection on sales tax collections has been projected to be $40,000. HEDCO feels like this was a good investment.
Council Member Stephen Strong made a motion to approve the performance agreement, duly seconded by Council Member Gina Juarez. The vote was unanimous.

22. Consideration and possible action upon performance agreement between HEDCO and First Methodist Church. (Gardella)

HEDCO Director Bret Gardella stated the First Methodist Church and preschool approached them about the retaining wall that needed to be replaced. HEDCO agreed to pay 50% of the projected price. The scope of work came in at $65,000. HEDCO agreed to pay $32,500 in the agreement they must maintain the teaching jobs for a minium of 5 years.
Council Member Greg Jackson made a motion to approve the performance agreement, duly seconded by Council Member Stephen Strong. Council Members Michael Searcy and Lee Scoggins had to abstain from voting. Three members voted to approve the agreement.

23. Consideration and possible action upon a performance agreement between HEDCO and Henderson Civic Center, Inc. (Gardella)

HEDCO Director Bret Gardella stated the Henderson CIvic Center Inc. Board approached them on the need to update the CIvic Center. HEDCO agreed to pay $250,000 to update the media space, the carpet in all the offices and the boardroom.
Council Member Stephen Strong made a motion to approve the performance agreement, duly seconded by Council Member Greg Jackson. The vote was unanimous.

24. Consideration and possible action upon a performance agreement between HEDCO and Brasso Development & Construction, LLC. (Gardella)

HEDCO Director Bret Gardella stated this was the kickoff of a housing project on Evenside. The developer has the first 5 houses to build with the option to build the balance of the acreage upon the sale of the first ones.
Council Member Greg Jackson made a motion to approve the performance agreement, duly seconded by Council Member Stephen Strong. Council Member Gina Juarez abstained; the vote was four to approve the agreement.

25. Consideration and possible action upon HEDCO Budget Amendments #2.

HEDCO Director Bret Gardella stated the work scope increased due to the housing project that was added mid-year, contract labor increased and when the previous director retired there was compensation built up to pay out that had

been accrued.
Council Member Gina Juarez made a motion to approve budget amendment #2, duly seconded by Council Member Greg Jackson. The vote was unanimous.

DEPARTMENTAL REPORTS:

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

A. City Manager

B. Fire Department

C. Police Department

D. Animal Center

E. Community Development

F. Public Services/Parks and Recreation Department

G. Public Utilities

H. Finance Department

I. City Secretary

J. Communications and Marketing

K. HEDCO

L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

Council had no questions or comments on the monthly reports.

BOARDS AND COMMISSIONS

Board of Adjustments draft Minutes of October 14, 2025

Planning and Zoning Minutes there was no meeting in October.

Cemetery Board Meeting Minutes there was no meeting in October.

Main Street Meeting Minutes will be ready for the next council meeting.

Preservation Minutes there was no meeting in October.

Henderson Economic Development Minutes of August, September, and October meetings.

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

ADJOURNMENT

27. Adjourn

Council Member Lee Scoggins made a motion to adjourn at 7:13 p.m., duly seconded by Council Member Michael Searcy. The vote was unanimous.

ATTEST:

Cheryl Jimerson, City Secretary

APPROVED:

Henry Pace, Mayor

City Council

Agenda Item # 4.

SUBJECT: Consideration and possible action upon street closure for the Mardi Gras event.

MEETING DATE: January 20, 2026

DEPARTMENT: Civic Center

CONTACT: Christina Gray, Civic Center Coordinator

RECOMMENDED CITY COUNCIL ACTION: Approval to start closing the streets at 11 a.m.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. MG 2026 layout

Mardi Gras 2025



Fencing

City Council

Agenda Item # 5.

SUBJECT: Consideration of possible action upon the HEDCO financial's for the month(s) of October, 2025 & November 2025. (Gardella)

MEETING DATE: January 20, 2026

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To reveiw and approve 10.2025, 11.2025 HEDCO Financial's.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HEDCO Financials (Updated thru 10-31-2025)
2. HEDCO Financials (Updated thru 11-30-2025)

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	**Last Edit Date:**		11.17.25	**TYPE B EDC**							
2	**Budget approved by HEDCO**		**08.19.2025**	**10-31-2025 Checking Acct. # ***1857 Balance**				**CLOSED OUT**			
3	**Budget approved by Council**		**09.16.2025**	**10-31-2025 Money Market Acct. # ***1759 Balance**				**CLOSED OUT**			
4	**Budget amended:**			**10-31-2025 Type B Checking Acct. # ***1963 Balance**				$ 4,556,920.26			
5				**Total Account Balances**				$ -			
6				**Approved**	**Final Budget**		**Approved Budget**		**Y-T-D**		
7				**Budget**	**Budget**		**BUDGET**	**1-Month Ended**	**2025-2026**	**% Of**	
8	**Acct.#**		**Description**	**2024-2025**	**2024-2025**		**2025-2026**	**10/31/2025**	**10/31/2025**	**Budget**	***Notes***
9							12	1	1	0	***Percent of year completed***
10	**REVENUE**										
11	3010		Sales Tax Revenues Type B	$ 1,900,000.00	$ -		$ 1,900,000.00	$ 151,320.50	$ 151,320.50	8%	
12	3025		Interest Income - Type B	$ 115,000.00	$ -		$ 115,000.00	$ 15,173.19	$ 15,173.19	10%	
13	3030		Land Sales	$ 923,599.00	$ -		$ -	$ -	$ -	0%	
14	3090		Other (Misc) Revenue	$ 5,000.00	$ -		$ 50,000.00	$ -	$ -	0%	Predicted Revenue from Timber being cut on (Jenkins/Jim Allen Estate Tracts)
15		**TOTAL REVENUE**		**$ 2,943,599.00**	**$ -**		**$ 2,065,000.00**	**$ 166,493.69**	**$ 166,493.69**	**8%**	
16											
17	*** Footnote**		Note Reciveable from Rusk County Rural Rail District - Not Included in Budget Totals								Notes receivable accrue on the balance sheet vs.the budget at. $6,666.67 per month. **Pmt. Deferred for 15 years until 2037.**
18											

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	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	***Notes***
19	**EXPENDITURES**										
20	**Economic Development Expenses**										
21	6101		Sadlers Performance	$ -	$ -		$ -	$ -	$ -	0%	next and final payment due to be paid out in 2027
22	6102		Wiseman Performance	$ -	$ -		$ 50,000.00	$ -	$ -	0%	3yrs @50k a yr (years 2026,2027,2028)
23	6116		Henderson Canvas Products, Inc.	$ -	$ -		$ 30,000.00	$ -	$ -	0%	Job creation incentive, 6-jobs @ $5,000 /job. Forgiveable loan executed March 2021. $30,000 forgiveable Loan in A/R
24	6119		High Demand Job Training Grant	$ 100,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
25	6190		Matching Grants for Business Retention - Industrial Park	$ 150,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
26	6191		Small Business Matching Grant	$ 100,000.00	$ -		$ 250,000.00	$ 10,000.00	$ 10,000.00	4%	
27	6200		Business Incentives for new or existing businesses	$ 500,000.00	$ -		$ 1,000,000.00	$ -	$ -	0%	
28		**Total Economic Development Expenses**		**$ 850,000.00**	**$ -**		**$ 1,630,000.00**	**$ 10,000.00**	**$ 10,000.00**	**1%**	
29											

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	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	***Notes***
30	**Office Expenses and Professional Services**										
31	6501		Accounting (Monthly Bookkeeping + Annual Audit)	$ 14,000.00	$ -		$ 20,000.00	$ -	$ -	0%	
32	6502		Insurance - General Liability	$ 1,500.00	$ -		$ 3,000.00	$ (8.15)	$ (8.15)	0%	(11.17.25-received $8.15 refund back from insurance)
33	6503		Legal (Attorney)	$ 25,000.00	$ -		$ 25,000.00	$ -	$ -	0%	
34	6504		Office Expenses	$ 8,000.00	$ -		$ 15,000.00	$ 117.77	$ 177.77	1%	
35	6505		Postage & Shipping	$ 400.00	$ -		$ 400.00	$ -	$ -	0%	
36	6506		Property Tax	$ 85.00	$ -		$ 85.00	$ -	$ -	0%	
37	6507		Cell Phone(s)	$ 1,560.00	$ -		$ 2,000.00	$ -	$ -	0%	
38	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural **(Part of Capital Expenses)**	$ 100,000.00			$ 100,000.00	$ -	$ -	0%	
39			**Subtotal - Supplies, Office Expenses and Professional Services**	**$ 150,545.00**	**$ -**		**$ 165,485.00**	**$ 109.62**	**$ 169.62**	**0%**	

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	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	***Notes***
40											
41	**Personnel Expenses**			$ -	$ -		$ -	$ -	$ -	0%	
42	7001		Contract Labor - Executive Director (with City)	$ 204,234.83	$ -		$ 220,947.79	$ -	$ -	0%	
43	7010		Contract Labor - Dir. of Marketing/Business Dev.	$ 102,500.00	$ -		$ 99,154.67	$ -	$ -	0%	
44	7020		Contract Labor - Office Manager	$ 73,950.00	$ -		$ 81,696.91	$ -	$ -	0%	
45	7021		Contract Labor - Grant Research/Writer	$ 30,000.00	$ -		$ 30,000.00	$ -	$ -	0%	
46	7022		Contract Labor-Lawyer	$ 36,000.00	$ -		$ 36,000.00	$ -	$ -	0%	
47		**Subtotal - Personnel Expenses**		**$ 446,684.83**	**$ -**		**$ 467,799.37**	**$ -**	**$ -**	**0%**	
48											

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	Notes
49	Program Expenses										
50	7201		Website Annual License Fees	$ 5,000.00	$ -		$ 5,000.00	$ -	$ -	0%	
51	7202		Website Development, Maintenance, Upgrades, etc.	$ 10,000.00	$ -		$ 10,000.00	$ -	$ -	0%	
52	7203		Advertising and Marketing	$ 120,000.00	$ -		$ 120,000.00	$ 5,000.00	$ 5,000.00	4%	
53	7204		Meetings and Entertainment	$ 10,000.00	$ -		$ 10,000.00	$ -	$ -	0%	
54	7205		Dues, Memberships & Subscriptions	$ 27,500.00	$ -		$ 65,000.00	$ 1,030.00	$ 1,030.00	2%	
55	7206		Confrences & Training	$ 50,000.00	$ -		$ 60,000.00	$ 3,057.05	$ 3,057.05	5%	
56	7210		Business Recruitment	$ -	$ -		$ 100,000.00	$ -	$ -	0%	
57		Subtotal - Program Expenses		$ 222,500.00	$ -		$ 370,000.00	$ 9,087.05	$ 9,087.05	2%	
58											

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	***Notes***
59	**nd Maintenance (Non-Capital Expenses)**										
60	7303		Property Maintenance - Taylor Street/Greenbelt	$ 500.00	$ -		$ 500.00	$ -	$ -	0%	
61	7305		Property Maintenance - Henderson Innovation Park	$ 225,000.00	$ -		$ 250,000.00	$ -	$ -	0%	
62	7310		Property Maintenance-Jim Allen Estate	$ 400,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
63	7309		Property Maintenance - Old City Hall Complex	$ 5,000.00	$ -		$ 5,000.00	$ -	$ -	0%	
64		**Subtotal - Repairs and Maintenance (Non-Capital)**		**$ 630,500.00**	**$ -**		**$ 405,500.00**	**$ -**	**$ -**	**0%**	
65											
66	**TOTAL EXPENSES**			**$ 2,300,229.83**	**$ -**		**$ 3,038,784.37**	**$ 19,196.67**	**$ 19,196.67**	**1%**	
67											

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	1-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	10/31/2025	10/31/2025	Budget	***Notes***
68	**CAPITAL OUTLAY**										
69	7501		Purchase of Property for New Business Park	$ 230,000.00	$ -		$ 230,000.00	$ -	$ -	0%	
70	7502		**East Texas Reg. Business Park - Capital Expenditures** - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	$ 1,572,000.00	$ -		$ 1,000,000.00	$ 30,000.00	$ 30,000.00	3%	
71	7504		Contracted Builiding-Design & Construction	$ 2,500,000.00	$ -		$ 2,500,000.00	$ -	$ -	0%	
72		**Total Capital Outlay**		$ 4,302,000.00	$ -		$ 3,730,000.00	$ 30,000.00	$ 30,000.00	1%	
73											
74	**PENDITURES (Expenses + Capital Outlay)**			$ 6,602,229.83	$ -		$ 6,768,784.37	$ 49,196.67	$ 49,196.67	1%	
75	**Totals**										
76		**Total Revenues**		$ 2,943,599.00	-		$ 2,065,000.00	$ -	$ 166,493.69	8%	
77		**(Less) Total Expenditures**		$ 6,602,229.83	-		$ 6,768,784.37	$ 117,297.02	$ 117,297.02	2%	
78	**ase/Decrease In Unrestricted Net Assets**			$ (3,658,630.83)	-		$ (4,703,784.37)	$ (117,297.02)	$ 49,196.67	-1%	
79		**Receivable for Loan - Rusk County Rural Rail District**		$ -	$ -		$ -	$ -	$ -	0%	Agreement to defer for 15 years until the year 2037.
80		**Total Available to Contribute to Fund Balance**		$ (3,658,630.83)	-		$ (4,703,784.37)	$ (117,297.02)	$ 49,196.67	-1%	Operating income less operating expenses
81											
82	**ential Transfer From Fund Balance**										
83											
84	***FINAL BALANCE***			$ (3,658,630.83)	$ -		$ (4,703,784.37)	$ (117,297.02)	$ 49,196.67	-1%	

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	**Last Edit Date:**		12.5.25	**TYPE B EDC**							
2	**Budget approved by HEDCO**		08.19.2025	10-31-2025 Checking Acct. # ***1857 Balance				CLOSED OUT			
3	**Budget approved by Council**		09.16.2025	10-31-2025 Money Market Acct. # ***1759 Balance				CLOSED OUT			
4	**Budget amended:**			11-30-2025 Type B Checking Acct. # ***1963 Balance				$ 4,444,283.82			
5				Total Account Balances				$4,444,283.82			
6				**Approved**	**Final Budget**		**Approved Budget**		**Y-T-D**		
7				**Budget**	**Budget**		**BUDGET**	**2-Month Ended**	**2025-2026**	**% Of**	
8	**Acct.#**		**Description**	**2024-2025**	**2024-2025**		**2025-2026**	**11/30/2025**	**1/30/2025**	**Budget**	***Notes***
9							12	2	2	0	***Percent of year completed***
10	**REVENUE**										
11	3010		Sales Tax Revenues Type B	$ 1,900,000.00	$ -		$ 1,900,000.00	$ -	$ 151,320.50	8%	
12	3025		Interest Income - Type B	$ 115,000.00	$ -		$ 115,000.00	$ 14,069.21	$ 29,242.40	25%	
13	3030		Land Sales	$ 923,599.00	$ -		$ -	$ -	$ -	0%	
14	3090		Other (Misc) Revenue	$ 5,000.00	$ -		$ 50,000.00	$ 2,886.25	$ 2,886.25	6%	Predicted Revenue from Timber being cut on (Jenkins/Jim Allen Estate Tracts)
15		**TOTAL REVENUE**		**$ 2,943,599.00**	**$ -**		**$ 2,065,000.00**	**$ 16,955.46**	**$ 183,449.15**	**9%**	
16											
17	*** Footnote**		Note Reciveable from Rusk County Rural Rail District - Not Included in Budget Totals								Notes receivable accrue on the balance sheet vs.the budget at. $6,666.67 per month. **Pmt. Deferred for 15 years until 2037.**
18											

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	2-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	11/30/2025	1/30/2025	Budget	***Notes***
19	**EXPENDITURES**										
20	**Economic Development Expenses**										
21	6101		Sadlers Performance	$ -	$ -		$ -	$ -	$ -	0%	next and final payment due to be paid out in 2027
22	6102		Wiseman Performance	$ -	$ -		$ 50,000.00	$ -	$ -	0%	3yrs @50k a yr (years 2026,2027,2028)
23	6116		Henderson Canvas Products, Inc.	$ -	$ -		$ 30,000.00	$ -	$ -	0%	Job creation incentive, 6-jobs @ $5,000 /job. Forgiveable loan executed March 2021. $30,000 forgiveable Loan in A/R
24	6119		High Demand Job Training Grant	$ 100,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
25	6126		Scout Crossing	$ 99,000.00	$ 99,000.00		$ -	$ 20,320.00	$ 20,320.00		will need BUDGET Amendment 25-26
26	6190		Matching Grants for Business Retention - Industrial Park	$ 150,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
27	6191		Small Business Matching Grant	$ 100,000.00	$ -		$ 250,000.00	$ 6,205.85	$ 16,205.85	6%	
28	6200		Business Incentives for new or existing businesses	$ 500,000.00	$ -		$ 1,000,000.00	$ -	$ -	0%	
29		**Total Economic Development Expenses**		**$ 949,000.00**	**$ 99,000.00**		**$ 1,630,000.00**	**$ 26,525.85**	**$ 36,525.85**	**2%**	
30											

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	2-Month Ended	2025-2026	% Of	
8	**Acct.#**		**Description**	**2024-2025**	**2024-2025**		**2025-2026**	**11/30/2025**	**1/30/2025**	**Budget**	***Notes***
31	**Supplies, Office Expenses and Professional Services**										
32	6501		Accounting (Monthly Bookkeeping + Annual Audit)	$ 14,000.00	$ -		$ 20,000.00	$ 600.00	$ 600.00	3%	
33	6502		Insurance - General Liability	$ 1,500.00	$ -		$ 3,000.00	$	$ (8.15)	0%	(11.17.25-received $8.15 refund back from insurance)
34	6503		Legal (Attorney)	$ 25,000.00	$ -		$ 25,000.00	$ 1,750.00	$ 1,750.00	7%	
35	6504		Office Expenses	$ 8,000.00	$ -		$ 15,000.00	$ 152.96	$ 270.73	2%	
36	6505		Postage & Shipping	$ 400.00	$ -		$ 400.00	$ -	$ -	0%	
37	6506		Property Tax	$ 85.00	$ -		$ 85.00	$ -	$ -	0%	
38	6507		Cell Phone(s)	$ 1,560.00	$ -		$ 2,000.00	$ 334.03	$ 334.03	17%	
39	6508		Utilities				$ -	$ 90.41	$ 90.41		will need BUDGET Amendment 25-26
40	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural **(Part of Capital Expenses)**	$ 100,000.00			$ 100,000.00	$ 12,340.00	$ 12,340.00	12%	
41		**Subtotal - Supplies, Office Expenses and Professional Services**		**$ 150,545.00**	**$ -**		**$ 165,485.00**	**$ 15,267.40**	**$ 15,377.02**	**10%**	

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	2-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	11/30/2025	1/30/2025	Budget	***Notes***
42											
43	**Personnel Expenses**			$ -	$ -		$ -	$ -	$ -	0%	
44	7001		Contract Labor - Executive Director (with City)	$ 204,234.83	$ -		$ 220,947.79	$ -	$ -	0%	
45	7010		Contract Labor - Dir. of Marketing/Business Dev.	$ 102,500.00	$ -		$ 99,154.67	$ -	$ -	0%	
46	7020		Contract Labor - Office Manager	$ 73,950.00	$ -		$ 81,696.91	$ -	$ -	0%	
47	7021		Contract Labor - Grant Research/Writer	$ 30,000.00	$ -		$ 30,000.00	$ -	$ -	0%	
48	7022		Contract Labor-Lawyer	$ 36,000.00	$ -		$ 36,000.00	$ -	$ -	0%	
49		**Subtotal - Personnel Expenses**		**$ 446,684.83**	**$ -**		**$ 467,799.37**	**$ -**	**$ -**	**0%**	
50											

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	2-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	11/30/2025	1/30/2025	Budget	***Notes***
51	**Program Expenses**										
52	7201		Website Annual License Fees	$ 5,000.00	$ -		$ 5,000.00	$ -	$ -	0%	
53	7202		Website Development, Maintenance, Upgrades, etc.	$ 10,000.00	$ -		$ 10,000.00	$ -	$ -	0%	
54	7203		Advertising and Marketing	$ 120,000.00	$ -		$ 120,000.00	$ 12,366.98	$ 17,366.98	14%	
55	7204		Meetings and Entertainment	$ 10,000.00	$ -		$ 10,000.00	$ 1,080.77	$ 1,080.77	11%	
56	7205		Dues, Memberships & Subscriptions	$ 27,500.00	$ -		$ 65,000.00	$ 2,850.00	$ 3,880.00	6%	
57	7206		Confrences & Training	$ 50,000.00	$ -		$ 60,000.00	$ 232.19	$ 3,289.24	5%	
58	7210		Business Recruitment	$ -	$ -		$ 100,000.00	$ 22,319.20	$ 22,319.20	22%	
59		**Subtotal - Program Expenses**		**$ 222,500.00**	**$ -**		**$ 370,000.00**	**$ 38,849.14**	**$ 47,936.19**	**13%**	
60											

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	2-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	11/30/2025	1/30/2025	Budget	***Notes***
61	**Repairs and Maintenance (Non-Capital Expenses)**										
62	7303		Property Maintenance - Taylor Street/Greenbelt	$ 500.00	$ -		$ 500.00	$ -	$ -	0%	
63	7305		Property Maintenance - Henderson Innovation Park	$ 225,000.00	$ -		$ 250,000.00	$ -	$ -	0%	
64	7310		Property Maintenance-Jim Allen Estate	$ 400,000.00	$ -		$ 150,000.00	$ -	$ -	0%	
65	7309		Property Maintenance - Old City Hall Complex	$ 5,000.00	$ -		$ 5,000.00	$ -	$ -	0%	
66		**Subtotal - Repairs and Maintenance (Non-Capital)**		**$ 630,500.00**	**$ -**		**$ 405,500.00**	**$ -**	**$ -**	**0%**	
67											
68	**TOTAL EXPENSES**			**$ 2,399,229.83**	**$ 99,000.00**		**$ 3,038,784.37**	**$ 80,642.39**	**$ 80,642.39**	**3%**	
69											

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	2-Month Ended	2025-2026	% Of	
8	Acct.#		Description	2024-2025	2024-2025		2025-2026	11/30/2025	1/30/2025	Budget	***Notes***
70	**CAPITAL OUTLAY**										
71	7501		Purchase of Property for New Business Park	$ 230,000.00	$ -		$ 230,000.00	$ -	$ -	0%	
72	7502		**East Texas Reg. Business Park - Capital Expenditures** - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	$ 1,572,000.00	$ -		$ 1,000,000.00	$ 10,300.00	$ 40,300.00	4%	
73	7504		Contracted Builiding-Design & Construction	$ 2,500,000.00	$ -		$ 2,500,000.00	$ -	$ -	0%	
74		**Total Capital Outlay**		$ 4,302,000.00	$ -		$ 3,730,000.00	$ 10,300.00	$ 40,300.00	1%	
75											
76	**TOTAL EXPENDITURES (Expenses + Capital Outlay)**			$ 6,701,229.83	$ 99,000.00		$ 6,768,784.37	$ 90,942.39	$ 120,942.39	2%	
77	**Totals**										
78		**Total Revenues**		$ 2,943,599.00	-		$ 2,065,000.00	$ -	$ 183,449.15	9%	
79		**(Less) Total Expenditures**		$ 6,701,229.83	99,000.00		$ 6,768,784.37	$ 62,506.76	$ 62,506.76	1%	
80	**Net Increase/Decrease In Unrestricted Net Assets**			$ (3,757,630.83)	(99,000.00)		$ (4,703,784.37)	$ (62,506.76)	$ 120,942.39	-3%	
81		**Receivable for Loan - Rusk County Rural Rail District**		$ -	$ -		$ -	$ -	$ -	0%	Agreement to defer for 15 years until the year 2037.
82		**Total Available to Contribute to Fund Balance**		$ (3,757,630.83)	(99,000.00)		$ (4,703,784.37)	$ (62,506.76)	$ 120,942.39	-3%	Operating income less operating expenses
83											
84	**Potential Transfer From Fund Balance**										
85											
86	***FINAL BALANCE***			$ (3,757,630.83)	$ (99,000.00)		$ (4,703,784.37)	$ (62,506.76)	$ 120,942.39	-3%	

City Council

Agenda Item # 6.

SUBJECT: Consideration and possible action upon the final payment of $126,890.30 on the extension of the East Side Sewer Main Replacement Project. (Neal/Hortman)

MEETING DATE: January 20, 2026

DEPARTMENT: Public Utilities

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:
1. East Side Sewer Main Project

STOKES & ASSOCIATES, INC.
CONSULTANT ENGINEERS

December 12, 2025

Mr. David Hortman, Director of Infrastructure & Delivery
City of Henderson
300 West Main Street
Henderson, Texas 75652

Re: **East Side Sewer Main Replacement Project**
Phase II and Phase II – Extension Closeout
Pay Request No. 12 FINAL

Dear David:

Attached you will find Pay Request No. 12 FINAL from John Wright Construction, Inc. for the above referenced project. This request is for the final payment on the Phase II – Extension portion of the project in the amount of **$126,890.30**. Note that this payment will release all retainage being held and will closeout the Phase II and Phase II – Extension project.

The Phase II and Phase II – Extension of the East Side Sewer Main Replacement Project encompassed the installation of new sewer main from the north side of US Highway 259, continuing north to E. Main Street and then MLK Drive and then extending north towards US Highway 79. The final Phase II – Extension project stopped approximately 700 feet south of US Highway 79.

Please note that approximately $35,000 of previously purchased materials remain from this project. This material primarily consists of 15" PVC pipe and a few manholes. These items have been removed from the site and are currently being stored at the contractor's yard in Henderson.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

Steve Wick

Steve Wick, P.E.

encl

cc: Mr. Denny Eby, John Wright Construction, Inc.

