

**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

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.

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. Consideration 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 Clvic Center Inc. Board approached them on the need to update the Clvic 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

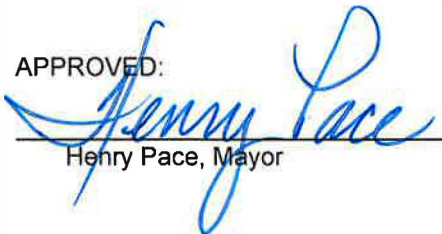
27. Adjourn

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