

**MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting**

May 19, 2026

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

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

Council members present were Stephen Strong, Greg Jackson, Lee Scoggins, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Russel Brown, Fire Chief Sonny Ybarra, Director of Operations Davis Brown, Detective Jarrod Finley, Director of Utility Infrastructure and Delivery David Hortman, Community Development Manager/Building Official Cliff McElfresh, Finance Director Stephanie Kimbrell, Civic Center Manager Christina Gray, 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 Gina Juarez led the Pledges.

CITIZENS COMMENTS

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

There were no citizens' comments.

PRESENTATIONS/ANNOUNCEMENTS

Davis Brown recognized Julio M tonight after the last council meeting, where the Council praised Julio and his hard work. Lee Scoggins spoke about his positive interaction with Julio. Stephen Strong thanked Julio for all he had done within his district. Gina Juarez is honored to have seen him grow up and who he has become. Greg Jackson also thanked him in advance. Julio introduced his family to the council. His wife showed her appreciation for the recognition towards her husband.

CONSENT AGENDA

1. Consideration of possible action upon the minutes from the April 21, 2026 meeting. (Jimerson)
2. Consideration and possible action upon closing streets for the Juneteenth Parade.
3. Consideration and possible action upon the Auditors Engagement Letter for the 2025-2026 budget. (Kimbrell)
Council Member Stephen Strong made a motion to approve the consent agenda, duly seconded by Council Member Gina Juarez. The vote was unanimous.

COUNCIL BUSINESS – REGULAR SESSION

4. Consideration upon the first reading of Ordinance 2026-05-02 that Southwestern Electric Power Company (SWEPCO) and its successors and assigns ("Company"), is granted non-exclusive right, franchise and authority, for a 30-year term. (Jimerson/Abercrombie)

Council had no questions or comments on the first reading of Ordinance 2026-05-02.

5. Consideration and possible action upon the reappointment of the Main Street Board members for a two-year term: Ben Patterson, Lisa McConnell and Kelly Bumgardener. New appointment with a two-year term, the interview committee recommends Donavan Dickeson and Bonnie Hays a new appointment for a one-year term. (Duke)

Council Member Lee Scoggins made a motion to approve reappointments and new appointments, duly seconded by Council Member Greg Jackson. The vote was unanimous.

Council Member Gina Juarez asked why we were filling a 1-year term; Main Street Coordinator Aexia Duke explained it is because they are filling a 1-year term.

Council Member Lee Scoggins asked about policies regarding who can serve, how many boards one person can serve on. He also asked how we advertise vacant positions. Cheryl and Jay explained the process of word of mouth. Gina asked about term limits, Alexa explained they are written into the By-laws.

6. Consideration and possible action upon the HEDCO financials for the month of March 2026. (Gardella)

The Council had no questions about the March 2026 financials for HEDCO.

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

7. Consideration and possible action upon the new Performance Agreement between HEDCO & BRASSO Development, LLC. (Gardella)

The President for HEDCO Michael Marshall presented this item to the city council for HEDCO. As consideration for the conveyance and the subordination agreement, BRASSO shall execute a Note payable to HEDCO in the principal amount of \$20,000.00 and a Deed of Trust to secure payment of the Note. The Note and Deed of Trust shall be substantially in the forms attached hereto as Exhibits A and B.

BRASSO shall commence construction on the Property within sixty (60) days after HEDCO conveys the Property and complete construction of the Home within two hundred and forty (240) days thereafter. Upon timely completion of the construction of the home and the issuance of a certificate of occupancy by the City of Henderson, [OR upon execution of a contract for sale of the home], HEDCO shall forgive the Note in its entirety and release its lien against the Property. BRASSO shall use commercially reasonable efforts to market and sell the home. BRASSO shall not lease the home without HEDCO's prior written consent.

Council Member Lee Scoggins asked about the price. Michael stated they would go for \$300,000 - \$310,000. He also asked about Basso's lots and drainage. The drainage and infrastructure is the reason to start in the Crim Crest Addition. All the water and sewer are ready to hook to. Council Member Greg Jackson asked if it was connected to city sewer or septic — Cliff answered city sewer. Council Member Stephen Strong asked for clarification on pricing and wording in the contract. Jay suggested adding language regarding expectations of the building prices and sale price.

Council Member Stephen Strong made a motion to approve the agreement as amended with clarification of building and pricing, duly seconded by Council Member Lee Scoggins. The vote was unanimous.