205 South Marshall ● P.O. Box 1114 ● Henderson, Texas 75653-1114 ● Telephone (903)657-7558 ● Fax (903)657-7864
Texas Professional Engineering Firm No. F-967

STOKES & ASSOCIATES, INC.
CONSULTANT ENGINEERS

John Wright Construction, Inc.
2160 State Hwy 43 East
Henderson, TX 75652

City of Henderson
East Side Sewer Main Replacement Project - Phase II & Extension

Original Contract Amount:	**$916,033.90**
Reconcile Quantities:	**($1,510.90)**
Change Order No. 1:	**$103,104.00**
Change Order No. 2:	**$125,890.30**
Revised Contract Amount:	**$1,143,517.30**

Date: 12/4/2025
Henderson's P.O. #: 1207
S & A Project No.: 010-1807

Pay Request No: 12 FINAL

				Contract Amount		This Request		Completed to Date	
Item	Qty/Units		Description	Unit	Total	Qty	Total	Qty	Total
1	7,909	LF	ROW Prep, Clearing & Grubbing	$3.00	$23,727.00		$0.00	7,909	$23,727.00
2	1	LS	SWP3 and Finish Site Grading	$42,000.00	$42,000.00		$0.00	100%	$42,000.00
3	7,909	LF	Dewatering by Well Point	$0.10	$790.90		$0.00	800	$80.00
4	1,444	LF	21" Ø ASTM F-679 PS-115 PVC Sewer w/CL I Emb	$85.50	$123,462.00		$0.00	1,444	$123,462.00
5	1,776	LF	18" Ø ASTM F-679 PS-115 PVC Sewer w/CL I Emb	$71.00	$126,096.00		$0.00	1,776	$126,096.00
6	3,667	LF	15" Ø ASTM D-3034 SDR-26 Sewer Pipe	$54.00	$198,018.00		$0.00	3,667	$198,018.00
7	360	LF	12" Ø ASTM D-3034 SDR-26 Sewer Pipe	$45.00	$16,200.00		$0.00	360	$16,200.00
8	74	LF	10" Ø ASTM D-3034 SDR-26 Sewer Pipe	$35.00	$2,590.00		$0.00	74	$2,590.00
9	444	LF	8" Ø ASTM D-3034 SDR-26 Sewer Pipe	$30.00	$13,320.00		$0.00	444	$13,320.00
10	180	LF	6" Ø ASTM D-3034 SDR-26 Sewer Pipe	$25.00	$4,500.00		$0.00	180	$4,500.00
11	10	EA	Typical 5' Ø Precast Concrete Manhole (0'-5' deep)	$3,800.00	$38,000.00		$0.00	10	$38,000.00
12	79	VF	Furnish and Install Extra Depth for 5' Ø manhole	$205.00	$16,195.00		$0.00	79	$16,195.00
13	16	EA	Typical 4' Ø Precast Concrete Manhole (0'-5' deep)	$2,800.00	$44,800.00		$0.00	16	$44,800.00
14	90	VF	Furnish and Install Extra Depth for 4' Ø manhole	$114.00	$10,260.00		$0.00	90	$10,260.00
15	3	EA	Manhole Insert with relief valve	$70.00	$210.00		$0.00	3	$210.00
16	19	EA	Plug and Abandon Existing Manholes	$300.00	$5,700.00		$0.00	19	$5,700.00
17	100	LF	30" Ø Encased Creek Crossing	$150.00	$15,000.00		$0.00	100	$15,000.00
18	75	LF	12" Ø Encased Creek Crossing	$80.00	$6,000.00		$0.00	75	$6,000.00
19	40	LF	30" Ø Encased Dry Bore	$350.00	$14,000.00		$0.00	40	$14,000.00
20	240	LF	24" Ø Encased Dry Bore	$240.00	$57,600.00		$0.00	240	$57,600.00
21	175	LF	20" Ø Encased Dry Bore	$220.00	$38,500.00		$0.00	175	$38,500.00
22	85	LF	18" Ø Encased Dry Bore	$209.00	$17,765.00		$0.00	85	$17,765.00
23	8	EA	Reconnect New Sewer to Existing System	$1,500.00	$12,000.00		$0.00	8	$12,000.00
24	1	EA	12' Long Galvanized Farm Gate	$1,000.00	$1,000.00		$0.00	1	$1,000.00
25	1	LS	Traffic Control	$500.00	$500.00		$0.00	1	$500.00
26	2	EA	Petroleum Pipeline Crossings	$200.00	$400.00		$0.00	2	$400.00
27	1	EA	Reconnect 6" Ø Sewer Service	$1,000.00	$1,000.00		$0.00	1	$1,000.00
28	6	EA	Reconnect 4" Ø Sewer Service	$1,600.00	$9,600.00		$0.00	6	$9,600.00
29	1	EA	Install New 4" Ø Sewer Service at Sta 177+50	$1,600.00	$1,600.00		$0.00	1	$1,600.00
30	1	EA	Install New 6" Ø Sewer Service at Sta 182+50	$18,000.00	$18,000.00		$0.00	100%	$18,000.00
31	1	LS	Furnish and Install (1) 12" PVC Cap	$150.00	$150.00		$0.00	1	$150.00
32	1	LS	By-Pass Pumping	$3,000.00	$3,000.00		$0.00	100%	$3,000.00
33	1	LS	Trench Safely System	$500.00	$500.00		$0.00	1	$500.00
34	1	LS	Concrete Pavement Repair	$28,750.00	$28,750.00		$0.00	100%	$28,750.00
35	1	LS	HMAC Pavement Repair	$5,000.00	$5,000.00		$0.00	100%	$5,000.00
36	1	LS	Concrete Flume Repair	$1,800.00	$1,800.00		$0.00	100%	$1,800.00
37	1	LS	Chain-Link Fence Crossing Sta 152+00	$800.00	$800.00		$0.00	100%	$800.00
38	1	LS	East Main Pump Station Site Work	$3,500.00	$3,500.00		$0.00	100%	$3,500.00
39	1	LS	Abandon Existing Sewer Main in TXDOT ROW	$12,500.00	$12,500.00		$0.00	100%	$12,500.00
40	600	CY	Additional Class I Foundation Material	$2.00	$1,200.00		$0.00	200	$400.00
CO1	1	LS	Change Order No. 1 - Pipe Material Purchase	$103,104.00	$103,104.00		$0.00	1	$103,104.00
			Subtotal - Original Contract & CO No. 1		**$1,019,137.90**		**$0.00**		**$1,017,627.00**

STOKES & ASSOCIATES, INC.
CONSULTANT ENGINEERS

John Wright Construction, Inc.
2160 State Hwy 43 East
Henderson, TX 75652

City of Henderson
East Side Sewer Main Replacement Project - Phase II & Extension

Change Order No. 2 - Sewer Main Extension STA 214+12 to STA 228+58

				Contract Amount		This Request		Completed to Date	
Item	Qty/Units		Description	Unit	Total	Qty	Total	Qty	Total
1	2,111	LF	ROW Prep, Clearing & Grubbing	$3.00	$6,333.00	2,111	$6,333.00	2,111	$6,333.00
2	1	LS	SWP3 and Finish Site Grading	$5,000.00	$5,000.00	100%	$5,000.00	100%	$5,000.00
3	1,446	LF	15" Ø ASTM D-3034 SDR26 Sewer Pipe	$89.00	$128,694.00	1,446	$128,694.00	1,446	$128,694.00
4	5	EA	Typical 4' Ø Precast Concrete Manhole (0'-5' deep)	$3,200.00	$16,000.00	5	$16,000.00	5	$16,000.00
5	19.5	VF	Furnish and Install Extra Depth for 4' Ø manhole	$114.00	$2,223.00	19.5	$2,223.00	19.5	$2,223.00
6	4	EA	Plug and Abandon Existing Manholes	$300.00	$1,200.00	4	$1,200.00	4	$1,200.00
7	2	EA	Reconnect New Sewer to Existing System	$1,500.00	$3,000.00	2	$3,000.00	2	$3,000.00
8	2	EA	12' Long Galvanized Farm Gate	$1,000.00	$2,000.00	2	$2,000.00	2	$2,000.00
9	1	EA	Petroleum Pipeline Crossings	$200.00	$200.00	1	$200.00	1	$200.00
10	518	LF	Dewatering by Well Point	$45.00	$23,310.00	518	$23,310.00	518	$23,310.00
11	1	EA	Install New 4" Ø Sewer Service at Sta 228+18	$2,000.00	$2,000.00	1	$2,000.00	1	$2,000.00
12	1	EA	Abandon MH on Ex Sewer Main Sta 231+56	$3,500.00	$3,500.00	1	$3,500.00	1	$3,500.00
13	1	LS	Material Used from CO No. 1 (see note below)*	-$67,569.70	-$67,569.70	1	-$67,569.70	1	-$67,569.70
			Change Order No. 2 Total		**$125,890.30**		**$125,890.30**		**$125,890.30**

Total Project Cost	**$1,143,517.30**

Recommended for Payment

Steve Wick

Steve Wick, P.E.

Total Work Complete	$1,143,517.30
Retainage	$0.00
Previous Payments	$1,016,627.00
Total Amount Due this Request	**$126,890.30**

* Note: Approximately $35,534.30 of previously purchased material remains ($103,104.00 - $67,569.70 = $35,534.30)

City Council

Agenda Item # 7.

SUBJECT: Consideration and possible action upon authorizing Stokes & Associates to file a Project Information Form (PIF) to the Texas Water Development Boards Clean Water State Revolving Fund for potential funding of the Lake Striker Water Infrastructure Improvements. (Neal/Hortman)

MEETING DATE: January 20, 2026

DEPARTMENT: Public Utilities

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 8.

SUBJECT: Consideration and possible action upon authorizing the Mayor to create and appoint a rate study task force for water. (Hortman)

MEETING DATE: January 20, 2026

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 9.

SUBJECT: Consideration and possible action upon authorizing the Finance Director, Stephanie Kimbrell, as an authorized signer on all the City of Henderson accounts with all Financial Institutions. (Abercrombie)

MEETING DATE: January 20, 2026

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: Authorize Stephanie Kimbrell, the finance director, to be a signer on all accounts for the City of Henderson with all financial institutions

ITEM SUMMARY: Authorize Stephanie Kimbrell, the finance director, to be a signer on all accounts for the City of Henderson with all financial institutions

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 10.

SUBJECT: Consideration and possible action upon a recommendation for a vacancy on the Main Street Board. (Jimerson)

MEETING DATE: January 20, 2026

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Appoint Lisa McConnell to fill a vacancy on the Main Street Board.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 11.

SUBJECT: Consideration and possible action upon a recommendation for a vacancy and a reappointment on the Planning and Zoning Board. (Jimerson)

MEETING DATE: January 20, 2026

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: Reappoint Johnny Walker
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 12.

SUBJECT: Consideration and possible action upon a recommendation to replace a member on the Board of Adjustments with an alternate. (Jimerson)

MEETING DATE: January 20, 2026

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: Replace Freddie Polk's place with Reggie Weatherton.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 13.

SUBJECT: Consideration and possible action upon the appointment of a Charter Review Committee. (Jimerson)

MEETING DATE: January 20, 2026

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:

ITEM SUMMARY: During my certification process, Charter Amendments were introduced to us by two different cities, La Grange and Lufkin.
Both cities had a Charter Committee that consisted of the City Manager, City Secretary, City Attorney, Mayor, Mayor Pro tem and two alternates.

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None

City Council

Agenda Item # 14.

SUBJECT: Consideration and possible action upon performance agreement between HEDCO & Velvin Production Company. (Gardella)

MEETING DATE: January 20, 2026

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:
1. HEDCO Velvin (Approved)

PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") OF 300 West Main, Henderson, Texas 75652 and VELVIN PRODUCTION COMPANY, INC., "VELVIN") of 403 Webster Drive, Henderson, Texas 75652. The terms of this Agreement shall be from the date of execution until December 31, 2031.

WITNESSETH

WHEREAS, HEDCO exists to encourage economic growth, expansion of business entities and the creation & retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, VELVIN is a Texas Corporation providing petroleum products and storage facilities to customers in Texas, Louisiana, Oklahoma, and New Mexico from its base of operation in Henderson, Texas with Velvin Oil Company;

WHEREAS, VELVIN subject to the terms and conditions of the agreement, has agreed to construct, staff, and operate a new production facility in the Henderson Industrial Park (the "Project"); and

WHEREAS, pursuant to § 501.101(1)-(2) of the Texas Local Government Code, the project includes, but is not limited to, expenditures for land, buildings, equipment, facilities, transportation for receipt and storage of product, transportation for delivery of products, product ingredients, finished product or any item incident to and/or necessary for operation of the plant and facilities, expenditures, targeted infrastructure and improvements that are for the creation or retention of primary jobs.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and VELVIN agree as follows —

DESIGN & CONSTRUCTION

1. Following execution of this Agreement, HEDCO will convey to VELVIN by deed that certain 29.16 parcel more particularly described as Lot 3, Block 558 of the Brandy Subdivision Unit No.2 (the "Property"). At the time of conveyance, HEDCO, at its sole cost, will provide a title policy of insurance payable to VELVIN on the subject property and a copy of any existing environmental impact study. HEDCO will also provide a warranty against claims asserted by persons or entities claiming by through or under HEDCO.

2. Except as provided in paragraph 14 below, the conveyance shall be subject to a restriction prohibiting the sale of any portion of the property for a period of 5 years from the date of the execution of this Agreement without express, written consent of HEDCO. Such consent may not be unreasonably withheld. This restriction shall terminate automatically five (5) years from the date of the conveyance from HEDCO to VELVIN. Should the Property be conveyed with the written consent of HEDCO, then HEDCO shall receive from said sale, fifty percent (50%) of the amount of payments which were actually forgiven by HEDCO made pursuant to paragraph 9 below.

3. Prior to the execution of this Agreement, VELVIN shall have the right to inspect and/or conduct any testing of the property. If it is determined a Phase I environmental study should be performed prior to the conveyance of the property, the parties agree to share the cost of the study equally. If an environmental restoration or cleanup is required by any governmental agency for a condition existing prior to the execution of this Agreement and the cost of such action VELVIN determines in its sole discretion is prohibitive then VELVIN shall have the right to terminate this Agreement.

4. In consideration of HEDCO'S conveyance of the Property, VELVIN shall execute a promissory note in the principal amount of $500,000.00 (the "Note"). A copy of the Promissory Note is attached as Exhibit A.

5. Except as otherwise provided herein, the Note shall be payable in five (5) annual installments of $100,000.00 commencing in 2027 and payable on or before December 31 of each year.

6. The Note shall be secured by a vendor's lien and a first-lien deed of trust. HEDCO agrees to subordinate such lien(s) in favor of a construction lender in the event it becomes necessary for VELVIN to secure construction financing.

7. Within twelve (12) months of the execution of this Agreement, VELVIN will commence construction of a new production plant on the Property (the "Plant") at an anticipated cost of $2 million. Nothing, herein, shall prevent VELVIN from constructing the facility at lower cost if economically feasible, consistent with the requirements for Plant design and accompanying facilities. It is the intent of the parties that VELVIN will commence operations of the Plant within the twelve (12)month period, EXCEPT if construction and operation of the rail facility described in paragraph 14 delays operations of the Plant. In such event of delay, VELVIN agrees to commence operations of the Plant within six (6) months of the completion of the rail facility.

8. With the exception of the terms contained in item 11 below, following completion of the Plant and commencement of operations, VELVIN shall create & fill not less than fourteen (14) full time employment positions related to the administration, operation, maintenance of the Plant or the marketing, sales or delivery of the products associated with the Plant.

2027 Create & fill five (5) full time employment positions;

2028 Create & fill three (3) full time employment positions;

2029 Create & fill three (3) full time employment positions;

2030 Create & fill two (2) full time employment positions and

2031 Create & fill one (1) full time employment position.

9. If VELVIN constructs the Plant and creates & fills five (5) full-time employment positions by December 31, 2027, HEDCO shall forgive VELVIN's 2027 payment of $100,000.00. Thereafter, HEDCO shall forgive VELVIN'S annual $100,000.00 payment and all accrued interest on the Note for each year during which VELVIN remains in compliance with paragraph 8 of this Agreement.

10. For purposes of this Agreement, a "full-time employee" means a person directly employed by VELVIN or Velvin Oil Company with responsibilities related to the production plant, administrative, operations or sales for an average of at least thirty-five (35) hours per week (including sick leave, vacation, holidays, and other compensated leave time). The base pay for all such employees shall average not less than $20.00 per hour.

11. The full-time employment positions to be created and filled by VELVIN referenced in paragraph 8 shall only include those employed on or after June 1, 2025 in anticipation of the execution of this Agreement and with the intent they will become VELVIN employees after the completion and operation of the Plant.

12. VELVIN shall use its best efforts to solicit full-time employees for any newly-created positions from within the City of Henderson and Rusk County through the Texas Workforce Commission and other generally accepted recruiting sources and provide HEDCO, upon written request, the dates, times and methods of such solicitation and the results thereof.

13. VELVIN will provide HEDCO, upon written request, copies of its quarterly Texas Workforce Commission C3 reports and such other documentation as may be reasonably requested in order to verify its level of employment at the Plant.

14. It is anticipated by the Parties for the operation of the Production Plant, VELVIN will require rail access and transportation to the facility by a third party. The parties acknowledge that access to rail enhances the HEDCO acreage known as the Industrial Park for this and future projects. Therefore, the Parties agree that VELVIN is permitted to enter into agreement(s) which may include a lease and the granting of easement(s) with a third party to construct and maintain rail access on the conveyed party. VELVIN agrees to restrict such rail access and rail cars on the property to 400 rail cars. The Parties may, by written agreement, increase the number of rail cars for utilization by other HEDCO projects in the Henderson Industrial Park.

WARRANTIES & REPRESENTATIONS

15. In further consideration for this Agreement and the covenants contained herein, VELVIN hereby warrants, represents, and covenants to HEDCO as follows —

(a) VELVIN is a Texas corporation duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.

(b) VELVIN has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees, and other governmental charges which are due and payable.

(c) Until it has paid or retired the Note according to the terms of this Agreement, VELVIN will at all times maintain policies of commercial general liability and pollution liability insurance with limits of not less than $5,000,000.00 naming HEDCO as an additional insured.

(d) VELVIN hereby releases HEDCO from all claims or causes of action arising from or related to the Project and agrees to defend, indemnify and hold HEDCO harmless from any such claims or causes of action, EXCEPT any claim or cause of action relating to the title of the property conveyed by HEDCO or violation of the terms of this Agreement.

(e) VELVIN is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, VELVIN expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.

(f) There have been and are no bankruptcy proceedings currently pending

concerning VELVIN or its officer(s) or directors nor are any such proceedings contemplated as of the date of this Agreement.

(g) VELVIN has and will comply with all conditions, covenants, agreements, representations, warranties and obligation set forth herein.

16. Pursuant to Texas Government Code § 2264.001, VELVIN expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30-year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

HEDCO WARRANTY AND REPRESENTATIONS

17. In further consideration of this AGREEMENT and covenants contained herein, HEDCO hereby warrants, represents and covenants to VELVIN as follows:

(a) HEDCO is a Texas non-profit corporation duly created and formed under section 4A of the Development Corporation Act of 1979 and governed by Article 5190.6 Revised Civil statutes of the State of Texas and is in good standing under the laws of the State of Texas;

(b) HEDCO, and its Executive Director executing this Agreement on behalf of HEDCO, has been authorized to enter into this Agreement in accordance with the Bylaws of HEDCO, and all governing provisions of HEDCO or any other applicable government entity, and the laws of the State of Texas;

(c) HEDCO is the owner of the property subject to this Agreement;

(d) HEDCO has disclosed, in writing, any and all known environmental conditions, to VELVIN of the property subject to this Agreement prior to the execution of this Agreement;

(e) HEDCO will to the best of its ability support and assist VELVIN if it seeks any potential tax incentives available through the County, City, or School District.

GENERAL PROVISIONS

18. All of the terms, representation and warranties herein are material conditions of this agreement.

19. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. The prevailing party in any such litigation, shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.

20. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.

21. In the event of a breach of this Agreement by VELVIN, HEDCO shall provide written notice of the breach and allow VELVIN thirty (30) days to cure. HEDCO, in its discretion depending on the nature of the alleged breach, may extend the 30-day time period for cure. In the event there is a good faith dispute between the parties concerning whether or not there was a breach the parties agree to submit the dispute to a single mediator for final determination. During the contested breach, the 30-day cure provision is automatically extended to 30 days following the decision of the mediator. Thereafter, the terms of this paragraph will apply. If the parties cannot agree upon the mediator, then the City Judge of Henderson will serve as mediator. It is the intent of this paragraph to provide a good faith procedure to resolve any dispute concerning an alleged breach of any covenant of this Agreement. However, nothing contained in this paragraph will serve as a waiver of rights or prevent a party from seeking relief in an appropriate Court of Law as provided by this agreement. If VELVIN fails to cure the breach according to the terms set forth above, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.

22. This Agreement constitutes the entire agreement of the parties. It may not be amended, or changed in any respect whatsoever, unless in writing and signed by all parties.

VELVIN PRODUCTION COMPANY, INC.

By: _____

Jared Guthrie, President

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said Jared Guthrie in the capacity indicated above on this, the _____ day of January 2026.

_____

NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: _____

Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said Bret Gardella in the capacity indicated above on this, the _____ day of January 2026.

_____

NOTARY PUBLIC, STATE OF TEXAS

PROMISSORY NOTE

Date: January _____, 2026

Maker: **VELVIN PRODUCTION COMPANY, INC.**
403 Webster Drive
Henderson, Texas 75652

Payee: **HENDERSON ECONOMIC DEVELOPMENT CORPORATION**
300 West Main Street
Henderson, Texas 75652

Principal Amount:	$500,000.00
Annual Interest Rate on Unpaid Principal from Date:	Six per cent (6.00%) per annum
Annual Interest Rate on Matured, Unpaid Amounts:	Six per cent (6.00%) per annum

Subject to the terms & conditions of the Performance Agreement of even date, **VELVIN PRODUCTION COMPANY, INC.** covenants to pay **HENDERSON ECONOMIC DEVELOPMENT CORPORATION** the principal amount on or before December 31, 2032. Pursuant to the Performance Agreement and the terms outlined in the Performance Agreement, which are incorporated herein by reference, payment will be made in five (5) annual installments of $100,000.00 commencing on December 31, 2027 and continue thereafter each year until paid. In the event the principal amount is not timely paid (or forgiven pursuant to the Performance Agreement), **HENDERSON ECONOMIC DEVELOPMENT CORPORATION** may declare the entire unpaid balance and earned interest immediately due & payable.

WITNESS MY HAND, this ___ day of January 2026.

[SIGNATURE ON FOLLOWING PAGE]

VELVIN PRODUCTION COMPANY, INC.

_____
JARED GUTHRIE, President

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said Jared Guthrie in the capacity indicated above on this, the _____ day of January 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

City Council

Agenda Item # 15.

SUBJECT: Consideration and possible action upon the HEDCO 2026 By-Law Amendments. (Gardella)

MEETING DATE: January 20, 2026

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the HEDCO 2026 By-Law Amendments.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2026 HEDCO By-Law Amendments

HENDERSON ECONOMIC DEVELOPMENT CORPORATION
AMENDED CORPORATE BYLAWS

Adopted _____, 2026

These Bylaws (hereinafter referred to as the "Bylaws") govern the affairs of the Henderson Economic Development Corporation, a public instrumentality and a non-profit Type B economic development corporation (hereinafter referred to as the "Corporation") created under Chapter 505 of the Texas Local Government Code (hereinafter referred to as the "Act").

ARTICLE I. Purpose

1.01 The Corporation is organized exclusively for the purpose of benefiting and accomplishing public purposes of the City of Henderson, Texas, by promoting, assisting and enhancing economic development activities for the City as provided by Chapter 505 of the Texas Local Government Code. The Corporation has no members and is a non-stock corporation.

ARTICLE II. Registered Office and Agent

2.01 The registered office of the Corporation shall be maintained in the City of Henderson Rusk County, Texas, where the Corporation shall maintain a registered office and the registered agent as provided in the Act. The Board of Directors shall be authorized to establish additional offices as well, and to change the location of any office of the Corporation.

ARTICLE III. Board of Directors

3.01 Management of the Corporation & General Powers

The affairs of the Corporation shall be managed by a Board of Directors appointed by the City Council of Henderson. All voting rights shall be vested solely in the Board, whose members shall serve without compensation. In addition to the powers and authorities expressly conferred upon them by these Bylaws, the Board of Directors may exercise all such powers of the Corporation and do all lawful acts and things as are not prohibited by the statute or by the Charter of the City of Henderson or by these Bylaws. Without prejudice to such general powers and other powers conferred by statute, by the Charter and by these Bylaws, it is expressly declared that the Board of Directors shall have the following powers, to wit —

(A) To purchase or otherwise acquire for the Corporation any property, rights or privileges which the Corporation is authorized to acquire, at such price or consideration and generally on such terms and conditions as they think fit; and at their discretion to pay therefore either wholly or partly in money, bonds, debentures or other securities of the Corporation as may be lawful;

(B) To create, make and issue notes, mortgages, bonds, deeds of trust, trust agreements and negotiable or transferrable instruments & securities secured by mortgage or deed of trust on any real property of the Corporation or otherwise, and to do every other act or thing necessary to effect the same;

(C) To sell or lease the real or personal property of the Corporation on such terms as the Board may see fit and to execute all deeds, leases and other conveyances or contracts that may be necessary for carrying out the purposes of this Corporation;

(D) To contract with other existing private corporations to carry out economic development programs consistent with the purposes and duties as set out in these Bylaws and the Act and

(E) To exercise any and all other powers granted by Chapter 505 of the Texas Local Government Code and any amendments thereto.

3.02 Selection

The Board shall be composed of seven (7) Directors who shall serve at the pleasure of the City Council. All Directors will be selected based on interest in the work of the Corporation, special expertise and civic service. One (1) Director shall be an executive officer of VeraBank, Henderson Federal Savings Bank or Texas Bank (the "Bank Director"). The Bank Director shall be appointed from the foregoing institutions (or their successors if also chartered in Rusk County, Texas) in succession. Additional banking institutions chartered in Rusk County, Texas may be added to the rotation upon application to the Board and approval by the Board and City Council.

3.03 Terms of Office

The term of office for each Director shall be two (2) years. The terms of the Directors shall be staggered so that the terms of not less than three (3) Directors shall expire each year. No Director shall serve more than three (3) consecutive terms. The Bank Director shall serve a single term. Any Director may resign from the Board prior to the expiration of his or her term of office.

3.04 Vacancies

Any vacancy occurring in the Board of Directors shall be filled by appointment of the City Council of Henderson so as to continue the staggered terms as set forth in Section 3.03 above.

Board Attendance

3.05 Unless special consideration is granted by the Board to accommodate Directors who are temporarily inactive for good cause, any Director who is absent from three (3) regular meetings of the Board in any twelve (12) month period may be asked to resign.

Duties of Directors

3.06 Directors shall exercise ordinary business judgment in managing the affairs of The Corporation. Directors shall act as fiduciaries with respect to the interest of the citizens of Henderson. In acting in their official capacity as Directors of this Corporation, Directors shall act in good faith and take actions they reasonably believe to be in the best interest of the Corporation and that are not unlawful. In all other instances, the Board of Directors shall not take any action that they should reasonably believe would be opposed to the Corporation's best interests or would be unlawful.

ARTICLE IV. Officers

4.01 Officer Positions

The officers of the Corporation shall be a President of the Board, a Vice-President, a Secretary and a Treasurer, all of whom shall be members of the Board. No two offices may be held by the same person. The officers shall have all powers specified in the Bylaws, as amended from time to time, and all powers authorized under the Act and the Texas Non-Profit Corporation Act or its successor.

4.02 Election & Terms of Office

The officers of the Corporation shall be elected annually by the Board of Directors at the first meeting of the fiscal year or as soon thereafter as conveniently possible, provided the President shall be a hold-over director who has served at least one year. If there is no such hold-over Director eligible for President, the President shall be elected from the existing Board. Each officer shall hold office until a successor is duly elected and qualified. An officer may be elected to succeed himself or herself in the same office one (1) time. Vacancies in officer positions may be filled by the Board of Directors for their unexpired position of the officer's term.

4.03 President

The President shall be the chief executive officer of the Corporation. He or she shall generally supervise and control all of the business and affairs of the Corporation and shall preside at meetings of the Board of Directors. The President shall perform all duties incident to the office and other duties prescribed from time to time by the Board of Directors. He or she may execute deeds, mortgages, bonds, contracts or other instruments that the Board of Directors has authorized to be executed. However, he or she may not execute instruments on behalf of the Corporation if this power is expressly delegated to another office or agent of the Corporation by the Board of Directors, the Bylaws, or statute. The President shall appoint, with majority approval of the Board, the members of all standing and other committees, unless composition is otherwise provided for in the Bylaws, and all committee chairs.

4.04 Vice-President

In the absence of the President, or in the event of his or her inability to act, the Vice-President shall perform the duties of the President. When so acting, the Vice-President shall have all power of and be subject to all the same restrictions as upon the President. The Vice-President shall also perform other duties as from time to time may be assigned to him or her by the President.

4.05 Secretary

The Secretary shall be the custodian of the corporate records. The Secretary shall record and keep or cause to be recorded and kept all votes and minutes of the meetings of the Board. The Secretary shall further give or cause to be given notice of all meetings of the Board of Directors and its committees and perform such other duties as may be prescribed by the Board of Directors or President. The Secretary may designate one or more Assistant Secretaries who may be employees of the Corporation to assist in the administration of the Corporate records.

4.06 Treasurer

The Bank Director shall be the Treasurer. He or she shall (a) see that proper and accurate accounts are kept of the financial condition of the Corporation and proper books are maintained for their orderly entry; (b) insure that the financial decisions adopted by the Board are duly followed and an independent audit is made of the accounts of the Corporation at the end of each fiscal year; (c) report the financial condition of the Corporation to the Board at each regular meeting and to City Council upon request and (d) perform any other duties the President may assign. Disbursements of the funds of the Corporation shall be by commercially reasonable means and dually-authorized in a manner approved by the Board of Directors. The Board of Directors may require all persons authorized to disburse or manage the funds of the Corporation to be bonded.

4.07 Executive Director

The Board of Directors shall have the power to appoint an Executive Director. The Executive Director shall be the general manager and chief administrative officer of the Corporation, and subject to the supervision of the Board, shall perform such duties as may be incident to his or her office or specifically delegated to him or her by the Board. The Executive Director shall serve at the pleasure of the Board and receive such compensation as the Board may from time to time determine. The Executive Director, as general manager and, chief administrative officer, shall be responsible for policy and program implementation and for all operations of the Corporation, including hiring, supervising and dismissing employees as well as defining and assigning their work. The Executive Director shall be a non-voting, ex-officio member of the Board of Directors and any other committees created by the Board of Directors. The Executive Director shall compile and submit to the Board regular reports and recommendations regarding the programs, policies and business affairs of the Corporation.

ARTICLE V. Board Committees

5.01 Committees Authorized

The Board of Directors may establish and delegate specified authority to additional standing and ad hoc committees from time to time. A committee may include persons who are not directors of the Corporation. The Board of Directors may establish qualifications for membership on a committee. Committee members

shall serve at the pleasure of the Board and may be removed by the Board of Directors. In addition, the Board of Directors may authorize subcommittees from time to time and charge them with clear and specific duties. Subcommittees will operate under the general rules governing the Board committees and the general oversight of the Executive Director and Vice-President or Board Committee Chair. The establishment of a committee shall not relieve the Board of Directors, or any individual Director of any responsibility imposed by law or these Bylaws. No committee shall have the authority of the Board of Directors to —

(A) Amend the Articles of Incorporation.

(B) Adopt a plan of merger or a plan of consolidation with another corporation.

(C) Authorize the sale, lease, exchange or mortgage of any of the property and assets of the Corporation.

(D) Authorize the voluntary dissolution of the Corporation.

(E) Revoke proceedings for the voluntary dissolution of the Corporation.

(F) Adopt a plan for the distribution of the assets of the Corporation.

(G) Amend, alter, or repeal the Bylaws.

(H) Elect, appoint or remove a member of a committee or director or officer of the Corporation.

(I) Approve any transaction to which the corporation is a party or undertake any action that involves a potential conflict of interest as defined in paragraph 8.04 below.

(J) Take any action outside the scope of authority delegated to it by the Board of Directors.

(K) Take final action on a matter that requires approval of the Board of Directors.

(L) Commit Corporation funds without the prior approval of the Board of Directors.

(M) Undertake any other matters appropriate to the authority of the Board of Directors.

5.02 Committee Terms

The members of each standing committee shall serve until the next annual meeting of the Board and/or until successors are appointed by an incoming President unless the Committee is terminated or a member is removed, resigns or ceases to qualify as a member. Vacancies on committees may be filled in the same manner as the original appointment.

5.03 Rules

Each committee or subcommittee may adopt rules for its own operation not inconsistent with these Bylaws or with rules adopted by the Board of Directors. A decision or recommendation of any committee or subcommittee shall be subject to approval by a quorum of the full Board.

ARTICLE VI. Meetings

6.01 Regular Meetings

The Board of Directors shall provide for at least four (4) regular meetings annually by resolution stating the time and place of such meetings. All regular meetings will be held in the corporate city limits of the City of Henderson.

6.02 Annual Meeting

The first meeting of the Corporation's fiscal year shall be designated as the Annual Meeting. It shall be held at a time and place designated by the Board.

6.03 Special Meetings

Special meetings of the Board of Directors may be called by the Mayor or at the request of the President or upon written request of at least three (3) Directors. Any notice of a special meeting shall contain a summary of the business or proposals to be brought before the special meeting. Should a Director's request for a special meeting be submitted to the President and filed in the Executive Director's office by three (3) Directors, the President shall determine and notify all Directors in writing of the date, time and place of the special meeting within three (3) days of the receipt of the Directors' request. If at any time during a meeting a quorum does not exist, no business shall be transacted.

6.04 Notice

Notice of each regular meeting of the Board of Directors shall be delivered to each Director by email, electronic message or other commercially reasonable means not less than three (3) days before the date of the meeting. The notice shall state the place, date and time of the meeting. In the case of a special meeting, the notice shall further identify who called the meeting and the purpose for which it has been called. Attendance of a Director at a meeting shall constitute a waiver of notice of that meeting, except where a Director attends a meeting for the express purpose of

objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

6.05 Quorum

Four (4) Directors currently serving shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

6.06 Action of Board of Directors

The vote of a majority of the Directors present and voting at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors.

6.07 Proxies

A Director may not vote by proxy.

6.08 Open Meetings

All meetings and deliberations of the Board shall be called, convened, held and conducted in accordance with the Texas Open Meetings Act, TEX. GOV'T CODE § 551 (West 2025) and as it may be amended.

ARTICLE VII. Corporate Duties, Transactions & Responsibilities

7.01 Program of Work

The Board of Directors shall research, develop, prepare and submit to the City Council for its approval an annual Program of Work which shall set out goals and objectives of the Corporation for the economic development of the City, and any other similar goals and objectives deemed appropriate by the Board and the City Council. The Board shall review and update the Program of Work each year prior to submission of the annual budget required by other provisions of these Bylaws.

7.02 Annual Corporate Budget

At least sixty (60) days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until the same has been approved by the City Council.

7.03 Deposit & Investment of Corporate Funds

All Proceeds from the issuance of bonds, notes or other debt instruments issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture or other documents authorizing or relating to their issuance. All other monies of the Corporation shall be deposited, secured and/or invested in the manner provided for the deposit, security and/or investment of the public funds of

the City of Henderson. The Board shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation. The Board shall also provide for the reconciliation and investment of such funds and accounts. If agreed to by separate contract between the City and the Corporation, the accounts, reconciliation, and investment of such funds and accounts may be performed by the finance department of the City of Henderson. The Corporation shall pay reasonable compensation for such services to the City.

7.04 Limitations on Expenditures

The Corporation shall spend no more than ten percent (10%) of the annual Corporate revenues for promotional purposes. The Corporation may carry forward, year to year, the unused amounts set aside for promotional purposes.

7.05 Contracts

The Board of Directors may by official action authorize any officer or agent of the Corporation to enter into a contract or execute and deliver any instrument in the name of and on behalf of the Corporation. This authority may be limited to a specific contract or instrument or it may extend to any number and type of possible contracts and instruments. All contracts shall be approved by the Henderson City Council prior to acceptance and execution by HEDCO.

7.06 Gifts

The Board of Directors may accept on behalf of the Corporation any gift or bequest provided for the general purposes of or for any special purpose of the Corporation. Special funds shall include all funds from government contracts and gifts designated by a donor for special purposes. All other funds shall be general funds.

7.07 Potential Conflicts of Interest

The Directors shall be subject to the conflict of interest provisions of Chapter 22 of the Texas Business Organizations Code, the policies of the City of Henderson and other applicable state law conflict of interest provisions. The Corporation may not make a loan to a Director. In addition, in any contract or transaction between the Corporation and a Director or an organization in which a Director is an officer or member or in which the Director has a financial interest, the Board must know or be informed of the material facts as to the relationship and the contract or transaction. The interested Director may be present at and participate in the deliberations of the Board and vote on the contract or transaction only after such disclosures have been made.

7.08 Prohibited Acts

No Director, officer or committee member of the Corporation shall —

(A) Do any act in violation of the Bylaws or a binding obligation of the corporation;

(B) Do any act with the intention of harming the Corporation or any of its operations;

(C) Do any act that would make it impossible or unnecessarily difficult to carry on the intended or ordinary business of the Corporation;

(D) Receive an improper personal or business benefit from the operation of the Corporation;

(E) Use the assets of the Corporation, directly or indirectly, for any purpose other than carrying on the business of the Corporation;

(F) Wrongfully transfer or dispose of Corporation property, including intangible property such as goodwill;

(G) Use the name of the Corporation (or any substantially similar name) or any trademark or trade name adopted by the Corporation, except on behalf of the Corporation in the ordinary course of the Corporation's business;

(H) Disclose any of the Corporation business practices, trade secrets or any other information not generally known to the business community to any person not authorized to receive it;

(I) Commit Corporation funds without the prior approval of the Board of Directors or

(J) Commit any unauthorized act.

The Corporation shall not have the power to own or operate any project as a business other than as lessor, seller or lender or pursuant to the requirements of any trust agreement securing the credit transaction. In addition, the user pursuant to any lease, sale or loan agreement relating to a project shall be considered to be the

owner of the project for the purposes of the application of any ad valorem, sales & use taxes or any other taxes levied or imposed by the State of Texas or any political subdivision of the State of Texas. The purchase and holding of mortgages, deeds of trust or other security interests and contracting for any servicing thereof shall not be deemed the operation of a project.

ARTICLE VIII. Books, Records, Audits

8.01 Maintenance of Records

The Corporation shall keep and properly maintain, in accordance with generally accepted accounting principles, complete books, records, accounts and financial statements pertaining to its corporate funds, activities and affairs. In addition to proper financial records, the Corporation shall keep correct and complete minutes of all board and committee meetings and all records required by the City of Henderson, contracting agents or funding sources.

8.02 Compliance with State Law

All records shall be kept and administered in accordance with the Texas Public Information Act, TEX. GOV'T CODE § 552 (West 2025) and Chapter 201 of the Texas Local Government Code (West 2025) and as they may be amended.

8.03 Inspection

Any member of the City Council of Henderson, director or officer of the Corporation may inspect and receive copies of all books and records of the Corporation required to be kept by these Bylaws. Any person entitled to inspect and copy the Corporation's books and records may do so through his or her attorney or other fully authorized representative. The Board of Directors may establish reasonable fees for copying the Corporation's books and records by members. The Corporation shall provide requested copies of books or records when and as required by the Texas Open Records Act.

8.04 Audit

The Corporation shall cause its books, records, accounts & financial statements and all other activities for the previous fiscal year to be audited at least once each year by an outside independent certified public accounting firm selected by the Directors. Any such audit shall be performed in accordance with generally accepted auditing procedures (GAAP) and shall include the auditor's report. Each audit shall be prepared and submitted annually to the City Council of the City of Henderson, Texas, for approval within one hundred eighty (180) days after the end of the Corporation's fiscal year. Any such audit shall be performed at the expense of the Corporation.

ARTICLE IX. Fiscal Year

9.01 The fiscal year of the Corporation shall run concurrently with the City of Henderson beginning of the first day of October and ending on the last day of September in each calendar year.

ARTICLE X. Amendments to Bylaws

10.01 The Board of Directors, by the affirmative vote of no less than five (5) of its seven (7) members, may alter, amend or repeal these Bylaws or adopt new Bylaws at any regular or special meeting provided that notice and a copy of the proposed amendment or amendments be given to each Director not less than three (3) days prior to any such meeting. Any duly-adopted amendments shall be effective only upon approval by the City Council of the City of Henderson, Texas.

10.02 Legal Construction

If any Bylaw provision is held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability of any such provision shall not affect any other provision and these Bylaws shall be construed as if such invalid, illegal or unenforceable provision had not been included.

ARTICLE XI. Indemnification & Insurance

11.01 Corporation to Indemnify

The Corporation shall indemnify any director or officer or former director or officer of the Corporation for expenses and costs (including attorney's fees) actually and necessarily incurred by said officer or director in connection with any claim asserted against said officer or director by action in court or otherwise by reason of such person being or having been a director or officer, except in relation to matters as to which said person shall have been guilty of gross negligence or gross misconduct in respect of the matter in which indemnity is sought.

11.02 Corporation May Provide Insurance

The Corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Corporation to insure such person against any liability asserted against said person by reason of such person being or having been a director, officer, employee or agent of the Corporation. The premium for such insurance shall be paid for by the Corporation.

ARTICLE XII. Parliamentary Authority

12.01 Robert's Rules of Order, Newly Revised, shall be the parliamentary authority for all matters of procedure not specifically covered by these Bylaws or any specific rules of procedure adopted by the Board.

ARTICLE XIII. Dissolution of the Corporation

13.01 The Corporation is a non-profit corporation. Upon dissolution, all of the Corporation's debts shall be paid first and then the assets shall be distributed to the City of Henderson, Texas.

Henderson Economic Development Corporation

BY:_____ DATE: _____

Name: _____

Title: President of the Corporation

ATTEST:

BY: _____ DATE: _____

Print Name: _____

Title: Secretary of the Corporation

APPROVED by majority vote of the Henderson City Council present on the_____ day of _____, 2025, and made effective immediately.

BY: _____ DATE: _____

Print Name: _____

Title: Secretary of the City of Henderson

City Council

Agenda Item # 16.

SUBJECT: Consideration and possible action upon a minor plat application received by Norman and Gretchen Walton to combine three lots located at the intersection of Peach St and US 79 for development purposes (Breitenberg)

MEETING DATE: January 20, 2026

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:
1. 623 US 79 N - Walton - Minor Plat Application -12-01-25

CITY OF HENDERSON
MINOR PLAT APPLICATION

APPLICANT NAME: NORMAN LEWIS WALTON as trustee of THE NORMAN L. WALTON LIVING TRUST, U/A dated MAY 11, 2001

MAILING ADDRESS: 4175 CR 328 N, TATUM, TX 75691

PHONE NO: 903-836-2271 **OTHER** _____

LOCATION OF PROPERTY: 621 N. US HWY 79 ; 623 N. US HWY 79; 1003 PEACH ST

PROPERTY DESCRIPTION (attach certified tax certificates from ~~Appraisal District~~ Rusk County Tax Office):

SEE ATTACHED

Parcel: 16708 - 623 US79N Parcel: 31182 - 1003 Peach St

Parcel: 15448 - 621 US79 N

PURPOSE FOR REQUEST (be specific): TO COMBINE THE 3 PROPERTIES (VACANT) FOR FUTURE DEVELOPMENT. (REQUESTED BY CITY AUTHORITIES)

District# 2 **District Representative:** Michael Searcy

ZONING CLASSIFICATION: C2

PROPERTY IS IMPROVED: Y / (N) no structure

WATER AND SEWER AVAILABLE: (Y) / N

***** PLAT APPROVAL DOES NOT NECESSITATE APPROVAL FROM TXDOT FOR DRIVEWAY ACCESS ON STATE MAINTAINED HIGHWAY *****

NORMAN LEWIS WALTON
(Print Name)

SIGNATURE

12-01-2025
DATE

Council Meeting for plat depends on date Application is received.
Application fee of $50.00 must be submitted with the application.
Two 8 ½ x 14 plats and Two (2) 24x36 plats with Surveyor and property owner signatures required.

TAX CERTIFICATE

Please remit payment to:
Rusk County Tax Office
Nesha Partin
202 North Main Street
Henderson, TX 75653-0988
Phone: 903-657-0315

Fee: 10.00
Certificate Number: 44620

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s):

Owner Interest: 1.000000

Owner: R2000052134
WALTON NORMAN LEWIS TRUSTEE OF
NORMAN L WALTON LIVING TRUST 5-11-01
4175 CR 328 N
TATUM TX 75691

Parcel ID/Seq: 16708/1
Account #: 02460-01350-00000-000000
Legals: LT 8 & E 6 OF ALLEY
BLK 17/185 MISZNER
&42 OF ABND PARK AVENUE
DEED READS LT 9 BLK 17

Suit:	No
Acres:	0.176
Land Value:	$ 38250
Pers Value:	$ 0
Imp Value:	$ 0
Ag/Timber:	$ 0
HS Code:	
Cat Code:	C1B
MTG/Loan:	-

Property Address: 623 N US 79
HENDERSON TX 75652
MH Label:
MH Serial:

Abst/Subdiv:
Block: Lot:

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2025	05 - RUSK COUNTY	38,250	$188.00	$0.00	$0.00	$0.00	$0.00
2025	05R - SPEC RD	38,250	$20.27	$0.00	$0.00	$0.00	$0.00
2025	22 - CITY OF HENDERSON	38,250	$162.58	$0.00	$0.00	$0.00	$0.00
2025	22IS - CITY OF HENDERSON I&S	38,250	$39.81	$0.00	$0.00	$0.00	$0.00
2025	46 - HENDERSON I.S.D. M&O	38,250	$260.94	$0.00	$0.00	$0.00	$0.00
2025	46IS - HENDERSON I.S.D. I&S	38,250	$53.55	$0.00	$0.00	$0.00	$0.00
2025	66 - RUSK CO GROUNDWATER CONSV	38,250	$1.91	$0.00	$0.00	$0.00	$0.00
Totals:			$727.06	$0.00	$0.00	$0.00	**$0.00**
Parcel Total:			**$727.06**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

PAID HISTORY (CURRENT TAX YEAR) 2025

Jurisdiction	Tax	Discount	Penalty	Other Payment	Total Amount	Cod	Ref Number	Posting Date
05	$188.00	$0.00	0.00	$0.00	$188.00		262	12/01/2025
05R	$20.27	$0.00	0.00	$0.00	$20.27		262	12/01/2025
22	$162.58	$0.00	0.00	$0.00	$162.58		262	12/01/2025
22IS	$39.81	$0.00	0.00	$0.00	$39.81		262	12/01/2025
46	$260.94	$0.00	0.00	$0.00	$260.94		262	12/01/2025
46IS	$53.55	$0.00	0.00	$0.00	$53.55		262	12/01/2025
66	$1.91	$0.00	0.00	$0.00	$1.91		262	12/01/2025
	$727.06	**$0.00**	**$0.00**	**$0.00**	**$727.06**			

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

sign here → Norma Lewis
Authorized Officer of Collecting Office

12/02/2025
Date of Tax Certificate

RUSK COUNTY ASSESSOR & COLLECTOR OF TAXES

Issued By: Norma Lewis

Issued To: Norman Lewis Walton

Issued Date: 12/2/2025 11:42:24AM DPIYRMO: 202512

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the taxing unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the taxing unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud of collusion is void.

TAX CERTIFICATE

Please remit payment to:
Rusk County Tax Office
Nesha Partin
202 North Main Street
Henderson, TX 75653-0988
Phone: 903-657-0315

Fee: 10.00
Certificate Number: 44621

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s):

Owner Interest: 1.000000
Owner: R2000052134
WALTON NORMAN LEWIS TRUSTEE OF
NORMAN L WALTON LIVING TRUST 5-11-01
4175 CR 328 N
TATUM TX 75691

Parcel ID/Seq: 15448/1
Account #: 02460-01360-00000-000000
Legals: E PT LT 9 & E 6 OF ALLEY
& 40 OF ABND PARK AVENUE
BLK 17/185 MISZNER

Suit: No
Acres: 0.171
Land Value: $ 37250
Pers Value: $ 0
Imp Value: $ 0
Ag/Timber: $ 0

Property Address: 621 N US 79
HENDERSON TX 75652
MH Label:
MH Serial:

Abst/Subdiv:
Block: Lot:

HS Code:
Cat Code: C1B
MTG/Loan: -

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2025	05 - RUSK COUNTY	37,250	$183.08	$0.00	$0.00	$0.00	$0.00
2025	05R - SPEC RD	37,250	$19.74	$0.00	$0.00	$0.00	$0.00
2025	22 - CITY OF HENDERSON	37,250	$158.33	$0.00	$0.00	$0.00	$0.00
2025	22IS - CITY OF HENDERSON I&S	37,250	$38.77	$0.00	$0.00	$0.00	$0.00
2025	46 - HENDERSON I.S.D. M&O	37,250	$254.12	$0.00	$0.00	$0.00	$0.00
2025	46IS - HENDERSON I.S.D. I&S	37,250	$52.15	$0.00	$0.00	$0.00	$0.00
2025	66 - RUSK CO GROUNDWATER CONSV	37,250	$1.86	$0.00	$0.00	$0.00	$0.00
Totals:			$708.05	$0.00	$0.00	$0.00	**$0.00**
Parcel Total:			**$708.05**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

PAID HISTORY (CURRENT TAX YEAR) 2025

Jurisdiction	Tax	Discount	Penalty	Other Payment	Total Amount	Cod	Ref Number	Posting Date
05	$183.08	$0.00	0.00	$0.00	$183.08		262	12/01/2025
05R	$19.74	$0.00	0.00	$0.00	$19.74		262	12/01/2025
22	$158.33	$0.00	0.00	$0.00	$158.33		262	12/01/2025
22IS	$38.77	$0.00	0.00	$0.00	$38.77		262	12/01/2025
46	$254.12	$0.00	0.00	$0.00	$254.12		262	12/01/2025
46IS	$52.15	$0.00	0.00	$0.00	$52.15		262	12/01/2025
66	$1.86	$0.00	0.00	$0.00	$1.86		262	12/01/2025
	$708.05	**$0.00**	**$0.00**	**$0.00**	**$708.05**			

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

sign here ➔ Norma Lewis
Authorized Officer of Collecting Office

12/02/2025
Date of Tax Certificate

RUSK COUNTY TAX ASSESSOR & COLLECTOR

Issued By: Norma Lewis

Issued To: Norman Lewis Walton

Issued Date: 12/2/2025 11:44:18AM DPIYRMO: 202512

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the taxing unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the taxing unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud of collusion is void.

TAX CERTIFICATE

Please remit payment to:
Rusk County Tax Office
Nesha Partin
202 North Main Street
Henderson, TX 75653-0988
Phone: 903-657-0315

Fee: 10.00
Certificate Number: 44622

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s):

Owner Interest: 1.000000
Owner: R22478
WALTON NORMAN L
4175 County Road 328 N
Tatum TX 75691 4739

Parcel ID/Seq: 31182/1
Account #: 02460-01370-00000-000000
Legals: W PT LT 9 & E6 OF ALLEY
BLK 17/185 MISZNER

Suit: No
Acres: 0.045
Land Value: $ 4000
Pers Value: $ 0
Imp Value: $ 0
Ag/Timber: $ 0

Property Address: 1003 PEACH HENDERSON TX 75652
MH Label:
MH Serial:

Abst/Subdiv:
Block: Lot:

HS Code:
Cat Code: C1
MTG/Loan: -

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2025	05 - RUSK COUNTY	1,400	$6.88	$0.00	$0.00	$0.00	$0.00
2025	05R - SPEC RD	1,400	$0.74	$0.00	$0.00	$0.00	$0.00
2025	22 - CITY OF HENDERSON	1,400	$5.95	$0.00	$0.00	$0.00	$0.00
2025	22IS - CITY OF HENDERSON I&S	1,400	$1.46	$0.00	$0.00	$0.00	$0.00
2025	46 - HENDERSON I.S.D. M&O	1,400	$9.55	$0.00	$0.00	$0.00	$0.00
2025	46IS - HENDERSON I.S.D. I&S	1,400	$1.96	$0.00	$0.00	$0.00	$0.00
2025	66 - RUSK CO GROUNDWATER CONSV	1,400	$0.07	$0.00	$0.00	$0.00	$0.00
Totals:			$26.61	$0.00	$0.00	$0.00	**$0.00**
Parcel Total:			**$26.61**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

PAID HISTORY (CURRENT TAX YEAR) 2025

Jurisdiction	Tax	Discount	Penalty	Other Payment	Total Amount	Cod	Ref Number	Posting Date
05	$6.88	$0.00	0.00	$0.00	$6.88		262	12/01/2025
05R	$0.74	$0.00	0.00	$0.00	$0.74		262	12/01/2025
22	$5.95	$0.00	0.00	$0.00	$5.95		262	12/01/2025
22IS	$1.46	$0.00	0.00	$0.00	$1.46		262	12/01/2025
46	$9.55	$0.00	0.00	$0.00	$9.55		262	12/01/2025
46IS	$1.96	$0.00	0.00	$0.00	$1.96		262	12/01/2025
66	$0.07	$0.00	0.00	$0.00	$0.07		262	12/01/2025
	$26.61	**$0.00**	**$0.00**	**$0.00**	**$26.61**			

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

sign here → Norma Lewis
Authorized Officer of Collecting Office

12/02/2025
Date of Tax Certificate

Issued By: Norma Lewis

Issued To: Norman Lewis Walton

Issued Date: 12/2/2025 11:45:43AM DPIYRMO: 202512

RUSK COUNTY ... COLLECTOR OF TAXES

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the taxing unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the taxing unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud of collusion is void.