8. Consideration and Possible action upon approving the recommendation of the Selection Review Committee to award by Resolution 2022-05-01 for administrative services in conjunction with the submittal of an application for funding through the 2026 Downtown Revitalization Program CDM26-CDBG grant to provide application preparation, project administration, and project-related management services, if awarded. (Abercrombie/Jimerson)

City Secretary Cheryl Jimerson stated there was one bid submitted for the services. It was from Gary Traylor and Associates for the 2026 Downtown Revitalization Grant Program. The bid opening was May 5, 2026, at 3 p.m. It was

announced that the City of Henderson was not in the top 3 places for funding. If, for any reason, one of the top 3 does not qualify, in the end, the City of Henderson will be next in line to move up. If the city does not move up, there is a very good chance for the 2027 funding to be available to the city.

Council Member Gina Juarez made a motion to approve Gary Traylor and Associates for the administrative services if the city moves up into the funding category, duly seconded by Council Member Greg Jackson. The vote was unanimous.

DEPARTMENTAL REPORTS:

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

Sonny gave a presentation over staff training hours, discussed building a hazmat team, inspections, new equipment, upcoming events, the new ladder truck, firefighting gear, grants, state inspection, golf tournament fundraiser.

A. City Manager

B. Fire Department

Fire Chief Sonny Yabbara gave a verbal report to the City Council on the department.

C. Police Department

D. Animal Center

E. Community Development

F. Public Services/Parks and Recreation Department

G. Public Utilities

H. Finance Department

I. City Secretary

J. Communications and Marketing

K. HEDCO

Sales tax revenue for March 2026

L. Director of Operations Departmental Reports below.

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments: There were no applications to consider. The April meeting was canceled.

Planning and Zoning Minutes; There were no applications to consider. The April meeting was canceled.

Main Street Meeting Minutes

Preservation Minutes

HEDCO Minutes

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

EXECUTIVE SESSION:

10. Convene into executive session to consult with the City Attorney in accordance with Vernon's Texas Government Code chapter 551, section 087.

Mayor Pace convened into executive session at 6:52 p.m.

REGULAR SESSION:

11. Convene in regular session and take necessary action as a result of the closed session. (Mayor)

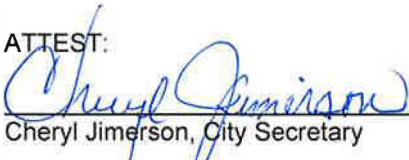
Mayor Pace reconvened into regular session at 7:19 p.m. stating there was no action to take from the executive session.

ADJOURNMENT

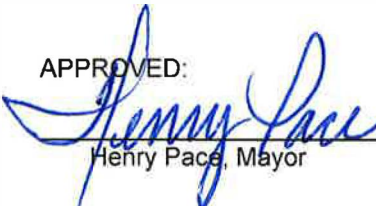
12. Adjourn

Council Member Lee Scoggins made a motion to adjourn at 7:20 p.m., duly seconded by Council Member Stephen Strong. The vote was unanimous.

ATTEST:


Cheryl Jimerson, City Secretary

APPROVED:


Henry Pace, Mayor

**MINUTES OF THE
HENDERSON CITY COUNCIL
Regular Scheduled Meeting**

June 16, 2026

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

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

Council members present were Stephen Strong, Michael Searcy, Greg Jackson, Lee Scoggins, and Gina Juarez.

Staff members present were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Russell Brown, Deputy Chief of Police Chase Berryhill, Fire Chief Sonny Ybarra, Director of Utility Infrastructure and Delivery David Hortman, Community Development Manager/Building Official Cliff McElfresh, Building Official Jeff Phalman, Finance Director Stephanie Kimbrell, Animal Center Director Charissa Blake, Civic Center Manager Christina Gray, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director Bret Gardella.

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

CITIZENS COMMENTS

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

Janet Ferlow resides at 1101 E. Main Street, spoke about an accident regarding a city mower on/near her property and ditch. She gave kudos to Harriet Craig for repairing the ruts. Mr. Ferlow claims the ditch causes damage by being so steep, she requested the ditch to be filled in so it is not so dangerous. She did understand that it is a TXDOT highway and ROW but any help she could get from the city would be greatly appreciated.

PRESENTATIONS/ANNOUNCEMENTS

Mayor Pace made an announcement asking citizens to enjoy the freedom fest from the civic center side of Lake Forest Park due to safety concerns.