NOTES

- [illegible]
- [illegible]
- [illegible]
- ○ [illegible]
- ● [illegible]
- [illegible]
- According to [illegible] Zone [illegible] Community Panel No. [illegible] dated [illegible]
- [illegible] 25 foot [illegible] building setback [illegible] 30' side [illegible] 25-ft rear
- [illegible] Bearings are based [illegible]

LEGEND

[illegible]

0 30 60
Scale - 1"=30

N

SURVEYOR'S STATEMENT

I, Dwayne Miley, Registered Professional Land Surveyor No 4164, do hereby certify that this plat was prepared from an actual survey made under my direction and supervision on the ground during June 2024 and December, 2025

GIVEN UNDER MY HAND AND SEAL, this the 19th day of DECEMBER 2025

(Signature)

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 19 day of December 20 25

Notary Public, State of Texas

STATE OF TEXAS REGISTERED DWAYNE MILEY 4164 LAND SURVEYOR

OWNER'S STATEMENT

We, Norm Walton and Gretchen Walton are the owners of the tract of land shown hereon and do accept this as its Plan for subdividing into lots and blocks and do dedicate to the public forever the streets, alleys and easements as shown

Norm Walton

Gretchen Walton

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 23rd day of December 2025

(Signature)

Notary Public, State of Texas

WESLEY P BREITENBERG
Notary ID #134880643
My Commission Expires
May 1, 2028

CERTIFICATE OF CITY MANAGER

I hereby certify that all requirements of the "Subdivision Ordinance and Zoning Ordinance" concerning submission and approval of information and data to the City Manager as required for Final Plat approval have been complied with for the hereon referenced subdivision

City Manager

Date

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HENDERSON, TEXAS on this day of , 20

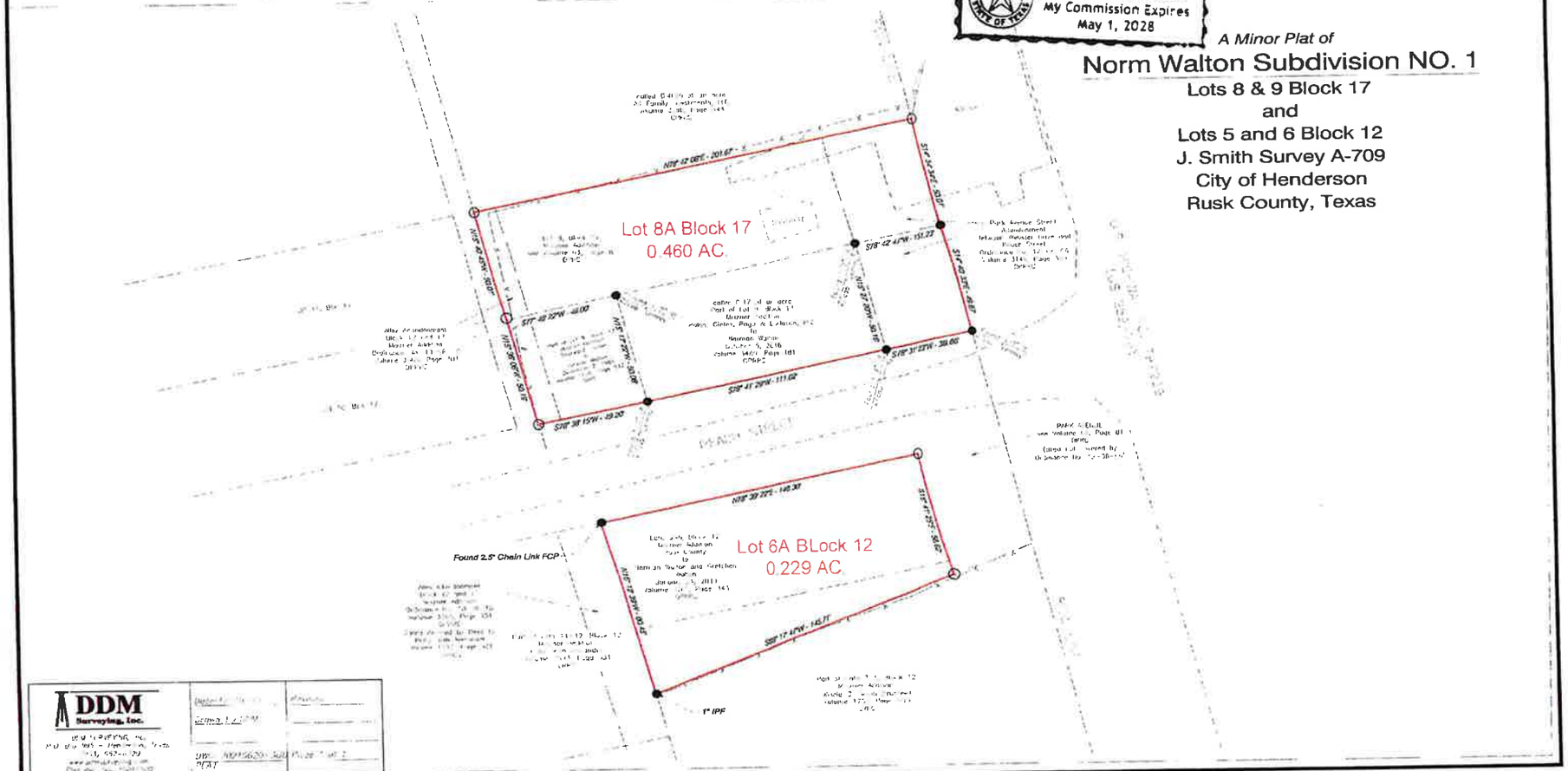
Mayor

City Secretary

A Minor Plat of

Norm Walton Subdivision NO. 1

Lots 8 & 9 Block 17
and
Lots 5 and 6 Block 12
J. Smith Survey A-709
City of Henderson
Rusk County, Texas



DDM Surveying, Inc.

City Council

Agenda Item # 17.

SUBJECT: Consideration and possible action on a minor plat application received by Sam Arellano to divide a parcel of land located at 301 Yandle Dr into three lots for development purposes (Breitenberg)

MEETING DATE: January 20, 2026

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 301 Yandle - Arellano-Minor Plat Application-RCAD Parcel 378-Survey and Tax Certificate

CITY OF HENDERSON
MINOR PLAT APPLICATION

APPLICANT NAME: Samuel Arellano

MAILING ADDRESS: 237 Serenity Dr Bullard Tx 75757

PHONE NO: 903-658-7612 **OTHER** _____

LOCATION OF PROPERTY: 301 Yardle Drive

PROPERTY DESCRIPTION (attach certified tax certificates from Rusk County Tax Office):

1.35 ac of LT 1 BLK 736 A Marr Survey (as described on RCAD)

PURPOSE FOR REQUEST (be specific): Subdivide tract/parcel 378 consisting of approximately 1.5 acres into 3 lots of approximately .5 acres each for the purposes of development

District # 2 **District Representative:** Michael Searcy

ZONING CLASSIFICATION: R1

PROPERTY IS IMPROVED: (Y) / N

WATER AND SEWER AVAILABLE: (Y) / N

***** PLAT APPROVAL DOES NOT NECESSITATE APPROVAL FROM TXDOT FOR DRIVEWAY ACCESS ON STATE MAINTAINED HIGHWAY *****

Samuel Arellano
(Print Name)

Samuel Arellano
SIGNATURE

Jan-12.2026
DATE

Council Meeting for plat depends on date Application is received.
Application fee of $50.00 must be submitted with the application.
Three (3) 8 ½ x 14 plats and Two (2) 24x36 plats with Surveyor and Property Owner signatures required.

TAX CERTIFICATE

Please remit payment to:
Rusk County Tax Office
Nesha Partin
202 North Main Street
Henderson, TX 75653-0988
Phone: 903-657-0315

Fee: 10.00
Certificate Number: 44766

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s):

Owner Interest: 1.000000
Owner: R88443
ARELLANO SAMUEL
2117 E MAIN ST
HENDERSON TX 75652

Parcel ID/Seq: 378/1
Account #: 01340-02220-00000-000000
Legals: 1.35 AC OF LT 1 BLK 736 A MARR

Suit: No
Acres: 1.299
Land Value: $ 18180
Pers Value: $ 0
Imp Value: $ 4400
Ag/Timber: $ 0
HS Code:
Cat Code: A4
MTG/Loan: -

Property Address: 301 YANDLE DR
HENDERSON TX 75652
MH Label:
MH Serial:

Abst/Subdiv:
Block: Lot:

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2025	05 - RUSK COUNTY	22,580	$110.98	$110.98	$0.00	$0.00	$110.98
2025	05R - SPEC RD	22,580	$11.96	$11.96	$0.00	$0.00	$11.96
2025	22 - CITY OF HENDERSON	22,580	$95.98	$95.98	$0.00	$0.00	$95.98
2025	22IS - CITY OF HENDERSON I&S	22,580	$23.50	$23.50	$0.00	$0.00	$23.50
2025	46 - HENDERSON I.S.D. M&O	22,580	$154.04	$154.04	$0.00	$0.00	$154.04
2025	46IS - HENDERSON I.S.D. I&S	22,580	$31.61	$31.61	$0.00	$0.00	$31.61
2025	66 - RUSK CO GROUNDWATER CONSV	22,580	$1.13	$1.13	$0.00	$0.00	$1.13
Totals:			$429.20	$429.20	$0.00	$0.00	**$429.20**
Parcel Total:			**$429.20**	**$429.20**	**$0.00**	**$0.00**	**$429.20**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

sign here → Norma Lewis

Authorized Officer of Collecting Office

01/12/2026
Date of Tax Certificate

Issued By: Norma Lewis

Issued To: samuel arreilano

Issued Date: 1/12/2026 11:40:18AM DPIYRMO: 202601

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the taxing unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the taxing unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud of collusion is void.

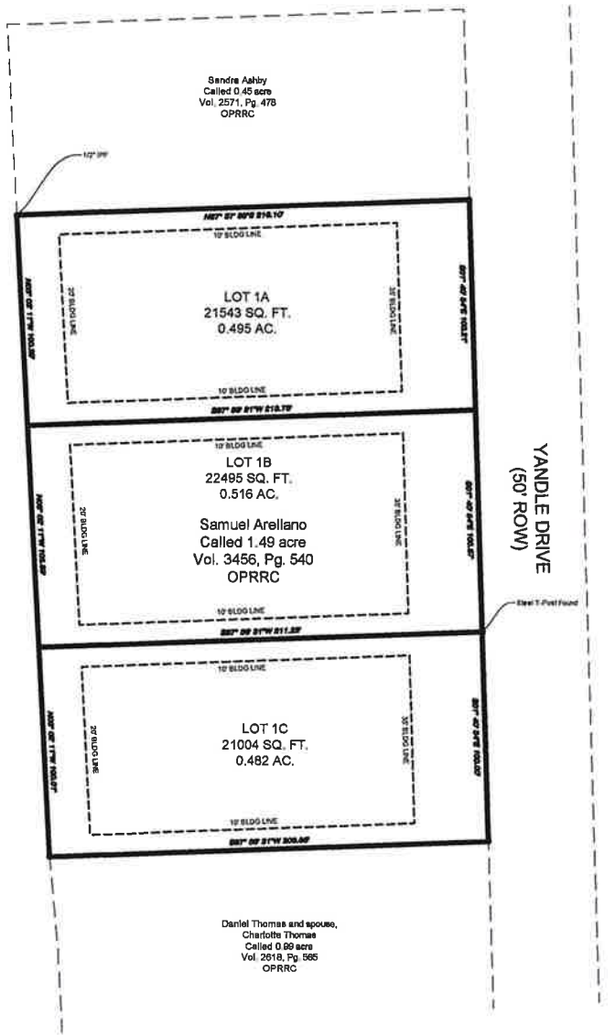
RUSK COUNTY ASSESSOR & COLLECTOR OF TAXES

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, DEED REFERENCES SHOWN ARE TO THE DEED, LAND, PLAT OR OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (OPRRC).
2. BEARINGS AND CORRELATED DISTANCES ARE BASED UPON GRID NORTH AS PER TEXAS COORDINATE SYSTEM, 1983 NORTH, 2011 (NA2011) EPOCH 2010.00 U.S. SURVEY FEET.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION REGULATIONS, ZONING OR OTHER LAND USE REGULATIONS, DIMENSIONS AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO YANDLE DRIVE, A DEDICATED PUBLIC ROADWAY.
5. THERE WERE NO VISIBLE OBSERVED IMPROVEMENTS LOCATED ON THIS TRACT WHICH WERE NOT SHOWN HEREON.
6. ONLY THE DOCUMENTS REFERENCED HEREON WERE USED DURING THE COURSE OF THIS SURVEY. OTHER DOCUMENTS MAY EXIST WHICH WOULD AFFECT THESE PARCELS.
7. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48401C0225E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED 01/06/2011 THIS PARCEL IS IN ZONE X, ZONE X (UNSHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD.
9. ACCORDING TO CITY OF HENDERSON ZONING MAP DATED JANUARY 8, 2020, THE PROPERTY LIES WITHIN ZONE "PD". (PD DENOTES SINGLE-FAMILY RESIDENTIAL, AS MAY BE SPECIFIED IN TEXAS SHOWN HEREON.

LEGEND

	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	STEEL WIRE SET
	STEEL WIRE FOUND
	WOOD POST FOUND
	FENCE CORNER POST
	DEED LINE



0 30 60 Feet

OWNER'S STATEMENT

I, Samuel Arellano am owner of the tract of land shown hereon and do accept this as its Plan for the subdividing into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown hereon.

SIGNATURE

Jan 12 2026
DATE

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas,

this the 12th day of January, 2026.

SIGNATURE

WESLEY P BREITENBERG
Notary ID #134880645
My Commission Expires
May 1, 2028

CERTIFICATE OF CITY MANAGER

I hereby certify that all requirements of the "Subdivision Ordinance and Zoning Ordinance" concerning submission and approval of information and data to the City Manager as required for Final Plat approval have been complied with for the hereon referenced subdivision.

City Manager

Date

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HENDERSON, TEXAS

on this the _____ day of _____, 2____.

Mayor

City Secretary

SURVEYOR'S STATEMENT

I, Collin H. Miley, R.P.L.S No. 6841, do hereby certify that the above plat was prepared from an actual survey made under my direction and supervision on the ground during January, 2026.

GIVEN UNDER MY HAND AND SEAL

This the 12 day of Jan 2026

SIGNATURE

STATE OF TEXAS
REGISTERED
COLLIN H. MILEY
6841
PROFESSIONAL
LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas,

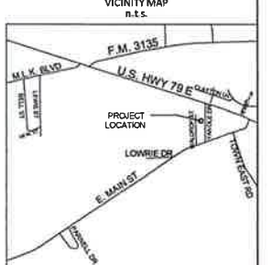
this the 12 day of Jan 2026

SIGNATURE

APRIL LEIGHANN MILEY
Notary Public, State of Texas
Comm. Expires 01-16-2027
Notary ID 134146066

FINAL PLAT
ARELLANO SUBDIVISION
A MINOR PLAT OF
LOT 1, BLOCK 736
CITY OF HENDERSON, TEXAS
ACHILE MARRE SURVEY A-515

VICINITY MAP
n.t.s.



MILEY SURVEYING, LLC
Miley Surveying LLC
tofa@MileySurveying.com
1301 US 79 N
Henderson, Tx 75652
(903) 655-4080
Firm No: 10194044

Project #: 20250205.dwg		County: Rusk
Drawn By: CHM	Paper: ARCH D	Survey: Achile Marre, A-515
Date: 1/12/26	Revised:	Site: 101 Yandle Dr., Henderson, Tx
A Survey For: Samuel Arellano		

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 NOVEMBER 2025

TYPE OF CALL	CITY	COUNTY
OTHER FIRES (Industrial/other)	0	0
STRUCTURE FIRES	1	1
VEHICLE FIRES	0	0
GRASS FIRES	2	3
ELECTRICAL FIRES	0	0
COOKING FIRES (KITCHEN)	0	0
POWER LINES	1	1
SMOKE CHECKS	2	0
ACCIDENTS (JAWS)	0	1
MVC'S (No Extrication)	14	5
AIRCRAFT STAND-BY	2	0
FUEL SPILLS/GAS LEAKS	0	0
RESCUE	0	0
MEDICAL CALLS	16	9
ALARM MALFUNCTIONS	0	0
FALSE ALARMS	4	2
DISPATCHED AND CANCELED ENROUTE	2	3
UNAUTHORIZED BURNING	0	0
CONTROL BURN (COUNTY ONLY)	0	1
ASSIST OTHER DEPARTMENTS	0	0
MISCELLANEOUS CALLS/PUBLIC SERVICE	0	0
TOTAL	**46**	**27**
MANHOURS	**106.5**	**73**

TOTAL CALLS			**73**
TOTAL MANHOURS			**229**
TRAINING	**Paid 62 Vol 20**	**Total**	**82**
INSPECTIONS			**10**
FIRE PREVENTION PROGRAMS			**0**
PUBLIC RELATIONS EVENTS			**7**
HYDRANT MAINTENANCE			**20**
WATER USAGE			**2,000**

HENDERSON FIRE DEPARTMENT



Henderson Lion Stadium was used for the Texas High School Playoffs since the regular season ended. Henderson Fire Department attended the playoff game to assist any medical emergencies with all those participating and attending the games. Positive contact was made with some of those visiting Lion Stadium.

****

November 1st, Tractor Supply held a Hometown Hero Event and B shift was on hand for the children who wanted to see the firetrucks and meet the firefighters. We were also presented with a donation check which was a nice surprise.

****

Chief Ybarra, Asst. Chief Jeff Stoddard, B-Shift, along with several other firefighters worked at the Syrup Festival on November 8th. Fire safety and general safety walk throughs were conducted on all cooking booths at the festival. Firefighters also worked medical calls at the festival. Positive contact was made with the public at the event.

****

November 10th, Assistant Chief Jeff Stoddard and C-shift helped the HPD load canned goods at Wylie School which the kids collected and delivered to HIM. Love when we work together for the good.

CALL LOG

November 2025

- Fire Calls: 48
- Medical Calls: 25
- Total Calls: 73
- Inspections: 10
- Hydrants: 20



On November 13th, Full Armor first and second graders visited us at Central Station for a tour and to learn more about the firefighter's day to day. The kids were having so much fun and asked some pretty good questions to B shift.

On November 14th, we had a homeschool group come to the station for a tour also. B shift showed them the station and the trucks. They are learning about fire safety and wanted to come see real firefighters.

November 19th, Full Armor's K4 class held a Friendsgiving and invited B-shift to come. The firefighters endured a play and some singing while sitting in the little chairs in the classroom. It was a good way to show that we are interested in what the kids are up to.



HENDERSON FIRE DEPARTMENT

Sonny Ybarra, Fire Chief
Jeff Stoddard, Asst. Fire Chief
Ph: 903-392-0651

401 West Main
Henderson, TX 75654

November Monthly 2025

Oh how sweet it is not to slow down for the Holidays……

Meanwhile, Team Ashkickers is over here held together with caffeine, duct tape and firefighter stubbornness. November grabbed us by the bunker gear and said "RUN".

We ping ponged between play off games and Tractor Supply for Hometown Hero's event. Somehow, they handed us a donation check. We're still not sure if it was gratitude, confusion or an accidental money-laundering attempt, but we smiled, nodded and cashed it before anyone got sobered up.

Then Syrup Festival came!! We thought we would just eat junk food, not collect overheated citizens like Pokémon cards. Most medical calls were from heat exhaustion.

On a better note, Team Ashkickers assisted with the canned food drive at Wylie. Huge shout out to HPD for all they do.

Nov 13th was firefighter day at Full Armor, and we had some homeschool kids come by station. Of course, the Ashkickers gave a TED talk about themselves because no one loves talking about firefighters than firefighters. By the end of the talk, kids were obsessed and the crews' ego had to be escorted through the bay doors by rope rescue.

Attended Friendsgiving at Full Armor where the Ashkickers ate everything not nailed down. Turkey, ham, rolls…Gone! Desert? …Don't even ask! Someone tried to bring salad; it was last seen flying off the table during a scuffle over apple pie.

Thanksgiving came and went, the team finished full of , well, a lot of things; food, regret, sodium, bloating and gas. But that's the usual around here.

As we stumble into December waiting to sit on Santa's lap full of gas, we look forward to finishing out the year on caffeine, miracles and maybe an exorcism!!

Signing off with hand cramps, Chief Flameous Maximous

City of Henderson

November 2025

Emergency Calls Compliance

Compliance	Calls	Late
99.2%	119	1

Run# - 118681 – Priority 2
Total Response Time – 10 minutes 41 seconds

Delay due to crew taking a bad route.

City of Henderson

October 2025

Emergency Calls Compliance

Compliance	Calls	Late
97.3%	113	3

Run# - 101895 – Priority 1 – Chest Pain
Total Response Time – 09 minutes 47 seconds

Delay due to call taker geocoding the call to the wrong city.

Run# - 101104 – Priority 2 – Stroke
Total Response Time – 11 minutes 44 seconds

Delay due to a long out of chute time.

Run# - 110145 – Priority 2 – Hemorrhage/Lacerations
Total Response Time – 16 minutes 05 seconds

Delay due to a crew bad route.

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 DECEMBER 2025

TYPE OF CALL	CITY	COUNTY
OTHER FIRES (Industrial/other)	0	0
STRUCTURE FIRES	0	5
VEHICLE FIRES	1	0
GRASS FIRES	1	9
ELECTRICAL FIRES	1	0
COOKING FIRES (KITCHEN)	0	0
POWER LINES	0	0
SMOKE CHECKS	2	0
ACCIDENTS (JAWS)	0	0
MVC'S (No Extrication)	4	6
AIRCRAFT STAND-BY	0	0
FUEL SPILLS/GAS LEAKS	4	1
RESCUE	0	0
MEDICAL CALLS	22	6
ALARM MALFUNCTIONS	0	0
FALSE ALARMS	7	0
DISPATCHED AND CANCELED ENROUTE	3	2
UNAUTHORIZED BURNING	2	0
CONTROL BURN (COUNTY ONLY)	0	3
ASSIST OTHER DEPARTMENTS	0	5
MISCELLANEOUS CALLS/PUBLIC SERVICE	1	2
TOTAL	**48**	**39**
MANHOURS	**75**	**140**

TOTAL CALLS			**87**
TOTAL MANHOURS			**215**
TRAINING	**Paid 48 Vol 16**	**Total**	**64**
INSPECTIONS			**8**
FIRE PREVENTION PROGRAMS			**0**
PUBLIC RELATIONS EVENTS			**7**
HYDRANT MAINTENANCE			**0**
WATER USAGE			**2,500**

HENDERSON FIRE DEPARTMENT



December 4th, Henderson Fire Department had Engine 1 participate in the annual Christmas parade. Engine 3 carried City Council Member Greg Jackson and was driven by Firefighters Chris Jones and Jaxon Jennings. Chief Ybarra was also in his vehicle in front of Engine 1.

****

December 11th, A-shift attended the Tree of Angels at the Rusk County JP5 Courtroom. HFD staff assisted with escorting those impacted with violent crime in our community. HPD, RCSO and other agencies attended the event and escorted those impacted.

CALL LOG

December 2025

- Fire Calls: 59
- Medical Calls: 28
- Total Calls: 87
- Inspections: 8
- Hydrants: 0

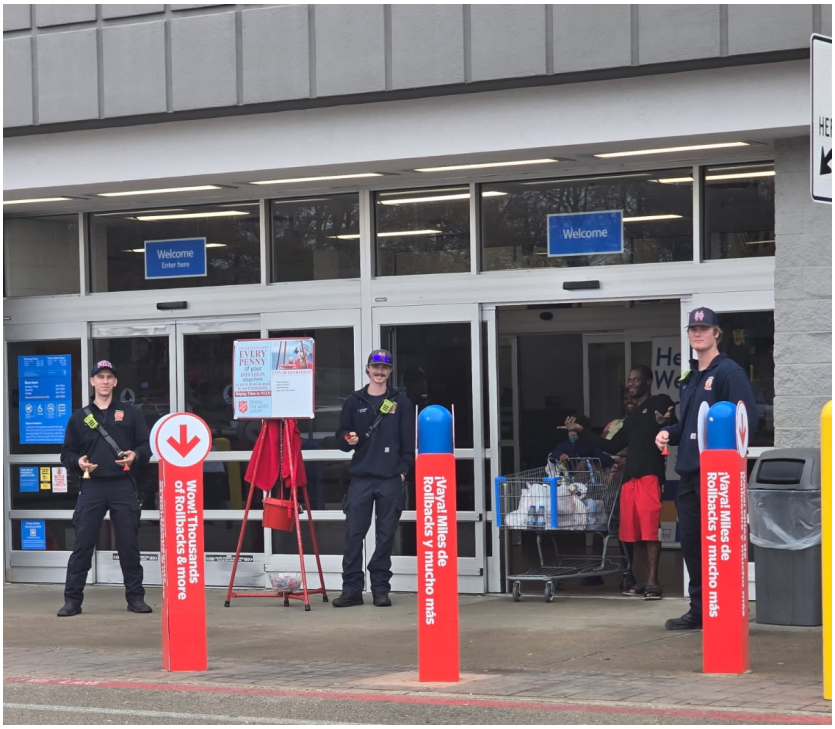
Henderson Firefighters enjoyed several Christmas lunches throughout the month of December from people having food delivered to the station and going to different locations. Positive contact was made with the public at all these events.



On December 12th, Henderson Fire Department participated in the Christmas parade at Wylie Elementary along with the Henderson Police Department, Rusk County Sheriff's Office, Public Works, UTEMS and many businesses from Henderson. The children were excited to see Santa and the firefighters, police officers, sheriff's deputies and UTEMS.

****

December 17th, C-shift rang the bell for Salvation Army during the day and had the pleasure of assisting the Henderson Police Dept with their Blue Santa shopping at Walmart that evening. The firefighters enjoyed the children and helped them find their perfect presents.


Welcome
Enter here
Welcome
Wow! Thousands of Rollbacks & more
¡Wow! Miles de Rollbacks y mucho más
¡Wow! Miles de Rollbacks y mucho más


Thank you
Thank you
Exit here

HENDERSON FIRE DEPARTMENT

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

Sonny Ybarra, Fire Chief
Jeff Stoddard, Assistant Fire Chief

YEARLY REPORT FOR 2025 JAN-DEC

TYPE OF CALL	CITY	COUNTY
OTHER FIRES (Industrial/other)	3	3
STRUCTURE FIRES	8	19
VEHICLE FIRES	7	7
GRASS FIRES	12	35
ELECTRICAL FIRES	5	2
COOKING FIRES (KITCHEN)	2	0
POWER LINES	24	7
SMOKE CHECKS	18	3
ACCIDENTS (JAWS)	2	4
MVC'S (No Extrication)	46	46
AIRCRAFT STAND-BY	6	0
FUEL SPILLS/GAS LEAKS	23	7
RESCUE	0	1
MEDICAL CALLS	287	88
ALARM MALFUNCTIONS	29	3
FALSE ALARMS	72	4
DISPATCHED AND CANCELED ENROUTE	40	24
UNAUTHORIZED BURNING	24	2
CONTROL BURN	4	19
ASSIST OTHER DEPARTMENTS	4	16
MISCELLANEOUS CALLS/PUBLIC SERVICE	30	31
TOTAL		
MILEAGE (Until Nov)	**1535**	**2250**
MANHOURS	**1376**	**950**

TOTAL CALLS	**983**
TOTAL MANHOURS	**2326**
TRAINING	**923**
INSPECTIONS	**595**
FIRE PREVENTION PROGRAMS	**17**
PUBLIC RELATIONS	**77**
HYDRANT MAINTENANCE	**1528**
WATER USAGE	**43,000**

HENDERSON FIRE DEPARTMENT

Sonny Ybarra, Fire Chief
Jeff Stoddard, Asst. Fire Chief
Ph: 903-392-0651

401 West Main
Henderson, TX 75654

December Monthly 2025

2025 was a year of Ash Kicking for sure! 2025 is in the books, Team Ash Kickers showed up, handled business and kicked Ash when it counted.

We adapted, pushed through challenges and delivered! As we roll slowly into 2026, the bar stays high and expectations stay clear and the standard keeps moving forward.

“Here’s to 2026: Higher expectation, heavier gear and coffee that doubles as engine diesel.”

Chief Flameous Maximus

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

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

Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct.	Nov
		2025										
1139	1163	1162	1029	1182	1075	1286	1175	1198	1162	1282	1190	1128
428	531	541	451	510	465	591	514	552	594	745	631	607
711	632	621	578	672	610	695	661	646	568	537	559	521
60	81	68	51	72	73	88	87	76	101	113	125	103
320	483	384	309	329	333	433	364	374	421	547	464	447
41	30	30	33	47	41	27	38	43	42	42	34	37
38	39	24	22	28	20	41	20	19	26	28	27	42
1	5	1	1	5	2	1	1	2	5	8	3	3
161	174	164	173	204	167	161	133	183	118	142	131	94
161	174	164	173	204	167	161	133	183	118	142	131	94
67	74	72	70	98	77	55	88	68	40	72	57	47
77	84	70	71	73	69	92	58	94	63	51	49	32
8	7	5	13	18	6	5	7	8	3	2	6	5
0	0	0	1	0	1	0	0	0	0	1	2	0
33	20	22	21	17	18	21	19	22	12	15	20	14
4	5	9	9	15	13	7	5	9	6	9	11	13
0	2	0	1	2	1	4	0	0	1	0	0	1

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



Memo

To: **Jay Abercrombie, City Manager**

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

cc: **Cheryl Jimerson, City Secretary**

Date: **December 1, 2025**

Re: **Henderson Police Department Monthly Report**

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

The Henderson Police Department had a “Gobbling” good month for November. Our Officers attended the Mid-Morning coffee at Wallace and Sons. We also attended several Ribbon Cuttings of local businesses in our area, Gary Jones’ Field of Dreams and Hush Puppies. We got to see several citizens go all out for the 5K color run. We also witnessed the ground breaking event for the Wiseman Henderson Ministry Center.

November 3, 2025 – Officer Brittany Magness with her family and several employees from the Henderson Police Department at her swearing in.



November 5, 2025 –Charles Helton, Sgt. Russell Smith, Officer Brittany Magness, and Officer Michael Brophy at the Ribbon Cutting for Hushpuppies.



November 6, 2025 –Charles Helton and Stacie Horne at the Wiseman Henderson Ministry Ground Breaking event.



November 13, 2025 –Detective Pamela Randolph, Stacey Strong, and Stacie Horne at Mid-Morning Coffee hosted by Wallace and Sons




WALLACE
& SONS
WRECKER SERVICE


WALLACE
& SONS
WRECKER SERVICE

November 15, 2025 – A Police Officer at the Color run 5K escorting the runners.



November 18, 2025 – Stacey Strong at the Copper Top Beverages after hours event.





November 26, 2025 – Chief Chad Taylor and Charles Helton at the ribbon cutting for Design by Washington Girls.



November 22, 2025 – Charles Helton, Cpl. Derek Keith, Officer Jacob Estes, Officer Joel DeJesus, and Officer Brittany Magness at the Field of Dreams Ribbon Cutting.




HENDERSON BOYS BASEBALL
FIELD OF DREAMS
GARY JONES

Memo

To: **Jay Abercrombie, City Manager**

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

cc: **Cheryl Jimerson, City Secretary**

Date: **January 2, 2026**

Re: **Henderson Police Department Monthly Report**

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

The Henderson Police Department had a great month for December. Our Officers attended the Mid-Morning coffee at VeraBank. We had the annual Christmas Parade for the City of Henderson. Our Officers and Whataburger worked together for fundraising to assist with “Blue Santa”. We Christmas shopped with children at Walmart for Blue Santa. We also rang the bell for the Salvation Army. Our agency also accompanied families as they remembered domestic violence victims at the Tree of Angels.

<u>December 3, 2025</u> – HPD officers at Whataburger to help raise money for the Departments "Blue Santa" project.









<u>December 7, 2025</u> – The Grinch (Detective Pamela Randolph) with Officer Robert Chambers, Officer Brittany Magness.









<u>December 10, 2025</u> – Deputy Chief Berryhill helping West Fraser give hams away at the Ham Giveaway.



<u>December 11, 2025</u> –Chief Chad Taylor, Lt. Jarrod Finley, Sgt. Charles Helton, and Admin Assist Sara Rowe at the Mid-Morning Coffee hosted at VeraBank.







<u>December 11, 2025</u> – Chief Chad Taylor, Detective Pamela Randolph, and Sgt. Trimble at the Tree of Angels for Domestic Violence.









<u>December 17, 2025</u> – Chief Chad Taylor, Admin Assist Sara Rowe, Lt. Jarrod Finley, and Sgt. Charles Helton ringing the bell for the Salvation Army.



<u>December 17, 2025</u> – Chief Taylor, Deputy Chief Chase Berryhill, Sgt. Charles Helton, and several Officers, Detectives and Firemen at Walmart for Blue Santa.






Thank you
Thank you
Exit here


Gifts they really, really want
AIN'T NO LAWS
SPIDER-MAN



<u>December 18, 2025</u> – Sara Rowe with the Ladies from the City for the Annual Christmas Party.



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

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

Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct.	Nov	Dec
	2025											
1163	1162	1029	1182	1075	1286	1175	1198	1162	1282	1190	1128	1210
531	541	451	510	465	591	514	552	594	745	631	607	680
632	621	578	672	610	695	661	646	568	537	559	521	530
81	68	51	72	73	88	87	76	101	113	125	103	89
483	384	309	329	333	433	364	374	421	547	464	447	503
30	30	33	47	41	27	38	43	42	42	34	37	43
39	24	22	28	20	41	20	19	26	28	27	42	32
5	1	1	5	2	1	1	2	5	8	3	3	6
174	164	173	204	167	161	133	183	118	142	131	94	109
174	164	173	204	167	161	133	183	118	142	131	94	109
74	72	70	98	77	55	88	68	40	72	57	47	36
84	70	71	73	69	92	58	94	63	51	49	32	35
7	5	13	18	6	5	7	8	3	2	6	5	4
0	0	1	0	1	0	0	0	0	1	2	0	0
20	22	21	17	18	21	19	22	12	15	20	14	20
5	9	9	15	13	7	5	9	6	9	11	13	14
2	0	1	2	1	4	0	0	1	0	0	1	0

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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

12/31/2025

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

Training report for the month of December

Total number of officers with license certification 3

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 December-230

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

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End of Year Training Report: 2025 Training & Licensing Overview

Overview

The 2025 training year demonstrated continued commitment to professional development and certification advancement across both sworn officers and dispatch personnel. Training efforts focused on license progression, proficiency development, and maintaining compliance with state and agency standards.

Training Hours

- **Approximate Total Training Hours (2025): 5,738 hours**

Current License Levels

Peace Officers and Detectives Combined Training & Certifications:

- License Only:4
- Basic License: 5
- Intermediate License: 5
- Advanced License: 3
- Master License: 17
- School-Based Law Enforcement Officers: 4

Telecommunicators Training & Certifications:

- License Only: 1
- Basic License: 0
- Intermediate License: 2
- Advanced License: 1
- Master License: 4

Henderson Police Department

800 Lake Forest Parkway

Henderson, Texas 75652

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

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Certification and License Advancements

Peace Officers

- Officers advanced from **Advanced Peace Officer to Master:** 2

Dispatch Personnel

- Dispatchers advanced from **Licensed to Basic:** 1
- Dispatchers advanced from **Basic to Intermediate:** 3

Total Proficiency Moves: 6

Summary

Throughout 2025, the agency achieved meaningful progress in advancing personnel through certification levels while maintaining a strong emphasis on training hours and professional proficiency. The continued growth in Master-level certifications reflects long-term investment in experience, leadership, and advanced skill development. These efforts support operational readiness, compliance, and overall service quality.

Outlook for 2026

Training objectives for the upcoming year will focus on:

- Increasing advancement from Basic to Intermediate levels
- Supporting proficiency moves through targeted training plans
- Continuing to expand leadership and advanced certification opportunities

Revised:
12/31/2025
Sgt. C.L. Helton

Henderson Police Department

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

Integrity ◦ Accountability ◦ Professionalism ◦ Service

DEC 2025
OPEN RECORD REPORT

Request	ORR Received	ORR Completed	ORR Open
OAG Rulings	0	0	0
ORR US Gov.	0	0	0
ORR State Gov.	2	2	0
ORR Local Gov.	0	0	0
ORR Subpoena	1	1	0
ORR Civilian	9	9	0
ORR Attorney	5	5	0
CR-3 Crash Reports	6	5	0
Total Requests	22	22	0

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Open Records Report

12/01/2025 to 12/31/2025

DATE(S)	Record Requestor	HOURS	Charges
12/5/25	OR25-202109733	30.00	COMPLETED
12/4/25	OR25-2512121	45.00	COMPLETED
12/4/25	OR25-1242025	10.00	COMPLETED
12/4/25	OR25-1242025KH	20.00	COMPLETED
12/4/25	OR25-LN3795519851 INV 7591	40.00	5.00
12/4/25	OR25-LN3795516151 INV 7590	40.00	5.00
12/4/25	OR25-LN379429951 INV 7587	40.00	5.00
12/4/25	OR25-LN3789921251 INV 7588	40.00	5.00
12/4/25	OR25-LN3795208952 INV 7589	40.00	5.00
12/4/25	OR25-LN3792540251 INV 7586	40.00	5.00
12/4/25	OR25-LN3792305351 INV 7585	40.00	5.00
12/4/25	OR25-2511898 INV 7592	35.00	5.00
12/4/25	OR25-2401685 INV 7595		306.88
12/5/25	OR25-2509454 INV 7594		69.99
12/5/25	OR25-2511201 INV 7593		289.98
12/5/25	OR25-2511987 BILLED		

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

DEC 2025 ORD Revenue

Description	Qty	Unit price	Discount	Total
Police Report	1	$5.00		$5.00
Crash Reports	1	$6.00		$6.00
ORR Attorney	3	$289.98/69.99/206.88		$
ORR Civilian		$		$
LexisNexis	7	$5.00		$35.00
Total				$712.85

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Balance Sheet

Henderson PD Records

Balance summary	Dec-25
NO. 7584 CK 3517	$6.00
NO. 7585 CK 3792305351	$5.00
NO. 7586 CK 3792540251	$5.00
NO. 7587 CK 3789429951	$5.00
NO. 7588 CK 3789921251	$5.00
NO. 7589 CK 3795208952	$5.00
NO. 7590 CK 3795516151	$5.00
NO. 7591 CK 3795519851	$5.00
NO. 7592 CASH	$5.00
NO. 7593 CK PHENIX AND CRUMP	$289.98
NO. 7594 RODNEY ADAMS AND ASSOC.	$69.99
NO. 7595 PARKER FIRM	$306.88
Balance	$712.85

Henderson Police Department

END OF YEAR REPORT

Employee name	Stacey Strong		
Department	Records	**Manager**	Charles Helton
Report start date	Jan 01, 2025	**Report end date**	Dec 31, 2025

Requester	Received	Status
OAG Rulings	0	Completed
US Government	72	Completed
State Government	86	Completed
Local Government	62	Completed
Civilian	412	Completed
Attorney	84	Completed
Crash Reports	187	Completed
Subpoena	6	Completed
Total of All Requests	***909***	Completed
Revenue Collected	***$3809.43***	

Goals	Due date	Progress
Redaction Software	March 2025	Completed Nov 2025
Seal and Expungement System	June 2025	Completed June 2025
Number System for ORR	December 2025	Completed May 2025
Adhere Fam. Code Electronically	December 2025	Completed Dec 2025

Goals for 2026	Due date	Progress
Seal and Expungement Spillman	December 2026	
Electronic Retention Schedule	December 2026	
Family Code Electronic Spillman	December 2026	

REV2024/SJS

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

12/02/2025

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

Training report for the month of November

Total number of officers with license certification 3

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 November-286

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

NOV 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.	7	7	0
ORR Local Gov.	6	6	0
ORR Subpoena	1	1	0
ORR Civilian	49	49	0
ORR Attorney	9	9	0
CR-3 Crash Reports	21	21	0
Total Requests	100	100	0

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Open Records Report

11/01/2025 to 11/31/2025

DATE(S)	Record Requestor	HOURS	Charges
10/1/25	OR25-2507147 BILLED 18.20	120.00	BILLED
10/1/25	OR25-2507163 BILLED 23.00	60.00	BILLED
10/1/25	OR25-NID13659 BILLED 179.00	240.00	BILLED
10/21/25	OR25-2510580 BILLED 5.00	60.00	BILLED
11/4/25	OR25-2508895	30.00	COMPLETED
11/4/25	OR25-110425 RRC	30.00	COMPLETED
11/4/25	OR25-110425 JJ	30.00	COMPLETED
11/4/25	OR25-110425 TDA	30.00	COMPLETED
11/4/25	OR25-110425 TDA	30.00	COMPLETED
11/5/25	OR25-CR32510992	10.00	COMPLETED
11/5/25	OR25-2510804	20.00	COMPLETED
11/5/25	OR25-LN2511000 INV 7554	30.00	5.00
11/5/25	OR25-LN2510659 INV 7557	30.00	5.00
11/5/25	OR25-LN2510685 INV 7555	30.00	5.00
11/5/25	OR25-LN2510804 INV 7556	30.00	5.00
11/5/25	OR25-LN9036576512 INV 7553	30.00	5.00
11/5/25	OR25-LN25163009 INV 7552	30.00	5.00
11/5/25	OR25-FBI12586798	120.00	COMPLETED
11/5/25	OR25-FBI12616216	200.00	COMPLETED
11/5/25	OR25-FBI12623179	60.00	COMPLETED
11/5/25	OR25-FBI12629273	75.00	COMPLETED
11/5/25	OR25-FBI12611504	160.00	COMPLETED
11/5/25	OR25-11062025	60.00	COMPLETED

DATE(S)	Record Requestor	HOURS	Charges
11/6/25	OR25-110625	60.00	COMPLETED
11/6/25	OR25-2511112	60.00	COMPLETED
11/5/25	OR25-VC26035977	50.00	COMPLETED
11/5/25	OR25-2410668	60.00	COMPLETED
11/7/25	OR25-2511282	30.00	COMPLETED
11/7/25	OR25-11072025	40.00	COMPLETED
11/7/25	OR25-2511201	20.00	COMPLETED
11/12/25	OR25-CR32511504 BILLED 6.00	20.00	BILLED
11/12/25	OR25-CR32511500	120.00	COMPLETED
11/18/25	OR25-2408740 INV 7567	45.00	5.00
11/12/25	OR25-CV25-0310-3 BILLED 13.75	120.00	BILLED
11/13/25	OR25-LN21081440 INV 7562	35.00	5.00
11/13/25	OR25-LN250659 INV 7564	35.00	5.00
11/13/25	OR25-LNROBERTH INV 7563	35.00	5.00
11/13/25	OR25-LN2511199 INV 7561	35.00	5.00
11/13/25	OR25-LN2511316 INV 7560	35.00	5.00
11/18/25	OR25-CR32511201 INV 7565	35.00	6.00
11/18/25	OR25-2510282 INV 7566	120.00	5.00
11/18/25	OR25-CR32511394	10.00	COMPLETED
11/19/25	OR25-11182LL	10.00	COMPLETED
11/19/25	OR25-11182TIFF	35.00	COMPLETED
11/19/25	OR25-11182JD	35.00	COMPLETED
11/19/25	OR25-111825T	35.00	COMPLETED
11/18/25	OR25-111825OL	30.00	COMPLETED
11/18/25	OR25-2511321	30.00	COMPLETED
11/18/25	OR25-DODL1304USMC	75.00	COMPLETED
11/18/25	OR25-2511201	35.00	COMPLETED
11/18/25	OR25-EPO-250053	40.00	COMPLETED
11/18/25	OR25-2408740SW	30.00	COMPLETED
11/18/25	OR25-111425RC	30.00	COMPLETED
11/18/25	OR25-111825RM	15.00	COMPLETED
11/18/25	OR25-2511656DFPS	45.00	COMPLETED
11/18/25	OR25-2511349DFPS	45.00	COMPLETED
11/18/25	OR25-2511416	45.00	COMPLETED
11/18/25	OR25-CR32510659	30.00	COMPLETED

DATE(S)	Record Requestor	HOURS	Charges
11/18/25	OR25-CR32511201 INV 7559	30.00	6.00
11/18/25	OR25-CR311122025	30.00	COMPLETED
11/5/25	OR25-CR3510992 INV 7558	30.00	6.00
11/5/25	OR25-2511416	30.00	COMPLETED
11/12/25	OR25-201406840	45.00	COMPLETED
11/7/25	OR25-2511282	30.00	COMPLETED
11/7/25	OR25-2511201	45.00	COMPLETED
11/20/25	OR25-112025	35.00	COMPLETED
11/20/25	OR25-LN3761925551 INV 7568	35.00	5.00
11/20/25	OR25-LN3761685051 INV 7569	35.00	5.00
11/20/25	OR25-LN3761472651 INV 7570	35.00	5.00
11/20/25	OR25-LN3761053651 INV 7571	35.00	5.00
11/20/25	OR25-LN3766903051 INV 7572	35.00	5.00
11/20/25	OR25-LN3766102751 INV 7573	35.00	5.00
11/20/25	OR25-LN3768210551 INV 7574	35.00	5.00
11/20/25	OR25-LN3765427851 INV 7575	35.00	5.00
11/20/25	OR25-2202008	40.00	COMPLETED
11/21/25	OR25-LN3418821251	35.00	COMPLETED
11/21/25	OR25-CR32511547 BILLED	35.00	BILLED
11/21/25	OR25-2511900 INV 7578 BILLED	35.00	BILLED
11/21/25	OR25-2507360 INV 7576	35.00	5.00
11/25/25	OR25-CR32511487 BILLED	35.00	BILLED
11/25/25	OR25-CR32511547 INV 7582	45.00	6.00
11/25/25	OR25-H2511487	45.00	COMPLETED
11/25/25	OR25-LN3781954751 INV 7579	35.00	5.00
11/25/25	OR25-LN3781978651 INV 7580	35.00	5.00
11/25/25	OR25-LN3782058352 INV 7581	35.00	5.00
11/25/25	OR25-CR32511745	60.00	COMPLETED
11/25/25	OR25-112525CS	45.00	COMPLETED
11/25/25	OR25-112525TDPO	45.00	COMPLETED
11/25/25	OR25-112525BLAINEMILAM	50.00	COMPLETED
11/25/25	OR25-112525CRFSOLUTIONS	35.00	COMPLETED
11/25/25	OR25-FBI12720664	0.00	COMPLETED
11/26/25	OR25-2511745 INV 7583	0.00	6.00
		0.00	

DATE(S)	Record Requestor	HOURS	Charges
		0.00	
		0.00	
		0.00	
		0.00	
	Denotes OAG Ruling		

INFORMATION PROVIDED BY STACEY STRONG - RECORDS ADMINISTRATOR REV2025 SJS

Henderson Police Department

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

Integrity ◦ Accountability ◦ Professionalism ◦ Service

NOV 2025 ORD Revenue

Description	Qty	Unit price	Discount	Total
Police Report	3	$5.00		$15.00
Crash Reports	6	$6.00		$36.00
ORR Attorney		$		$
ORR Civilian		$		$
LexisNexis	22	$5.00		$110.00
Total				$161.00

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Balance Sheet

Henderson PD Records

Balance summary	Nov-25
NO. 7552 CK 3731089551	$5.00
NO. 7553 CK 3722604651	$5.00
NO. 7554 CK 3728345151	$5.00
NO. 7555 CK3717258151	$5.00
NO. 7556 CK 3717921952	$5.00
NO. 7557 CK 3709786951	$5.00
NO. 7558 CASH	$6.00
NO. 7559 CASH	$6.00
NO. 7560 CK 3749297851	$5.00
NO. 7561 CK 3737631451	$5.00
NO. 7562 CK 3735532952	$5.00
NO. 7563 CK 3735957152	$5.00
NO. 7564 CK 3735558252	$5.00
NO. 7565 CASH	$6.00
NO. 7566 CASH	$5.00
NO. 7567 CASH	$5.00
NO. 7568 CK 3761925551	$5.00
NO. 7569 CK 3761685051	$5.00
NO. 7570 CK 3761472651	$5.00
NO. 7571 CK 3761053651	$5.00
NO. 7572 CK 3766903051	$5.00
NO. 7573 CK 3766102751	$5.00
NO. 7574 CK 3768210551	$5.00

NO. 7575 CK 3765427851	$5.00
NO. 7576 CASH	$5.00
NO. 7577 CASH	$6.00
NO. 7578 VOID - NO SHOW	VOID
NO. 7579 CK 3781954751	$5.00
NO. 7580 CK 3781978651	$5.00
NO. 7581 CK 3782058352	$5.00
NO. 7582 CASH	$6.00
NO 7583 CASH	$6.00
Balance	$161.00

Information Provided by Stacey Strong - Records Administrator

Henderson Animal Center and Protection

Monthly Report

Month of: November **Year: 2025**

Inside City Limits			
Number of Dogs:	3	Year to Date:	4
Number of Cats:	2	Year to Date:	16
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**5**	**Year to Date:**	**20**

ACOPU			
Number of Dogs:	9	Year to Date:	22
Number of Cats:	7	Year to Date:	18
Number of Others:	2	Year to Date:	10
TOTAL Number of Animals:	**18**	**Year to Date:**	**50**

Outside City Limits			
Number of Dogs:	0	Year to Date:	3
Number of Cats:	0	Year to Date:	1
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**0**	**Year to Date:**	**4**

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

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

City of 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:	12	Year to Date:	29
Number of Cats:	9	Year to Date:	35
Number of Others:	2	Year to Date:	10
TOTAL this Month:	**23**	**Year to Date:**	**74**

Animals Reclaimed

Number of Dogs:	2	Year to Date:	8
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**2**	**Year to Date:**	**8**

Animals Adopted

Number of Dogs:	9	Year to Date:	20
Number of Cats:	12	Year to Date:	37
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**21**	**Year to Date:**	**57**

Monthly Adoption Breakdown: Dogs Adopted:	*8*	*Dogs Rescued:*	*1*
Cats Adopted:	*2*	*Cats Rescued:*	*10*
Others Adopted:	*0*	*Others Rescued:*	*0*

Animals Euthanized

Number of Dogs:	4	Year to Date:	12
Number of Cats:	0	Year to Date:	2
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**4**	**Year to Date:**	**14**

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

Animals Held for Rabies Quarantine:	**0**	**Year to Date:**	**0**
Animals Tested for Rabies:	**0**	**Year to Date:**	**0**
Animal Complaints Received:	**328+**	**Year to Date:**	**850+**
Deceased on Arrival (disposal):	**2**	Year to Date:	**4**
Died in Care:	**1**	Year to Date:	**1**

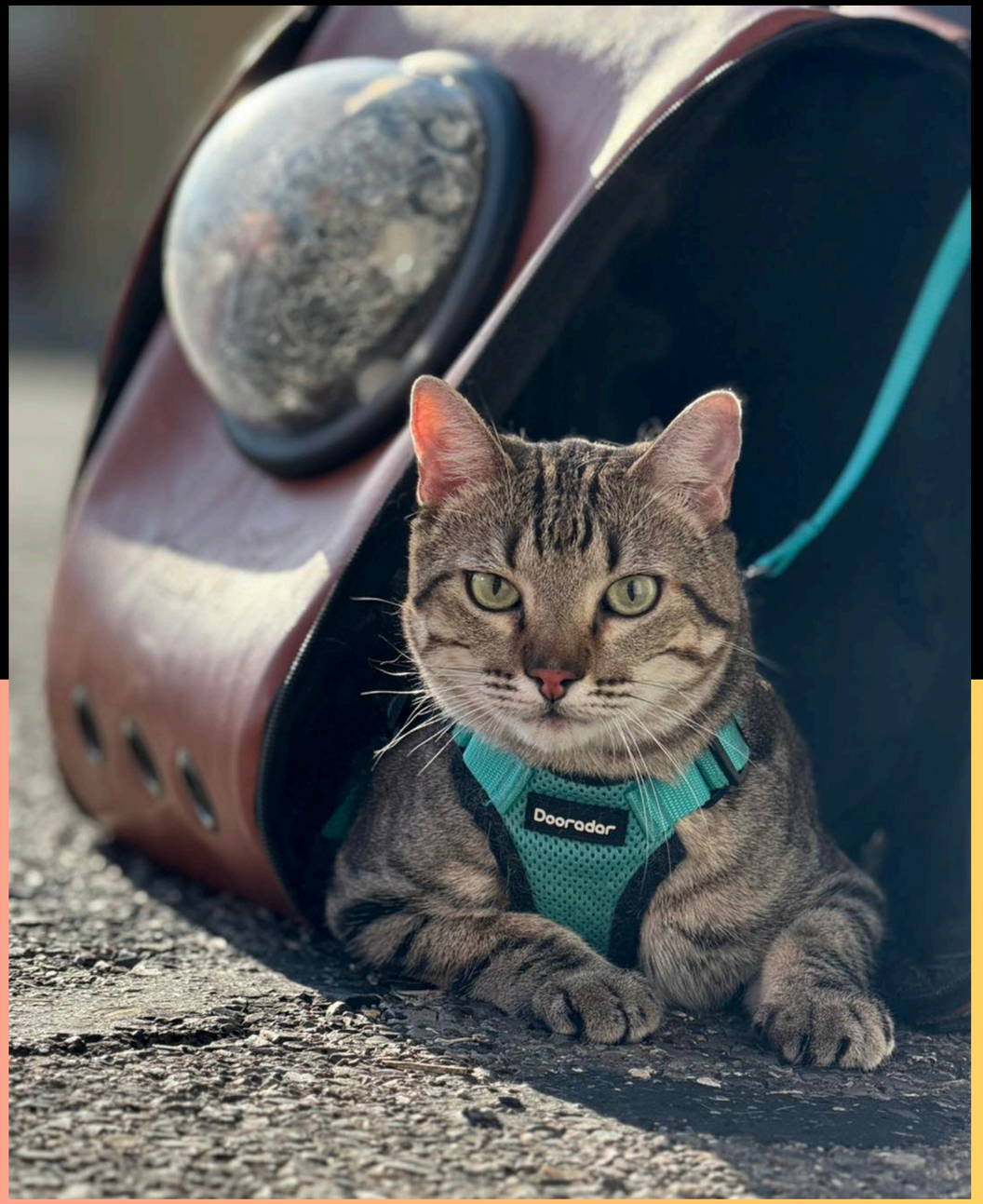
Animal Protection Activity

Warnings Issued:	**9**	**Year to Date:**	**23**
Citations:	**2**	**Year to Date:**	**8**
Calls for Service during hours:	**49**	**Year to Date:**	**188**
Calls for Service after hours:	**1**	**Year to Date:**	**3**
Seizures:	**0**	**Year to Date:**	**0**
Wildlife Euthanasia (sick or injured):	**0**	**Year to Date:**	**0**
Wildlife Release:	**0**	**Year to Date:**	**8**
Traps Set:	**8**	**Year to Date:**	**66**