Mrs. Mudson brought up concerns regarding the lack of activities for young people, grades 7th-12th, at night. She wanted to provide something for the youth and gave suggestions such as dodgeball, pickle ball, golf scramble, etc. Jay brought back up the sports complex and opportunities for another board to help push youth activities, and spoke about creating the board through ordinance. Council Member Lee Scoggins asked why the age restriction is. The younger ones need things to do also. Mrs. Mudson stated that most of the younger ones are on little league teams, dance, summer camps, etc. Gina agrees we need more in town for the older youth. City Manager Jay Abercrombie stated a Parks and Recreation Board has been discussed for quite a while with all of this being brought to the forefront of our attention. Maybe it is time to implement it. Council Member Stephen Strong wants to move forward with the ordinance.

Mayor Pace read a letter of appreciation from the Lions' club for being allowed to use Lake Forest Park for fishing day.

CONSENT AGENDA

1. Consideration of possible action upon the May 19, 2026 Council meeting minutes. (Jimerson)

City Secretary Cheryl Jimerson asked the Mayor to table this item from the consent agenda because she has not completed them and will have them ready for the council at the July rescheduled regular meeting.

Council Member Michael Searcy made a motion to table, duly seconded by Council Member Stephen Strong. The vote was unanimous.

2. Consideration and possible action upon the Freedom Festival Street closures. (Taylor/Ybarra)

Council Member Gina Juarez made a motion to approve the street closer for Freedom Fest, duly seconded by Council Member Greg Jackson. The vote was unanimous.

COUNCIL BUSINESS – REGULAR SESSION

3. Consideration and possible action upon the second reading of Ordinance 2026-05-02 that Southwestern Electric Power Company (SWEPCO) and its successors and assigns ("Company"), is granted non-exclusive right, franchise and authority, for a 30-year term. (Jimerson/Abercrombie)

The Council Members had no questions or comments for this ordinance.

Council Member Gina Juarez made a motion approving Ordinance 2026-05-02 that Southwestern Electric Power Company (SWEPCO) and its successors and assigns ("Company"), is granted non-exclusive right, franchise and authority, for a 30-year term, duly seconded by Council Member Michael Searcy. The vote was unanimous.

4. Consideration and possible action upon moving the regular scheduled council meeting from Tuesday, July 21st to Tuesday, July the 7th, 2026. (Jimerson)

Council Member Michael Searcy made a motion to approve moving the regular scheduled council meeting from Tuesday, July 21st, to Tuesday, July 7th, 2026, duly seconded by Council Member Stephen Strong. The vote was unanimous.

5. Consideration and possible action upon setting a budget workshop for July 28, 2026 located in the Community Center at Fairpark to start at 3 p.m. (Jimerson)

Council Member Gina Juarez made a motion to approve setting a budget workshop for July 28, 2026 located in the Community Center at Fairpark to start at 3 p.m, duly seconded by Council Member Greg Jackson. The vote was unanimous.

6. Consideration upon the first reading of the International Building Codes Ordinance 2026-05-01. (Phalman/McElfresh)

Council had no questions or comments on the first reading of International Building Codes Ordinance 2026-05-01.

7. Consideration and possible action upon a contract for the Henderson Fire Department to be compensated for expenses for responding to emergencies outside the city limits. (Ybarra)

Fire Chief Sonny wants to offer the Fire Department services to the youth as well, Firefighters can teach AED and CPR training to them.

The contract with Emergicon for reimbursement via insurance for responding to calls outside the city limits, inside city limits already pays for this service. He wants to include accidents inside the city limits due to the number of people that just travel through Henderson. Council Member Lee Scoggins asked specifically about fees, and asked about costs for outside city limits calls, Sonny stated Emergicon has a specific fee schedule to go by, depending on the severity of the accident and how many firefighters need to be on the scene. Council Member Michael Searcy Emergicon has an effective recovery rate.

Council Member Gina Juarez made a motion to approve a contract for the Henderson Fire Department to be compensated for expenses for responding to emergencies outside the city limits, duly seconded by Council Member Lee Scoggins. The vote was unanimous.

8. Consideration and possible action authorizing the Administration Department to begin the Bank depository bid process. (Kimbrell)

Finance Director Stephanie Kimbrell stated the City of Henderson's current banking depository contract expires September 30, 2026. Approval of this item will authorize staff to advertise and solicit proposals for banking depository services as required by the City Charter. Proposals will be due August 11, 2026, and staff will return to City Council with a recommendation for award following evaluation of the proposals received.

Council Member Lee Scoggins made a motion to approve authorizing the Administration Department to begin the Bank depository bid process, duly seconded by Council Member Michael Searcy. The vote was unanimous.