Animal Center and Protection

Activity Report

November 2025



Syrup Festival



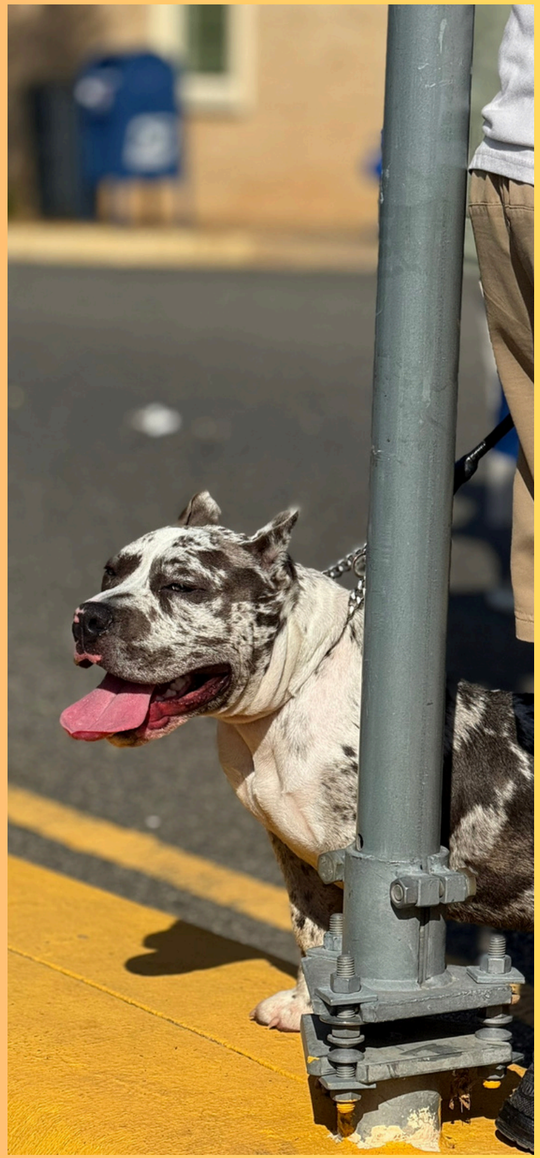



SAVING LIVES


Henderson Animal
PRO-AN
Trainer Challenge
Henderson Animal
Center and Protection

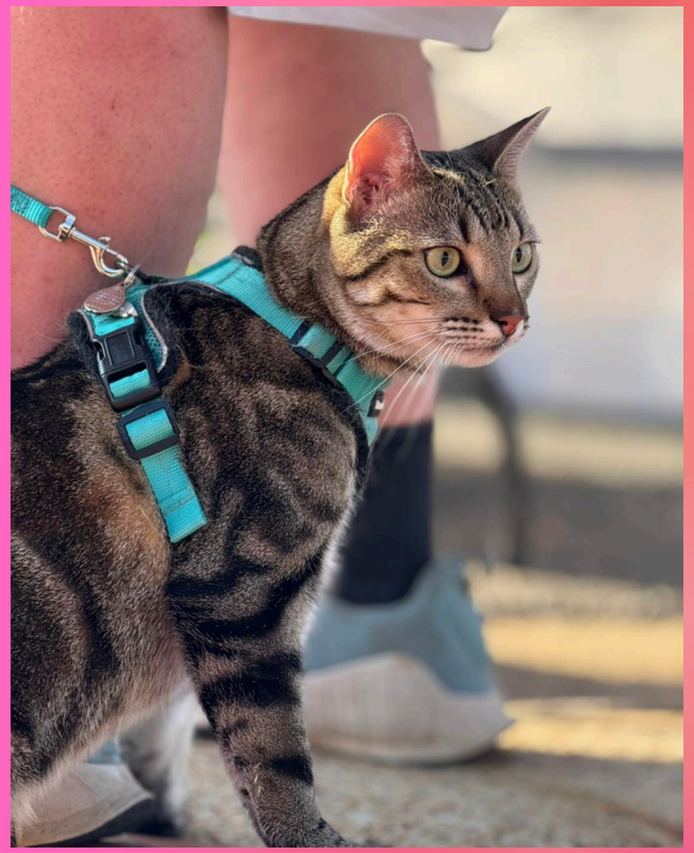

SPAY & NEUTER
SPAY & NEUTER
SPAY & NEUTER
SPAY & NEUTER
HENDERSON ANIMAL CENTER &


Henderson Anim
and Protec










Henderson Animal Center and Protection
DONATION
STATION


RUSK



Charissa BLAKE

DIRECTOR
CITY OF HENDERSON ANIMAL CENTER & PROTECTION

About me

I am passionate about animal care and welfare. I have 19 years of professional experience in animal care and control fields. I have 5 Dobermans, a toy Aussie, horses, and numerous other farm animals. I also assist with wildlife rehabilitation in our area.

Contact

903-392-6682 D
903-657-7651 O
shelter@hendersontx.us

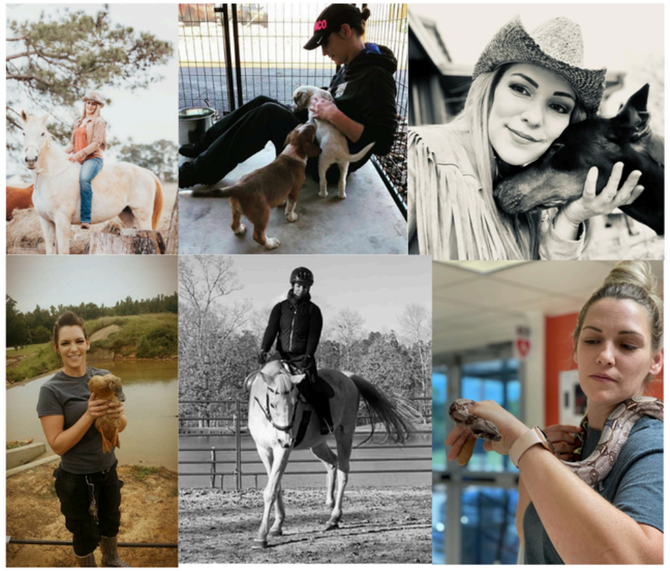
1201 Highland Dr
Henderson, TX 75652



Related Experience

City of Henderson 2015-2025
Director | Animal Center and Protection 2019-Current
Animal Control Officer, Advanced 2017-2019
911 Telecommunicator | Henderson Police Department 2015-2017

Animal Medical Center of Rusk County
CVA III (TVMA) 2006-2015



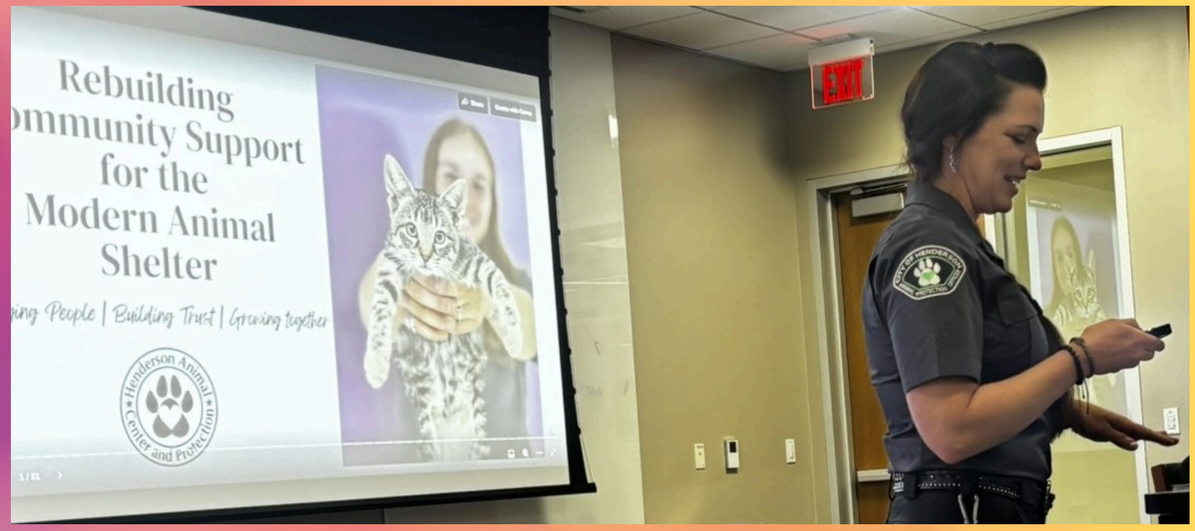
I was invited by the State Vet Dr. Brent Moore with DSHS, to be a speaker at the first One Health Conference in November.

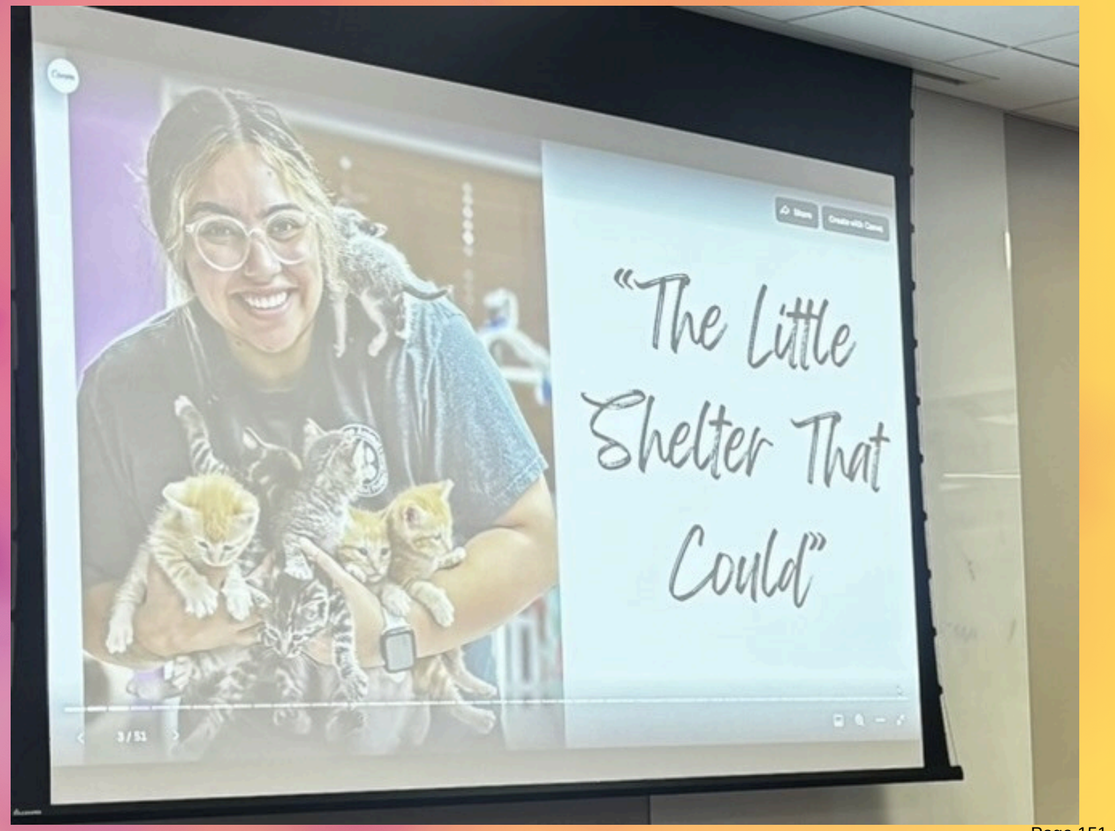
I presented an hour long presentation on “Rebuilding Community Support for the Modern Animal Shelter.”

There were over 100 physicians, nurses, veterinarians, vet techs, social workers, law enforcement, animal control officers, registered sanitarians, and public health workforce that attended the conference for continuing education courses.

Dr. Moore has been impressed with the way we have turned the shelter image around and asked me to speak about “The Little Shelter That Could”. It was a great opportunity to highlight our city shelter. Everyone enjoyed the presentation. I made some new contacts and was asked to return to speak for other classes and conferences.


EXIT


Rebuilding
ommunity Support
for the
Modern Animal
Shelter
ing People | Building Trust | Growing together
Henderson Animal Center and Protection
EXIT

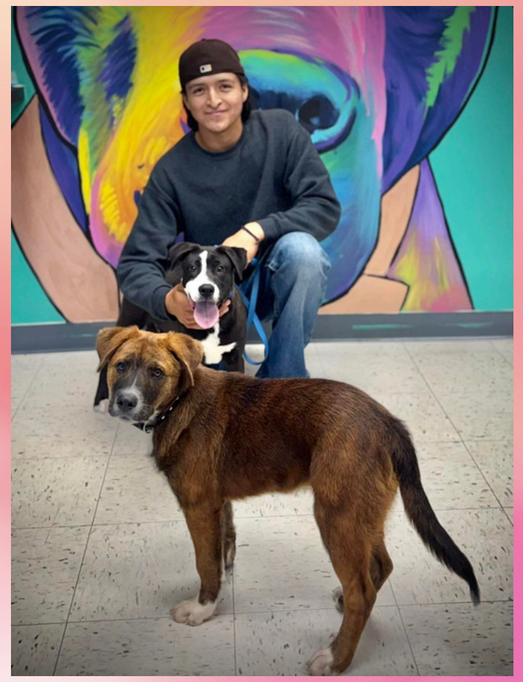

"The Little
Shelter That
Could"
3 / 51

Adoptions

















Even one of the city's own directors adopted a pet this month!
Thank you Cliff!

The Inn is Full

The center stays at, if not over, capacity at all times. We are constantly looking for new avenues to find our furry friends loving homes. Our officers find every way possible to keep them from having to come through our doors and stay busy responding to calls for stray animals, setting traps, and reaching out to rescues.















Henderson Animal Center and Protection

Animal Center and Protection

Activity Report

December 2025



Christmas Parade







Christmas on Main




















Christmas Pictures





















Merry Christmas


DONT


Adoptions
Henderson Animal Center
ABERCROMBIE



Henderson Animal Center and Protection

Henderson Animal Center and Protection

Monthly Report

Month of: December **Year: 2025**

Inside City Limits			
Number of Dogs:	5	Year to Date:	9
Number of Cats:	2	Year to Date:	18
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**7**	**Year to Date:**	**27**

ACOPU			
Number of Dogs:	8	Year to Date:	30
Number of Cats:	6	Year to Date:	24
Number of Others:	2	Year to Date:	12
TOTAL Number of Animals:	**16**	**Year to Date:**	**66**

Outside City Limits			
Number of Dogs:	1	Year to Date:	4
Number of Cats:	3	Year to Date:	4
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	**4**	**Year to Date:**	**8**

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

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

City of 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:	14	Year to Date:	43
Number of Cats:	11	Year to Date:	46
Number of Others:	2	Year to Date:	12
TOTAL this Month:	**27**	**Year to Date:**	**101**

Animals Reclaimed

Number of Dogs:	3	Year to Date:	11
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**3**	**Year to Date:**	**11**

Animals Adopted

Number of Dogs:	7	Year to Date:	27
Number of Cats:	17	Year to Date:	54
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**24**	**Year to Date:**	**81**

Monthly Adoption Breakdown: Dogs Adopted:	*7*	*Dogs Rescued:*	*0*
Cats Adopted:	*7*	*Cats Rescued:*	*10*
Others Adopted:	*0*	*Others Rescued:*	*0*

Animals Euthanized

Number of Dogs:	2	Year to Date:	14
Number of Cats:	0	Year to Date:	2
Number of Others:	0	Year to Date:	0
TOTAL this Month:	**2**	**Year to Date:**	**16**

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

Animals Held for Rabies Quarantine:	**0**	**Year to Date:**	**0**
Animals Tested for Rabies:	**2**	**Year to Date:**	**2**
Animal Complaints Received:	**429+**	**Year to Date:**	**1,279+**
Deceased on Arrival (disposal):	**3**	Year to Date:	**7**
Died in Care:	**0**	Year to Date:	**1**

Animal Protection Activity

Warnings Issued:	**6**	**Year to Date:**	**29**
Citations:	**0**	**Year to Date:**	**8**
Calls for Service during hours:	**48**	**Year to Date:**	**236**
Calls for Service after hours:	**4**	**Year to Date:**	**7**
Seizures:	**0**	**Year to Date:**	**0**
Wildlife Euthanasia (sick or injured):	**0**	**Year to Date:**	**0**
Wildlife Release:	**0**	**Year to Date:**	**8**
Traps Set:	**10**	**Year to Date:**	**76**

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 November 2025**

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	November 2025	$1,417.392.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	November 2024	$300,367.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	TO DATE 2025	$8,873,021.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	THRU October 2024	$18,342,491.00

BUILDING INSPECTORS REPORT **CODE ENFORCEMENT REPORT**

Building Inspections	8	Food Establishment Inspections	2
Electrical Inspections	12	Food Truck/Trailer Permits/Temp Food Events	1
Plumbing Inspections	21	High Grass & Weeds	2
Mechanical Inspections	1	Junk Vehicles	0
Meetings	11	Illegal Signs	0
Phone calls	51	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	1	Meetings	5
Certificate of Occupancy	1	Zoning	5

Commercial Building Permits Issued	**2**
Residential Building Permits Issued	**6**
Commercial Roof Permits issued	**1**
Residential Roof Permits Issued	**0**
Demo Permits Issued	**1**
Residential Fence Permit Issued	**0**

Submitted by: Cliff McElfresh, Community Development Mgr. **Date: 09/04/2025**

INSPECTION DEPARTMENT
END OF MONTH SUMMARY
November 2025

MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: November 2025	$1,417,392.00
MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: November 2024	$300,367.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:TO DATE 2025	$8,763,021.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: THRU November 2024	$18,342,491.00

PERMITS ISSUED

For the Period 11/1/2025 to 11/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-712	Commercial Building Permit Remodel/Repair	119 S MARSHALL ST	$150,000.00	$693.60	$693.60

Application Date	Issue Date	Status of Permit	Total SQFT
11/03/2025	11/03/2025	ISSUED	1,156.00

Applicant	Davis Quality Homes				
Property Owner	Samuel Sadler	119 S Marshall	Henderson	TX	75652
Contractors					
General Contractor	Jarrett Davis	6125 Rhones Quarter Rd	Tyler	TX	75707

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-733	Commercial Building Permit Roofing/ Reroofing	1500 S HWY 259	$589,456.00	$100.00	$100.00

Application Date	Issue Date	Status of Permit	Total SQFT
11/12/2025	11/19/2025	ISSUED	

Applicant	Stonewater Roofing				
Property Owner	Motel 6				
Contractors					
Roofing Contractor	Kelli Johnson	924 W Houston St	Tyler	TX	75702

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-737	Commercial Building Permit Demo	609 INDUSTRIAL DR		$100.00	$100.00

Application Date	Issue Date	Status of Permit	Total SQFT
11/13/2025	11/13/2025	ISSUED	

Applicant	Haston Recycling LLC				
Property Owner	West Fraser-Henderson Mill				
Contractors					

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-745	Commercial Building Permit Remodel/Repair	2121 US 79		$7,010.70	$7,010.70

Application Date	Issue Date	Status of Permit	Total SQFT
11/18/2025	11/25/2025	ISSUED	23,369.00

Applicant	Joe R Jones Construction				
Property Owner	Walmart				
Contractors					
General Contractor	Billy Shipley	1756 Ranger Hwy	Weatherford	TX	76088

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-699	Residential Building Permit Accessory Structure Permit	609 N MARSHALL ST	$10,152.00	$174.80	$174.80

Application Date	Issue Date	Status of Permit	Total SQFT
10/28/2025	11/03/2025	ISSUED	

For the Period 11/1/2025 to 11/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-720	Residential Building Permit Pool Permit	110 RAVENWOOD ST	$83,284.00	$200.00	$200.00

Applicant: Driven Handyman
Property Owner: Connie & Wade

Contractors
General Contractor: Keshawn Lawler — 500 Mustang — Gladewater TX 75647

Application Date	Issue Date	Status of Permit	Total SQFT
11/05/2025	11/05/2025	ISSUED	

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-734	Residential Building Permit New Construction	1335 E Main	$550,000.00	$2,546.70	$2,546.70

Contractors
General Contractor: Phillip Sheppard — 604 S. Greer — Pittsburg TX 75686

Application Date	Issue Date	Status of Permit	Total SQFT
11/12/2025	11/12/2025	ISSUED	7,490.00

Applicant: Hays Co Homes, LLC
Property Owner: Kent Thigpen

Contractors

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-740	Residential Building Permit Accessory Structure Permit	1502 MC ALLEN ST	$22,000.00	$210.00	$210.00

Application Date	Issue Date	Status of Permit	Total SQFT
11/13/2025	11/13/2025	ISSUED	

Property Owner: Steven Jackson

Contractors

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-743	Residential Building Permit Remodel/Repair	109 BLACKNALL DR	$10,000.00	$125.00	$125.00

Application Date	Issue Date	Status of Permit	Total SQFT
11/17/2025	11/17/2025	ISSUED	30.00

Property Owner: Emma Martinez

Contractors

For the Period 11/1/2025 to 11/30/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-744	Residential Building Permit Addition	112 Wylie	$2,500.00	$203.40	$203.40

Application Date	Issue Date	Status of Permit	Total SQFT
11/17/2025	11/17/2025	ISSUED	392.00

Applicant	3M Concrete
Property Owner	Nansi

Contractors

10

Total Valuation: $1,417,392.00
Total Fees: $11,364.20
Total Fees Paid: $11,364.20

cliff mcelfresh

Nov-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.	2						
ELECTRICAL INSP.	3						
meetings	7						
MECHANICAL INSP.	1						
Other/Slab/Dr-way	3						
PLUMBING INSP	6						
SIGNS	1						
CERTIFICATE/OCCUPANC	1						
phone calls	51						
TOTALS	24						

had a city city council meeting .had meetings with contractors took 51 calls

Name: Jeffery Pahlman ~~Dennis Williams~~

month/year: Nov ~~23~~ 25

	NO. OF LOCATIONS	ABATEMENTS	CITATIONS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.	6 ~~10~~							
ELECTRICAL INSP.	9 ~~15~~							
FOOD EST. INSP.								
HIGH GRASS/WEEDS								
JUNK VEHICLES								
MECHANICAL INSP.	~~3~~							
OTHER								
PLUMBING INSP.	15 ~~17~~							
SIGNS								
SUBSTANDARDS								
ZONING								
TOTALS	45							

Performed Inspection for the City of Kilgore 2 times @ 1/2 day each
1 CO inspection
4 construction related meetings

CODE ENFORCEMENT MONTHLY REPORT

Name: Wes Breitenberg

month/year: Nov-25

	LOCATIONS	ABATEMENTS	PERSONAL CONTACTS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.								
ELECTRICAL INSP.								
FOOD EST. INSP.			2					
WEEDS/RUBBISH	2		4		1			
JUNKED VEHICLES								
MECHANICAL INSP.								
OTHER	8		10					
PLUMBING INSP.								
MEETINGS	5							
SIGNS								
SUBSTANDARDS								
ZONING/PLATTING	5		10					
TOTALS	20	0	26	0	1	0	0	0

MONTHLY SUMMARY

1) Volunteered to work Syrup Festival with city and Calvary Baptist
2) Reported cleanup data with Keep Henderson Beautiful. Worked on Yates Park project
3) Responded to health complaints about restaurants. Worked with Holy Smokes BBQ to pass his inspection
4) Answered addressing questions. Prepared agenda, memo, minutes for BOA meeting in December
5) Worked on minor plat applications, demo permits, attended council meeting, responded to zoning questions

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 December 2025**

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	December 2025	$1,829,500.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	December 2024	$1,915.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	TO DATE 2025	$10,592,521.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	THRU December 2024	$18,344,406.00

BUILDING INSPECTORS REPORT **CODE ENFORCEMENT REPORT**

Building Inspections	4	Food Establishment Inspections	3
Electrical Inspections	17	Food Truck/Trailer Permits/Temp Food Events	
Plumbing Inspections	24	High Grass & Weeds	2
Mechanical Inspections	4	Junk Vehicles	
Meetings	11	Illegal Signs	
Phone calls		Sub-Standard Structure Inspections/Notifications	
Residential Plan Review		Illegal Dumping /Road debris/Illegal storage	
Commercial Plan Review		Restaurant Grease Trap Inspection	
Sign Permits Review		Meetings	2
Certificate of Occupancy	4	Zoning/Platting	4

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

Submitted by: Cliff McElfresh, Community Development Mgr. **Date: 01/05/2026**

INSPECTION DEPARTMENT
END OF MONTH SUMMARY
December 2025

MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: December 2025	$1,829,500.00
MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: December 2024	$1,915.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:TO DATE 2025	$10,592,521.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: THRU December 2024	$18,344,406.00

PERMITS ISSUED

For the Period 12/1/2025 to 12/31/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
COM2025-817	Commercial Building Permit New Construction	501 KILGORE DR	$1,421,000.00	$3,000.00	$3,000.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/12/2025	12/15/2025	ISSUED	10,000.00

Applicant	Aaron Lane				
Property Owner	Gifts of Grace	501 Kigore Dr	Henderson	TX	75652
Contractors					
General Contractor	Aaron Lane	13623 CR 3191	Arp	TX	75750

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-763	Residential Building Permit New Construction	613 PARKVIEW ST	$95,000.00	$100.00	$100.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/01/2025	12/01/2025	ISSUED	1,680.00

Applicant	Lil Red Express				
Property Owner	Wallace Woods				
Contractors					

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-785	Residential Building Permit Remodel/Repair	205 CROSBY DR	$19,000.00	$125.00	$125.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/05/2025	12/05/2025	ISSUED	580.00

Applicant	Goode Work				
Property Owner	Curtis Brown				
Contractors					
General Contractor	Jaxon Goode	1970 CR 211	Henderson	TX	75652

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-807	Residential Building Permit New Construction	105 Silvey	$130,000.00	$900.00	$900.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/11/2025	12/11/2025	ISSUED	1,483.00

Applicant	Diego Ramos				
Property Owner	Diego Ramos				
Contractors					
General Contractor	Diego Ramos	902 Laylon Ave	Henderson	TX	75652

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-808	Residential Building Permit New Construction	107 Silvey Dr.	$103,000.00	$900.00	$900.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/11/2025	12/11/2025	ISSUED	1,483.00

For the Period 12/1/2025 to 12/31/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-811	Residential Building Permit Accessory Structure Permit	109 KAYLEE LN	$60,000.00	$350.00	$350.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/11/2025	12/12/2025	ISSUED	

Applicant	Fortis Specialty Services				
Property Owner	Antonio Fransisco	109 Kaylee Lane	Henderson	TX	75652
Contractors					
General Contractor	Ricardo Fajardo	5597 CR 103 N	Henderson	TX	75652

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-827	Residential Building Permit Fence Permit	2318 Jacksonville Dr.	$1,500.00	$35.00	$35.00

Application Date	Issue Date	Status of Permit	Total SQFT
12/18/2025	12/18/2025	ISSUED	

Applicant	Eduardo Mata
Property Owner	Eduardo & Maria Mata
Contractors	

7

Total Valuation: $1,829,500.00
Total Fees: $5,410.00
Total Fees Paid: $5,410.00

cliff mcelfresh

Dec-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.		2					
ELECTRICAL INSP.		2					
meetings		7					
MECHANICAL INSP.		0					
Other/Slab/Dr-way		2					
PLUMBING INSP		2					
SIGNS							
CERTIFICATE/OCCUPANCY							
phone calls					41		
TOTALS		15			41		

been in the hospital for 3 days off work for little over a week . Had several meetings

Jeff Pahlman

Dec-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	Fail	FAIL
BUILDING INSP.		2						
ELECTRICAL INSP.		15					2	
meetings			4					
MECHANICAL INSP.		4					1	
Other/Slab/Dr-way		6					2	
PLUMBING INSP		24					4	
SIGNS		5						
CERTIFICATE/OCCUPANC	4						2	2
phone calls					13			
TOTALS		54	4		13		11	

Performed 7 inspections for thhe City of Killgore over 2 days. Went to longview for training on City Works program foe 1/2 day.