9. Consideration and possible action upon the HEDCO financials for the month of April 2026. (Gardella)

HEDCO Director Bret Gardella stated he would be glad to answer any questions the Council may have about the financials.

Council Member Stephen Strong made a motion to approve the HEDCO financials for the month of April 2026; duly seconded by Council Member Greg Jackson. The vote was unanimous.

10. Consideration and possible action upon the Performance Agreement between HEDCO & Atwoods Distributing, LP. (Gardella)

HEDCO Executive Director Bret Gardella asked to drop item 10.

Council Member Stephen Strong made a motion to approve dropping the action upon the Performance Agreement between HEDCO & Atwoods Distributing, LP, duly seconded by Council Member Michael Searcy. The vote was unanimous.

11. Consideration and possible action accepting ownership, operation, and maintenance of the infrastructure completed at the Innovation Park from HEDCO to the City of Henderson, Tx. (Gardella)

Council Member Michael Searcy made a motion to approve accepting ownership, operation, and maintenance of the infrastructure completed at the Innovation Park from HEDCO to the City of Henderson, Tx., duly seconded by Council Member Gina Juarez. The vote was unanimous.

12. Consideration and possible action accepting ownership, operation, and maintenance of the infrastructure completed at Preston Road from HEDCO to the City of Henderson, Tx. (Gardella)

Council Member Gina Juarez made a motion to approve action accepting ownership, operation, and maintenance of the infrastructure completed at Preston Road from HEDCO to the City of Henderson, Tx. duly seconded by Council Member Michael Searcy. The vote was unanimous.

13. Consideration and possible action accepting ownership, operation, and maintenance of the infrastructure completed at Taylor Dr (Case-hill Group) from the HEDCO to the City of Henderson, Tx. (Gardella)

Council Member Gina Juarez made a motion to approve accepting ownership, operation, and maintenance of the infrastructure completed at Taylor Dr (Case-hill Group) from the HEDCO to the City of Henderson, Tx., duly seconded by Council Member Stephen Strong. The vote was unanimous.

14. Consideration and possible action accepting ownership, operation, and maintenance of the infrastructure completed on Brady Subdivision from the HEDCO to the City of Henderson, Tx. (Gardella)

Council Member Lee Scoggins made a motion to approve accepting ownership, operation, and maintenance of the infrastructure completed on Brady Subdivision from the HEDCO to the City of Henderson, Tx., duly seconded by Council Member Stephen Strong. The vote was unanimous.

DEPARTMENTAL REPORTS:

15. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.
Council had no questions or comments on the monthly reports.

- A. City Manager
- B. Fire Department

Fire Chief Sonny Ybarra gave an update about the golf tournament. There was \$63,000 raised. They cleared \$58,000 to help pay for the replacement of rescue tools. He wanted to thank the community, spongers, UT, Christus and everyone that came out to support the Henderson 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 April 2026.

- L. Director of Operations Departmental Reports below.
 - Civic Center

Civic Center Manager, Christina Gray, stated we are 17 days out to the Freedom Festival! This is Christina's first year working on this event. She is amazed at how many departments and people it takes to pull off an event of this magnitude. There will be more activities for the children with local church's support and, of course, food!

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes

Planning and Zoning Minutes

Main Street Meeting Minutes

Preservation Minutes

HEDCO Minutes

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

EXECUTIVE SESSION:

Mayor Pace No _____ into executive session at

16. Convene into executive session to consult with the City Attorney in accordance with Vernon's Texas Government Code Chapter 551. section 087. (Mayor)

Mayor Pace stated there are no items to discuss in the executive session.

ATTEST:

REGULAR SESSION:

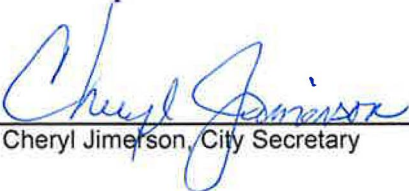
17. Reconvene into regular session and take necessary action as a result of the closed session. (Mayor)

ADJOURNMENT

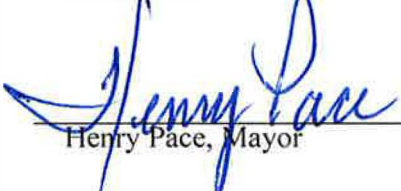
18. Adjourn

Council Member Lee Scoggins made a motion to adjourn at 6:59 p.m., duly seconded by Council Member Michael Searcy. The vote was unanimous.

ATTEST


Cheryl Jimerson, City Secretary

APPROVE


Henry Pace, Mayor