CODE ENFORCEMENT MONTHLY REPORT

Name: Wes Breitenberg

month/year: Dec-25

	LOCATIONS	ABATEMENTS	PERSONAL CONTACTS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.								
ELECTRICAL INSP.								
FOOD EST. INSP.	3							
WEEDS/RUBBISH	2		2					
JUNKED VEHICLES								
MECHANICAL INSP.								
OTHER	6		6					
PLUMBING INSP.								
MEETINGS	2							
SIGNS								
SUBSTANDARDS								
ZONING/PLATTING	4		6					
TOTALS	17	0	14	0	0	0	0	0

MONTHLY SUMMARY

1) Took time off during holiday season
2) Held BOA meeting on Dec 9th
3) Responded to all code complaints. Completed health inspections with Kevin when he returned
4) Answered addressing questions.
5) Worked on minor plat applications, responded to zoning questions. Completed zoning verification requests

Utility Monthly Report

I’ve been working closely with the City Manager to complete and organize materials related to the ongoing water and wastewater rate study. Efforts included compiling operational and financial data, refining supporting documentation, and preparing information necessary for future committee review and City Council consideration as part of the rate study process.

Met with the City Engineer to discuss several upcoming water and wastewater infrastructure projects. These discussions focused on identifying current system needs, evaluating future capacity requirements, and prioritizing improvements to support growth, reliability, and regulatory compliance. Coordination with engineering staff helped establish preliminary scopes and next steps for project development.

Coaching and coordination meetings were conducted with the utility foreman to review daily operations, maintenance activities, and field challenges. These meetings emphasized communication, planning, and performance expectations, while also addressing operational efficiencies, safety considerations, and workforce development.

I have had several meetings with J2 Construction and a private property owner regarding proposed water and sewer easements crossing private property. Discussions addressed project alignment, access requirements, and easement considerations necessary to facilitate construction while minimizing impacts and ensuring proper documentation for project advancement.

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

From: Stephanie Kimbrell, Finance Director

Subject: Monthly Report

Date: January 6, 2026

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

Water/Sewer/Garbage Billing Recap
Month Ending 10/31/2025

Type of service	Amount Billed	Consumption Billed	Count
Garbage	$ 179,854.95	-	5,496
Sales tax on garbage	$ 13,503.85	-	-
Sewer Charges	$ 332,070.36	54,302,080	4,485
Water Charges	$ 370,197.29	86,189,980	4,811
Sprinkler	$ 33,175.12	5,670,100	372
Penalty	$ 11,518.57	-	937
Water Taps	-	-	-
Sewer Taps	-	-	-
Service Chg/Back Flow	$ 404.30	-	4
Total Billing	$ 940,724.44	146,162,160	16,105

INVESTMENT SUMMARY REPORT
OCTOBER 1, 2025-OCTOBER 31, 2025

FUND	AMOUNT INVESTED OCT 1,2025	Oct Change	TOTAL INVESTED	INT RECEIVED IN OCT	Y-T-D INTEREST
GENERAL FUND	107,700	-18,656.00	89,044	1,274	1,274
GF-RESTRICTED	68,898	0.00	68,898		
GF-MIN. RESERVE	500,000	0.00	500,000		
GF-MISC A/R	210,000	0.00	210,000		
GENERAL -DEBT	650,465	822.00	651,287	1,246	1,246
GENERAL CONSTR.	284,054	-12,892.00	271,162	607	607
EQUIPMENT REPL	285,102	749.00	285,851	749	749
STREET & DRAINAGE	230,786	12,425.00	243,211	534	534
CEMETERY FUND	101,954	421.00	102,375	223	223
ANIMAL SHELTER	55,461	983.00	56,444	119	119
W/S FUND	181,621	-103,381.00	78,240	1,483	1,483
W/S MIN.RESERVE	400,000	0.00	400,000		
W/S- DEBT SERVICE	29,516	64.00	29,580		
W/S-RESTRICTED	111,285	0.00	111,285		
W/S CONSTR.	196,668	-90,382.00	106,286	312	312
MAIN STREET	10,081	-1,384.00	8,697	21	21
TOURISM	208,377	37,965.00	246,342	501	501
CIVIC CENTER	87	1.00	88	1	1
INSURANCE RESERVE	5,365	12.00	5,377	11	11
2018 BOND SERIES	0	0.00	0	152	0
TOTALS	3,637,420	-173,253.00	3,464,167.00	7,234	7,081

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

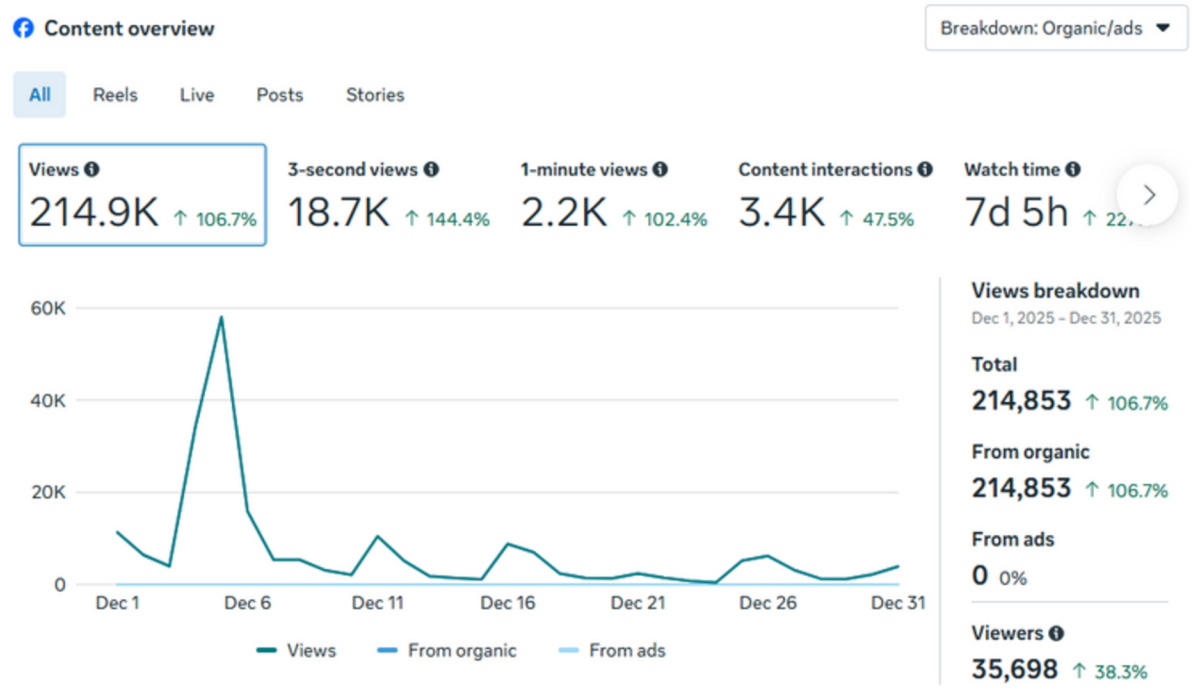
Director of Finance, Stephanie Kimbrell

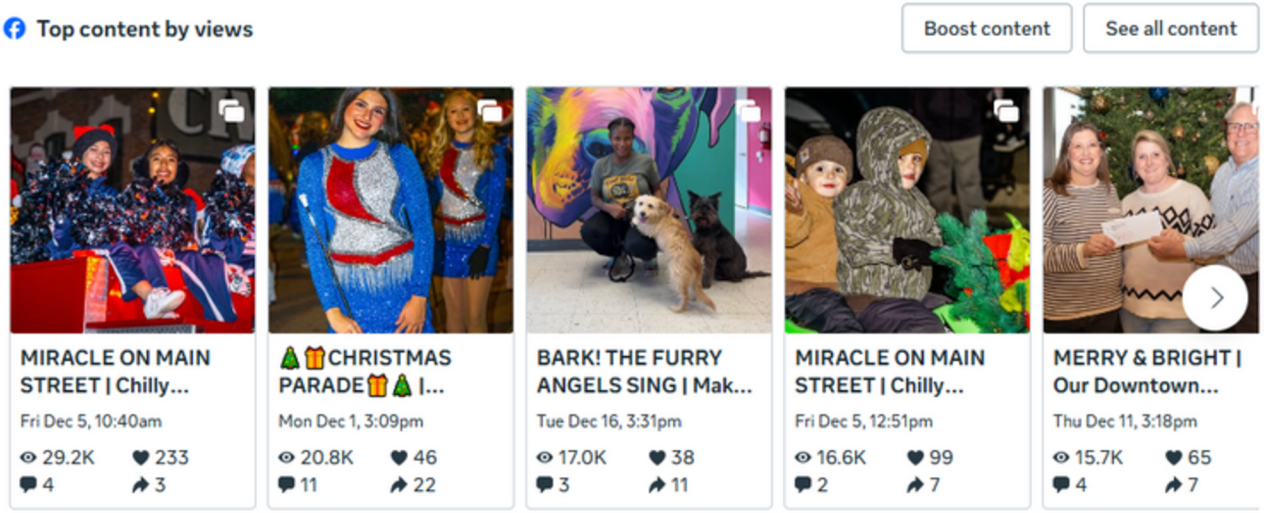
City Manager, Jay Abercrombie

Hotel-Motel Occupancy Tax
Monthly Reporting for
Oct 2025

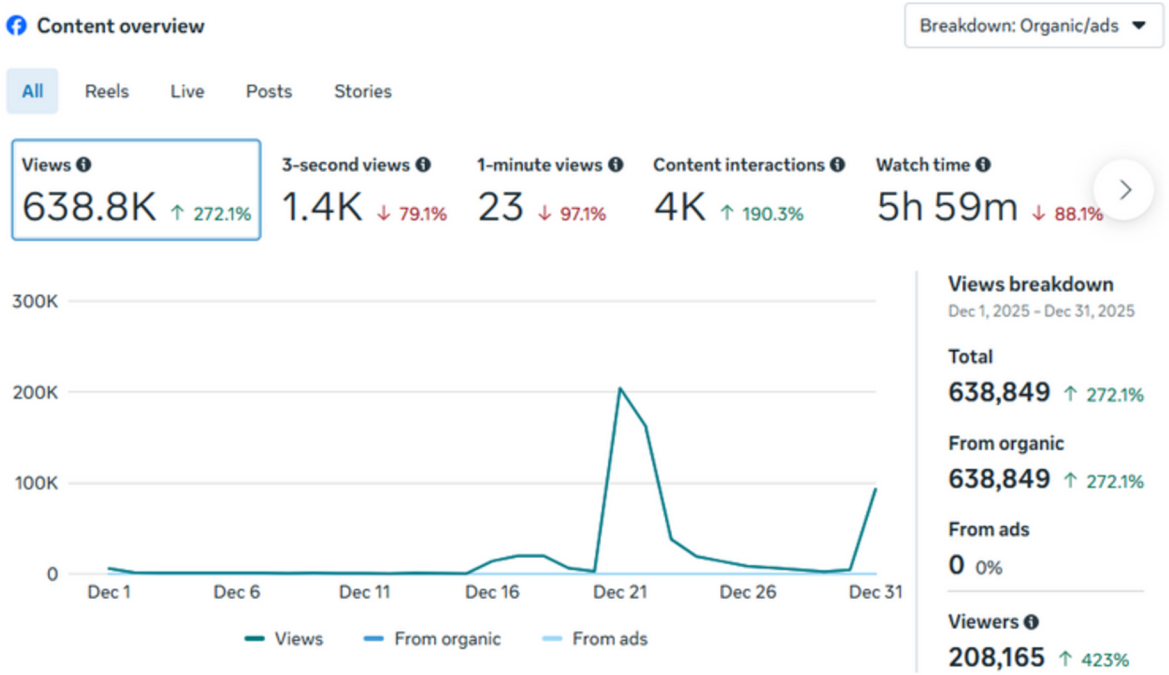
DATE RECEIVED	TAX FOR MONTH	HOTEL NAME	TAXABLE MONTHLY RECEIPTS	7% TAX	1% RETAINER	AMOUNT PAID
11/20/2025	Oct	Baymont Inn	133,676.27	9,357.34	93.57	9,263.77
11/2/2025	Oct	Budget Inn (Sawan LLC)	17,624.74	1,233.73	12.34	1,221.39
11/7/2025	Oct	Economy Inn	10,057.53	704.03	7.04	696.99
11/4/2025	Oct	Holiday inn Express(Jayani Investments)	267,371.00	18,715.97	187.16	18,528.81
11/4/2025	Oct	Woodlawn Hills (Patel & Sons LTD)	20,215.00	1,415.05	14.15	1,400.90
11/7/2025	Oct	Motel 6	81,366.30	5,695.64	56.96	5,638.68
		Totals	530,310.84	37,121.76	371.22	36,750.54

Facebook | City of Henderson, TX - Government

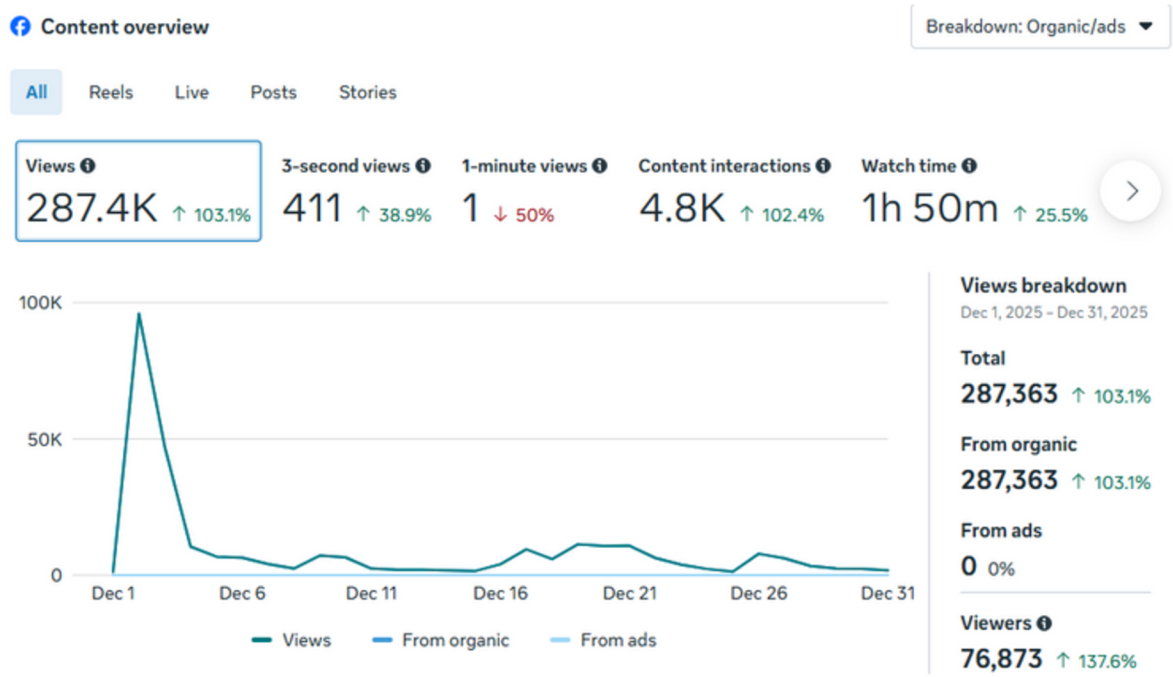




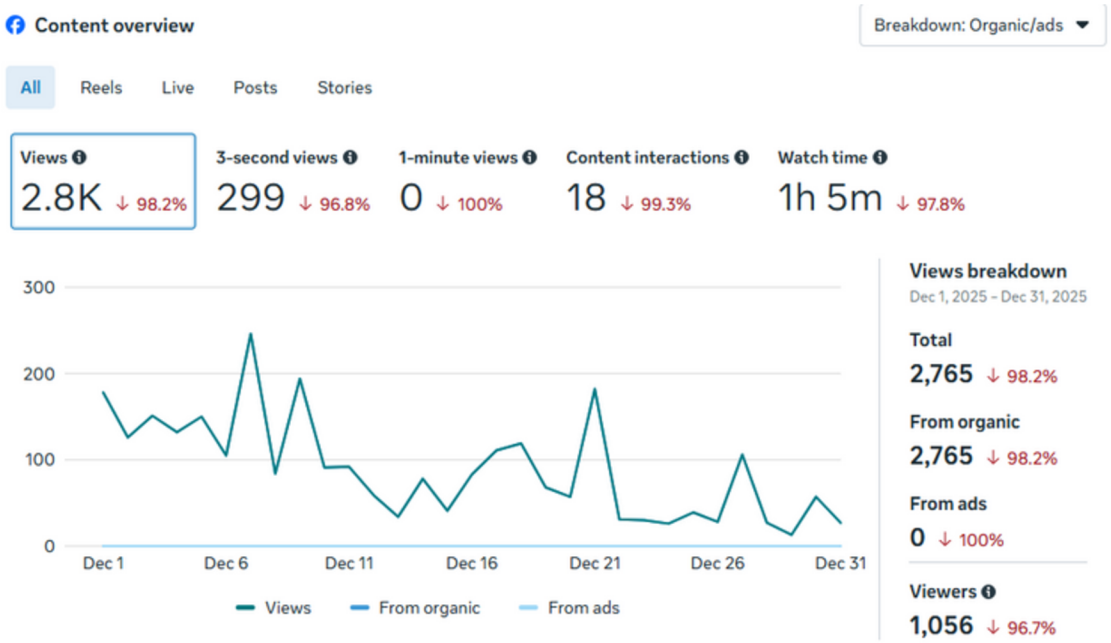
Facebook | City of Henderson, TX - Police Department



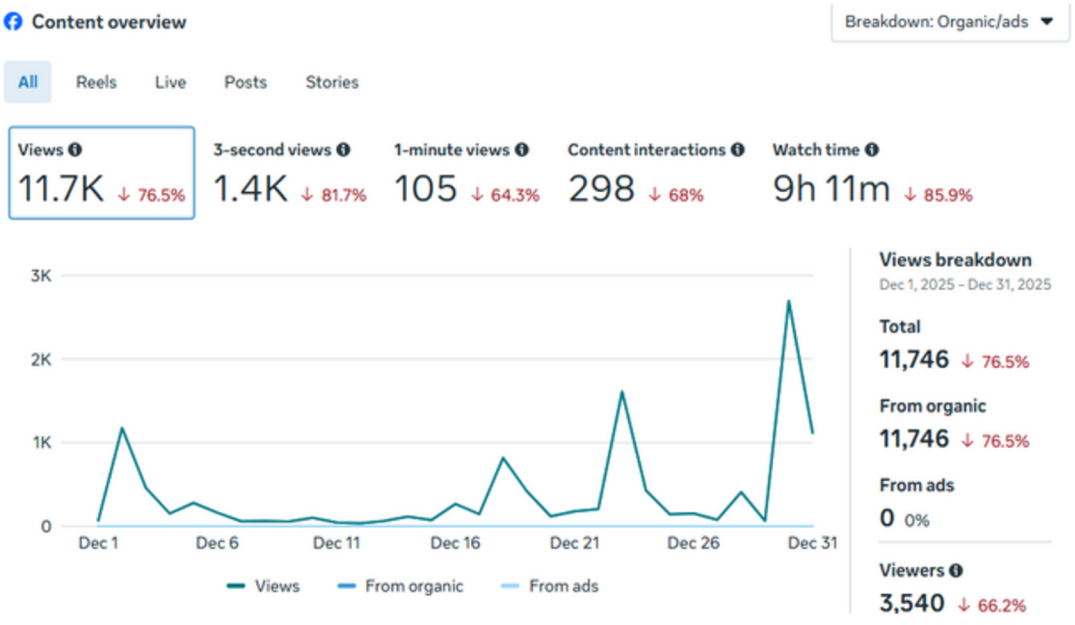
Facebook | City of Henderson, TX - Animal Center



Facebook | City of Henderson, TX - Heritage Syrup Festival



Facebook | City of Henderson, TX - Fire Department



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%

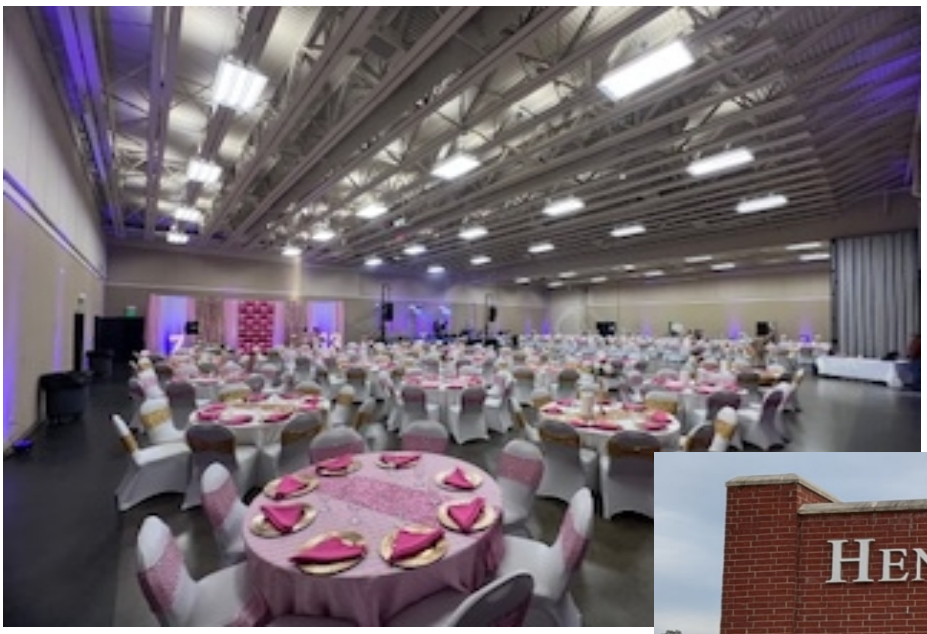
Sales Month	Check Received Month	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
AUGUST	OCTOBER	185,605	151,321	-	-	-	-	-	-
SEPTEMBER	NOVEMBER	192,044	**192,210**	-	-	-	-	-	-
OCTOBER	DECEMBER	213,187	-	-	-	-	-	-	-
NOVEMBER	JANUARY	183,825	-	-	-	-	-	-	-
DECEMBER	FEBRUARY	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	161,738	-	-	-	-	-	-	-
TOTAL		2,179,109	343,530	-	-	-	-	-	-
Average Monthly Sales Tax:		181,592	28,628	-	-	-	-	-	-
Annual % Change Over the Previous Year		-0.04	-84.24%	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

CIVIC CENTER/PAVILION MONTHLY REPORT

November 2025

CIVIC CENTER		**Rental**	
Entire Hall		6	Luna, Chapman, Elected & Appointed, Rios, Chin, Marlene
1/3 Hall		5	Election Day, Rotary Club, Incode Training, Cambell, Bowman
2/3 Hall		2	HEDCO, Intergrity Financial
Reception Room		5	Gray, Renaissance Club, Maddox, Gossett, Williams
Board Room		4	Body Shop Wellness x2, Duke 2
	TOTAL	**22**	

PAVILIONS		**Rental**	
Yates Park		1	Lee
Fair Park		4	Dixon, Crockett, Jones, Hickman
Lake Forest-Lion		2	Castleberry, Benson
Lake Forest-Mann		1	Mahoney
Lake Forest-Azalea		3	Carrillo, Thomas, Bonner
Lake Forest-Gazebo		0	
Lake Forest-Plaza		0	
	TOTAL	**11**	








C CENTER



CIVIC CENTER/PAVILION MONTHLY REPORT

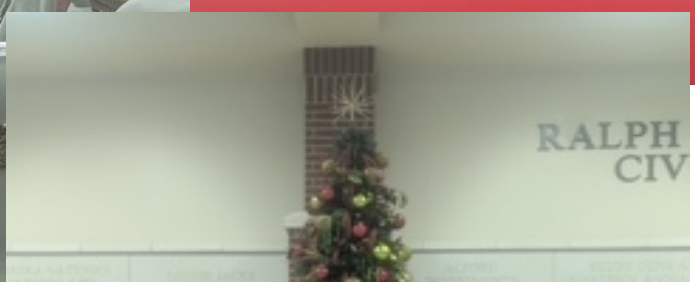
December 2025

CIVIC CENTER		**Rental**	
Entire Hall		6	COH Employee App., Football Banq.,HHS Band, UT Health, SHS Welding, Winkfield
1/3 Hall		8	Esters, Smith, Garrett, Jones, Bowman, Crossroads, Delavega, Food For Soul
2/3 Hall		2	GK Studios, Carter
Reception Room		5	Sharpe, Duke, Brown, Caldwell, Gossett
Board Room		2	Body Shop Wellness, Duke
	TOTAL	**23**	

PAVILIONS		**Rental**	
Yates Park		0	
Fair Park		1	Baker
Lake Forest-Lion		0	
Lake Forest-Mann		0	
Lake Forest-Azalea		0	
Lake Forest-Gazebo		0	
Lake Forest-Plaza		1	Hicks
	TOTAL	**2**	











MONTHLY REPORT

November and December 2025

Alexa Duke
Main Street and Tourism Coordinator

Surgery and medical issues kept me out of the office frequently in November and December, so I am combining both months in one report.

TOURISM

The 36th annual Heritage Syrup Festival went extremely well on November 8. Placer AI reports indicate attendance of 50,000+, but that seems a little high to me -- I estimated about 37,000-40,000 downtown throughout the day. There were no major issues reported and feedback during and after the event was positive. We tested a new location for vendors on East Elk Street that was not as successful as we had hoped, so we will hold off on putting vendors there again until traffic on South Marshall Street warrants expansion.

The Deep East Texas Marketing and Advertising Cooperative had a second meeting in December. This is a new group of cities and DMOs working to promote Deep East Texas as a regional draw, coordinated by Communities Unlimited and spearheaded by Visit Lufkin. We will meet bimonthly to identify and refine effective advertising, pooling funds for national and regional ad buys.

MAIN STREET

Main Street committees continue to work on establishing a downtown Arts & Culture District and on a design for improvements to Heritage Square to increase pedestrian safety and usability. The annual Christmas parade was a great success despite colder-than-usual temperatures, and the inaugural Merry Christmas on Main event was very popular.

CALENDAR EVENTS

11/5	Lions Club presentation
11/8	Heritage Syrup Festival
11/13	Post-event meeting with Sicoustics
11/14	Surgery
11/19	Surgery
12/1	Main Street Advisory Board Meeting
12/4	Downtown Christmas parade
12/10	Deep East Texas Marketing and Advertising Co-op
12/11	Christmas Parade winners' check presentations





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

Telephone: 903-392-8232
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MINUTES
HENDERSON MAIN STREET ADVISORY BOARD MEETING

Monday, November 3, 2025 – 12:00 p.m.
Council Chambers, Henderson City Hall
300 W. Main St., Henderson Tx 75652

Board Members Attending:

Kelly Bumgardner	Misty Evans	Bonnie Geddie
Leon Harris, President	Ben Patterson	

Board Members Absent:
Brooke Dover

Ex-Officio Members Attending:

Alexa Duke, Main St. Coord.	Christina Gray, Civic Center Manager

The meeting was called to order by President Harris at 12:06 p.m.

1. There were no citizen comments.
2. There were no presentations/announcements.
3. September 2025 minutes were unanimously approved on a motion from Bumgardner and a second from Patterson.
4. September 2025 financials were unanimously approved on a motion from Bumgardner and a second from Patterson.
5. Dustin Culpepper gave an update on plans for the Downtown Christmas Festival. He proposed the Main Street Board host a Christmas tree decorating contest, but there was discussion concerning overlap with the Chamber's annual tree decorating contest and auction. Dustin and Geddie will meet to iron out details and, if necessary, the board will have an electronic meeting to approve plans. Henderson Economic Development Corporation has approved a $5,000 grant to fund the festival with the funds deposited into and expended from the Main Street budget account. There was some discussion about what would happen to excess money not spent on the festival and Culpepper indicated that funds not spent on the event could revert to Board projects. Bumgardner offered a motion to accept funding for the Festival from HEDCO and to pay Festival expenses from those funds. Patterson seconded the motion. The motion passed, with Bumgardner, Patterson, and Harris voting in favor and Geddie and Evans abstaining from the vote.
6. Ben Patterson reminded members to consult the action plan distributed at the September meeting to ensure they stay on schedule with their action steps on Arts & Culture District formation.
7. One additional change to the bylaws was reviewed, to change the term limit to six consecutive years. Evans made a motion to change Article 5, Section 1 to read, "Henderson Main Street Advisory Board membership term shall consist of two (2) year terms not to exceed six (6) consecutive 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 the changes she had presented at our previous meeting. Patterson seconded the motion, and the vote was unanimously in favor.
8. Committee Reports:
    a. Organization – Evans reported that she would like to move forward with grant application preparation.
    b. Economic Revitalization – Patterson reported he continues to work with the appraisal district to prepare a comprehensive report of properties, owners, renters, and building use throughout the Main

Street district. Bumgardner reported Gaylon Rains is moving forward with refreshing two of his buildings in the district and he expects to have a new tenant in at least one of them soon.

c. Promotion & Design – no reports

9. Main St. Coordinator reported the request for street closures for the Downtown Trick or Treat event had been submitted and approved, but due to a communication glitch city crews responsible for placing the blockades did not receive the approval. Her surgery is scheduled Nov. 14, so communications should be directed to email or text for at least a week after.
10. President's Report – Harris presented the Heritage Square preliminary design sketch to council and asked for approval to proceed with a design contract and council approved. Kimbrell will make sure the city manager gets a copy of the contract to sign. Harris would like the board to prioritize repair of the Strand sign and focus on revitalizing the 100 block of North Marshall Street. He would like to employ the same architect working on Heritage Square to look at what can be done on North Marshall, as well as asking the state design team for ideas and suggestions for that block. Lighting of the downtown water tower rounded out Harris's list of priorities.
11. The meeting was adjourned at 1:03 p.m. on a motion from Bumgardner and a second from Patterson.



Alexa Duke, Tourism & Main Street Coordinator

City of Henderson
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MINUTES
HENDERSON MAIN STREET ADVISORY BOARD MEETING

Monday, December 1, 2025 – 12:00 p.m.
Council Chambers, Henderson City Hall
300 W. Main St., Henderson Tx 75652

Board Members Attending:

Kelly Bumgardner	Misty Evans	Bonnie Geddie
Leon Harris, President	Ben Patterson	

Board Members Absent:

Brooke Dover	Riese Duty

Ex-Officio Members Attending:

Alexa Duke, Main St. Coord.	Christina Gray, Civic Center Manager

Call to order by President at 12:01 p.m.

1. Citizen Presentation - none
2. Presentations/Announcements - none
3. Consider and act upon: October 2025 Minutes – there was no October meeting. November minutes will be presented at the next meeting.
4. October 2025 Financials were unanimously accepted on a motion from Patterson and a second from Bumgardner.
5. Brooke Dover's resignation was regretfully accepted on a motion from Bumgardner and a second from Geddie.
6. Dustin Culpepper gave an update on the Downtown Christmas Festival – They have several vendors, photo ops, and Mr. & Mrs. Claus will be there. The weather forecast is perfect. City council will spearhead the ugly sweater contest at 7:30 and Snowflake is coordinating the cookie-eating contest. The police department will deputize The Grinch, who will be hanging out throughout the festival area. He reviewed the street closures, which includes basically all of the downtown district.
7. Patterson encouraged committee chairs to schedule initial meetings in January so we can move forward with the Arts & Culture District.
8. The changes to bylaws approved at the last meeting will be added to the next council agenda for approval.
9. Harris reported the contract with the architect for preliminary designs for Heritage Square has been signed and he should be meeting with the architect soon.
10. Patterson offered a motion to cancel the December 23, 2025 regular scheduled meeting, seconded by Bumgardner. Motion carried unanimously.
11. Committee Reports:
    a. Organization – Evans asked members to review the current sign grant application for suggested revisions. Bumgardner suggested adding guidelines for lighting.
    b. Economic Revitalization – Patterson reported attendance numbers at the Syrup Festival, according to Placer AI, was approximately 52,000 visitors within the city limits.
    c. Promotion & Design – Bumgardner is working to order the lettering for Alley on Main. Geddie said promotions will push the Christmas parade and Merry Christmas on Main.
12. Main St. Coordinator Report – no report.
13. President's Report – Harris has received an estimate for lighting on the downtown water tower and will prepare to present it to city council.

DRAFT

14. The meeting was adjourned on a motion from Bumgardner and a second from Geddie.

Respectfully submitted,



Alexa Duke, Tourism & Main Street Coordinator

DRAFT

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	Brooke Dover	Misty Evans
Leon Harris, Chair	Ben Patterson	

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,

Alexa Duke
Tourism & Main Street Coordinator

DRAFT

MINUTES
Henderson Economic Development Corporation
Board of Directors Regular Called Meeting

December 16, 2025-2:00 P.M.

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

Board members present: Michael Marshall (President); Micah Howard (Vice-President); Adam Duey (Secretary), Michael Bell, Courtney Smith, Justin Pirtle

Staff Present: Shelby Jacobs, Mandy Clark
Staff Absent: Bret Gardella (Jury Duty)

Board members absent: Trey Segura (Secretary)
Visitors: Leonard Muller, Lou Madsen, Rachel Hale, Michelle Wade (sp?), Raven Marshall, Stephen Strong Sandi Todd, Joanna Bounds, Greg Bounds, Neal Holland, Jay Abercrombie, Mayor Pace, Russel Brown

CALL TO ORDER

The meeting was called to order by Michael Marshall at 2:00 P.M.

INVOCATION

The invocation was given by Justin Pirtle.

CITIZENS COMMENTS

Dustin Culpepper provided the Board with an update on the Merry Christmas on Main event. He reported that attendance was strong and that retailers who remained open later than usual experienced excellent sales. The event saw significant community participation, including a large number of families and children. Mr. Culpepper stated that organizers are already enthusiastic about beginning planning for next year's event.

DRAFT

PRESENTATIONS/ANNOUNCEMENTS

1. Reading Root-Raven Marshall

Adam Duey & Raven Marshall spoke about Reading Roots:

Reading Roots is designed to strengthen reading proficiency among elementary students in grades K–5. The program has continued refining its structure and successfully completed its first nine-week group, serving 12 students from September through December. The outcomes have been highly encouraging: students demonstrated measurable academic growth, with some advancing up to two grade levels, grades improving from the 70s to the 90s, and parents reporting significant increases in confidence, comprehension, fluency, and vocabulary. Nine of the original twelve students are returning for the spring session, and one student consistently traveled from Tyler to participate, highlighting the program's perceived quality and value. Instruction is delivered by highly qualified educators, including a newly National Board-Certified reading and language arts teacher and experienced local instructors. The program operates in structured three-hour instructional cycles, serving 12 students per session through targeted 15 minute literacy rotations, with the capacity to assist roughly 24 students per semester and the potential for an additional short session depending on spring testing schedules. Sessions are currently hosted at the Church of the Nazarene in Henderson, Tx. Initially introduced as a $1,000 request and later discussed as a potential $5,000 allocation, the refined proposal now recommends $1,250 per group to help sustain supplies, marketing, and program effectiveness. Overall, this initiative meaningfully supports educational progress, strengthens families, aligns community development and workforce readiness goals, and has already demonstrated clear, positive impact.

DRAFT

CONDUCT PUBLIC HEARING ON:

1. **Henderson Civic Center**
2. **First Methodist Preschool**

Board President Michael Marshall opened the meeting to conduct a public hearing regarding two projects under consideration: improvements to the Henderson Civic Center and structural repairs at First Methodist Preschool. Public notice for both projects had been published to allow community members the opportunity to provide input. Although no public comments were initially offered, a citizen, Lou Maddison, requested clarification on the Methodist Church Preschool project and asked for further explanation. Additional context was then provided outlining the scope of each initiative. The Henderson Civic Center project involves refurbishing the reception room area to enhance its functionality and appearance, while the First Methodist Preschool project addresses a buckling retaining wall, with options considered including replacement with a segmented block wall to ensure long-term structural stability. Board members noted that both projects had previously been discussed at length, particularly emphasizing that the preschool plays a significant role in local economic development by supporting working families through accessible childcare. Overall, both initiatives reflect community investment priorities and the board's commitment to maintaining essential local facilities.

CONSENT AGENDA

1. **Consider and take necessary action on minutes from the regular board meeting held on November 2025.**

   Michael Marshall advised that the top of the minutes should read Board of Directors Regular Meeting and also Micah Howards (Vice Presidents) name was left off of board members present and needed to be added.

   Michael Bell made a motion to approve the minutes with with corrections above seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

DRAFT

2. **Consider and take necessary action revised financials for September 2025.**

   The adjustment is necessary because certain project work was completed in the prior fiscal year, but the invoice was not received and paid until the current fiscal year. Per the accountant's guidance, expenses must be recorded in the fiscal year in which the work occurred, regardless of when payment was made. This revision ensures accuracy in financial reporting and compliance with audit requirements.

   Courtney Smith abstained from voting since she was not a board member at the time.

   Michael Bell made a motion to approve the revised September 2025 financials seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

3. **Consider and take necessary action on financials for November 2025.**

   Treasurer Trey Segura was absent from the meeting; however, he reviewed the financial statements in advance and provided comments by email. He reported no major concerns within the financials, noting that although expenditures slightly exceeded revenues, the budget remains generally balanced with an approximate three percent negative variance. He also highlighted that sales tax revenue continues to decline, which is particularly concerning given that peer communities are not experiencing the same trend. Trey recommended that the board further investigate the cause of this decline so that appropriate strategies can be developed moving forward.

   Michael Bell made a motion to approve the November 2025 financials seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

DRAFT

4. **Consider and take necessary action on RFP'S for 2026 Timber Harvesting Program.**

   Neal Holland explained that, unlike typical bid processes where the board seeks a low bidder, the timber harvesting proposal involves companies paying HEDCO for the right to harvest timber on its property. Three qualified logging companies submitted proposals, two local firms and one from outside the area; all demonstrating comparable experience and capability. The key difference among them was the guaranteed payment offered to HEDCO based on each contractor's assessment of the timber value. MDR Enterprises submitted the highest proposal, guaranteeing approximately $96,500, which is more than double the amount proposed by the other two firms. Although MDR initially indicated a zero-to-twelve-month completion window, they confirmed readiness to begin immediately and could realistically complete the work within six months. Neal emphasized that significant differences in proposal amounts are not unusual due to varying access to mills, product markets, and operational factors. The contractor will also be required to provide a 10 percent performance deposit and ensure proper site cleanup with debris piled for later removal.

   Adam Duey made motion to award MDR Enterprises the Timber Harvesting Program seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

5. **Consider and take necessary action on Performance Agreement for First Methodist Church Preschool.**

   The board reviewed a proposed performance agreement to determine whether it met their expectations. The agreement provides for reimbursement of 50% of the church's project costs, not to exceed $32,500. The justification for the agreement is based on employment retention, as failure to complete the project could result in a loss of business and jobs, a concern previously discussed by the board.

   Micah Howard disclosed a personal affiliation with the church and abstained from the vote.

DRAFT

Adam Duey made motion to approve the Performance Agreement seconded by Michael Bell and with unanimous approval of the board members present the motion was approved.

6. **Consider and take necessary action on Performance Agreement for Henderson Civic Center.**

   The board clarified the previously discussed funding amount, confirming that their contribution was set at $50,000 toward the overall project. Members recalled that the initial request had been for a significantly higher amount, which was later reduced through discussion. The agreement was identified as a contribution of up to $50,000 to assist with the renovations of the Henderson Civic Center.

   Michael Bell made motion to approve Performance Agreement with Henderson Civic Center, not to exceed more than $50,000.00 seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

7. **Consider and take necessary action on 2026 By-Law Amendments.**

   Counsel Jamey Holmes confirmed that the updated version incorporated all changes discussed and requested at the previous meeting. Redlined copies were provided in the board materials to clearly show where the revisions were made, allowing members to verify that all requested changes were accurately included.

   Courtney Smith made motion to approve the 2026 By-Law Amendments seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

8. **Consider and take necessary action on amending the Small Business Grant Amendments.**

   The item involved minor revisions and administrative cleanup to the small business grant application, with no substantive changes to the program’s intent or structure.

DRAFT

Michael Bell made a motion to approve the amendments to the Small Business Grant Application seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

9. **Consider and take necessary action on amending the Industrial Grant Amendments.**

   Justin Pirtle made a motion to approve the amendments to the Industrial Grant Application seconded by Adam Duey and with unanimous approval of the board members present the motion was passed.

10. **Consider and take necessary action on Reading Roots program.**

    The board discussed and approved a proposal to provide a total of $5,000 via $1250 quarterly payments. Emphasis was placed on the importance of early literacy, noting its connection to workforce development and long-term economic outcomes.

    Michael Marsahll abstained from voting.

    Adam Duey made a motion to approve the Reading Roots program request seconded by Courtney Smith and with unanimous approval of the board members present the motion was passed.

11. **Consider and take necessary action on Velvin Production Performance Agreement.**

    The board reviewed minor revisions to the performance agreement, primarily involving updates to dates, which were highlighted in the meeting packet. These adjustments were made to ensure consistency and alignment with the city's related efforts. It was also noted that Velvin Production had reviewed and agreed to the revised terms.

    Justin Pirtle abstained from voting.

DRAFT

Michael Bell made a motion to approve the Velvin Production Performance Agreement seconded by Adam Duey and with unanimous approval of the board members present the motion was passed.

12. Consider and take necessary action on matching funds for Rusk County Commissioners Court for Jet A operations at Rusk County Airport not to exceed $250,000.00.

Board members discussed a proposed investment to support the installation of a Jet-A fuel tank at the county airport as a foundational step in a long-term airport expansion strategy. Site visits and meetings with county commissioners confirmed broad support for the project, including a funding commitment of $250,000 from the board, matched by up to $250,000 from the county, with remaining costs to be covered by the airport and private partners. While the total project cost was initially estimated at $500,000, it is now expected to approach $600,000 due to the need for a larger, 20,000-gallon fuel tank to adequately serve jet traffic. The board emphasized that the fuel tank is not a standalone improvement but a critical first phase that would increase jet traffic, strengthen the airport's competitiveness relative to nearby facilities, and position it to qualify for future state grants to extend the runway. Increased jet traffic is expected to benefit Henderson indirectly by driving visitor spending at local amenities, restaurants, and businesses, thereby increasing sales tax revenue, even though the airport itself is outside city limits. Concerns were raised about whether the investment would primarily benefit surrounding areas rather than the city; however the board discussed that Henderson's amenities and proximity would capture much of the economic activity. The discussion also addressed logistics of fuel sourcing and pricing, noting that fuel sales operate largely as a pass-through arrangement designed to attract traffic rather than generate significant profit. Finally, it was clarified that the action under consideration was not an immediate expenditure but a commitment to begin the approval and public notice process, contingent upon matching funds from the county and other partners.

Michael Bell made a motion to approve matching funds for Jet A Operations at Rusk County Airport, not to exceed $250,000.00 seconded by Micah Howard and with unanimous approval of the board members present the motion was passed.

DRAFT

13. Consider and take necessary action on Small Business Grant application for Yates GMC, Inc.

Shelby Jacobs informed the board that a Small Business Grant application had been received from Yates Buick LLC for repaving portions of its parking lot and that the request complies with the program's guidelines. Two local bids were submitted for the project, both exceeding the grant threshold, qualifying the applicant for the full $10,000 matching amount. In response to a question from Michael Bell, Shelby clarified that the work would address several areas, specifically the front parking lot and the used car lot, with additional repairs and patching included. She noted that even the patching and related work alone would exceed $20,000. Shelby also confirmed that Yates Buick LLC was reviewed through the Texas Comptroller's office and is in good standing.

Adam Duey made a motion to approve the application for Yates GMC, Inc. seconded by Justin Pirtle 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 (could not attend the board meeting as he had Jury Duty)

EXECUTIVE SESSION

A. Consultation with Attorney in accordance with Section 551.071 of the Texas Government Code.
B. Economic Development Negotiations in accordance with Section 551.087 of the Texas Government Code.
C. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code.

The time is: 2:49 p.m.

DRAFT

Adjourn.

The time is 4:17 p.m.

Michael Bell made a motion to adjourn seconded by Courtney Smith, and with unanimous approval of the board members present, the motion passed.

The time is: 4:17 p.m.

_____	_____
Michael Marshall-President	**Micah Howard-Vice President**

DRAFT

MINUTES
Henderson Economic Development Corporation
Board of Directors Regular Called Meeting

November 18, 2025-2:00 P.M.

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

Board members present: Michael Marshall, Micah Howard Justin Pirtle, Courtney Smith, Adam Duey, Trey Segura
Counsel: Jamey Holmes
Executive Director: Bret Gardella
Office Manager: Mandy Clark
Director of BDRM: Shelby Jacobs

Board members absent: Michael Bell
Visitors: Neal Holland, Krystal Clay

CALL TO ORDER

The meeting was called to order by Michael Marshall at 2:00 P.M.

INVOCATION

The invocation was given by Justin Pirtle.

CITIZENS COMMENTS

Krystal Clay- PAC Group has officially selected Henderson as one of its new sites, and temporary lease negotiations are underway to secure an initial space, even though it will be smaller than what they ultimately require. Their long-term plan is a permanent move to Henderson, with a facility between 11,000 and 20,000 square feet to be built or acquired. Connections have already been made with HISD and the CTE programs, and work is progressing on workforce grants to expand CTE offerings and allow juniors and seniors to complete clinical rotations in multiple disciplines. Community support will be essential once PAC operates locally. Once details are finalized, additional discussions will take place on how PAC can continue partnering with them. The group is also exploring a skeet-shooting fundraiser in coordination with the district attorney's office and the sheriff's department, and the partner organization continues its tradition of giving back by taking special-needs youth duck hunting and building adaptive duck blinds.

PRESENTATIONS/ANNOUNCEMENTS

NONE.

CONSENT AGENDA

1. **Consider and take necessary action on minutes from the HEDCO annual board meeting held October 31, 2025.**

   Courtney Smith advised on Item #5 under Consent Agenda; Michael Marshalls name is spelt incorrectly, Michael Marshall stated under Executive Session item A is highlighted. Correct those errors.

   Trey Segura made a motion to approve the minutes with above corrections seconded by Courtney Smith and with unanimous approval of the board members present the motion was approved.

2. **Consider and take necessary action on monthly financials for October 2025.**

   Trey Segura advised the board that sales tax revenue for August, received in October, came in at $151,000, down from $185,000 last year and $172,000 the year before, which remains a concern. However, looking at the full 12-month period, revenue was only down 0.04% from the previous year, ending essentially flat despite earlier worries about a late-year decline. Financials showed no major issues. During discussion, board members requested that year-to-date comparisons be added so performance can be viewed month-to-month and cumulatively, along with comparisons to peer cities like Kilgore or Jacksonville. Bret noted these comparisons can be pulled from the Comptroller's website and will be added to monthly financial reports. Courtney Smith made a request for a simple list of recurring contracts and monthly or annual obligations such as marketing, consulting, and service agreements so board members can easily track ongoing expenses. Bret confirmed only a few recurring contracts exist and agreed to compile them in a spreadsheet.

   Adam Duey made a motion to approve the October 2025 financials seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

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

   The budget amendment was presented by Trey Segura with explanations outlining why adjustments are necessary. The primary changes relate to labor accounts 7001, 7010, and 7020 stemming from incorrect payroll figures originally provided by the City's HR department. The incorrect HR numbers caused several line items to be underbudgeted, and the amendment corrects those discrepancies. Another major adjustment involves the Scout Crossing project, with details listed in the right hand column of the amendment document. Adam Duey questioned the website line item, which reflects last year's website revamp. Bret clarified that this amendment applies to the previous fiscal year's budget, not the current one. It had originally been planned for September, but the City's schedule shifted their final amendment to January; HEDCO must finalize its budget within 180 days per bylaws, so this amendment is needed now.

   Adam Duey made a motion to approve Budget Amendment #2 seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

4. **Consider and take necessary action on bids for 2026 landscaping in the Henderson Innovation Park.**

   Neal Holland informed the board that only one bid was received for the project, submitted by W6 Contractors, a local firm, with a total bid of $28,110. He noted that $12,000 had already been allocated in the project fund for landscaping. He added that he had personally reached out to several local companies to let them know the project was going out for bid. Bret advised the board that employee Mandy Clark had reached out to Donovan and Tennison & Co. as well. Based on the review from Stoke & Associates, Neal recommended awarding the contract to W6 Contractors.

   Trey Segura made motion to approve awarding the contract in the amount of $28,110.00 to W6 Contractors seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

5. **Consider and take necessary action on bids for 2026 site maintenance and mowing at the Henderson Innovation Park.**

   Neal Holland reported that two bids were received for the maintenance and mowing services at the Henderson Innovation Park, both from local companies. W6 Contractors submitted a bid for $114,743.00, and JRM Lease submitted a bid for $61,250.00. Neal advised the board that he was confident in selecting JRM Lease, noting that the scope of work includes mowing twice a month during the mowing season.

Adam Duey made motion to approve awarding the contract to JRM Lease, for $61,251.00 seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

6. **Consider and take necessary action on bids for Security Camera System Installation at the Henderson Innovation Park.**

   Neal Holland informed the board that no bids were received for the project, noting that this is not unusual given the small scope of work. He added that he had personally reached out to several local companies to let them know the project was going out for bid, but no one chose to submit. Neal explained that because the expected cost is under $50,000, the board has the authority to directly hire a contractor without bringing the item back for formal approval. He also noted that he had previously obtained an estimate of $4,000 before initiating the bid process.

   Trey Segura made motion to approve Bret & Neal to contract with a company to install security cameras not to exceed $4000.00 seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

7. **Consider and take necessary action on 20226 By-Law Amendments.**

   No Action was taken.

8. **Consider and take necessary action on amending the Small Business Grant Application.**

   No Action was taken.

9. **Consider and take necessary action on amending the Industrial Grant Application.**

   No Action was taken.

10. **Consider and take necessary action Velvin Production Performance Agreement.**

    No Action was taken.

DEPARTMENTAL REPORTS

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

   -there was not a report in the packets since Shelby Jacobs had been out for medical reasons-

b. Executive Director-Gardella

   - Project 2025-09-30 still in the process of being papered
   -Attended Agritechnica Show-visited with 26 businesses within the 2 days: 2 from Italy and 1 from Germany looking to onshore
   -Forbes Space is out this week at Branham Space Show in Europe
   -Will be attending the CIAS show-Italian Version of the Space Show in 2 weeks
   -working on possibly purchasing more land near the Innovation Park

EXECUTIVE SESSION

A. Consultation with Attorney in accordance with Section 551.071 of the Texas Government Code.
B. Economic Development Negotiations in accordance with Section 551.087 of the Texas Government Code.
C. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code.

The time is: 2:59 pm

Adam Duey had to leave at 3:27 p.m.

Adjourn.

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

The time is: 5:00 p.m.

_____ _____

President-Michael Marshall **Vice President-Micah Howard**