

MINUTES OF THE
HENDERSON CITY COUNCIL
REGULAR SCHEDULED MEETING

January 17, 2023

The City Council met on this date at 6:00 p.m. with Mayor Fullen presiding. Council Members present included Wes Breitenberg, Reggie Weatherton, Henry Pace, and Gina Juarez. Melissa Morton was unable to attend.

INVOCATION AND PLEDGE OF ALLEGIANCE: Brother Peoples gave the invocation and Mayor Fullen led the pledges.

Staff Members present for the meeting were City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Joe Shumate, Deputy Police Chief Randall Hudman, Deputy Fire Chief Sonny Ybarra, Director of Operations Davis Brown, Director of Utilities Randy Boyd, Director of Public Services Kirk Kimbrell, Animal Center Director Chrissa Pool, Community Development Manager Cliff McElfresh, Zoning Coordinator Billy Hughes, Health Inspector Rebecca Wilkerson, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, Civic Center Manager Stephanie Kimbrell, HEDCO Director John Clary and HEDCO Director Marketing/Business Development Dan Moore.

CITIZEN COMMENTS:

There were none.

PRESENTATIONS/ANNOUNCEMENTS:

There were no presentations.

CONSENT AGENDA:

1. Consideration and possible action upon minutes of: **(Jimerson)**
December 20, 2022 – Regular Scheduled Council Meeting
2. Consideration and possible action upon HEDCO financials of November 2022. **(Clary)**

Council Member Henry Pace made a motion to approve the consent agenda, duly seconded by Council Member Gina Juarez. Vote was unanimous.

REGULAR SESSION:

3. Consideration and possible action upon a minor plat submitted by Henderson R&R Enterprises to subdivide a property located on Taylor Drive. **(Hughes/McElfresh)**
Planning and Zoning Coordinator Billy Hughes stated both lots meet the setback requirements and recommended Council approve this minor plat to complete the sale of a parcel of land from Henderson R&R Enterprises to Sweet Angels Preschool. Council Member Wes Breitenberg made a motion to approve the minor plat located on Taylor Drive, duly seconded by Council Member Henry Pace. Vote was unanimous.
4. Consideration and possible action upon a minor plat application submitted West Fraser combining lots between Industrial Drive and Highland Drive. **(Hughes/McElfresh)**
Planning and Zoning Coordinator Billy Hughes stated West Fraser purchased two additional lots and recommended Council approve said minor plat combining all lots into one parcel.
Council Member Gina Juarez made a motion approving said minor plat combining lots for West Fraser, duly seconded by Council Member Wes Breitenberg. Vote was unanimous.
5. Consideration and possible action upon a Resolution authorizing and approving a Plan of Conversion and Filing a Certificate of Conversion with the Texas Secretary of State and the Texas State Comptroller, changing HEDCO from a Type A to a Type B Economic Development Corporation. **(Clary)**
The resolutions not ready at this time, Mayor Fullen struck this item from the agenda.

6. Consideration and possible action authorizing the City Manager to enter into an agreement with the Sports Facilities Companies to do a facility and market study on present Sports and Recreation facilities and potential future needs.

(Abercrombie)

City Manager Jay Abercrombie updated the City Council about participating in a full Comprehensive Plan for the City. This plan will be a 20–30-year plan to be used as a guide for land use, public facilities, and many other aspects of our city’s future development.

During this Comprehensive Plan project, input has been given by participants that are stakeholders, residents, business owners and visitors of our community. This feedback is the most important part of the process when it comes to producing a long-term plan. Much of this feedback has included a need for things for families, teenagers, and children to do. Specifically, our sports and recreation facilities and the need for possible upgrade and expansion.

This agreement will allow The Sport Facilities Companies to complete a feasibility and market study on the current condition and best use of our facilities. They will also do a market study to determine if there are specific opportunities for Henderson that are currently being overlooked.

Kimley-Horn believes this type of study should be done now so if there are any desired changes or plans related to these areas, it can be included in the Comprehensive Plan. The study will take approximately 10-12 weeks to complete by The Sports Facilities Companies with a cost of forty-thousand Dollars (\$40,000). After completion, we will receive a full rundown and recommendation but there is no further commitment at this point.

Council Member Gina Juarez made a motion authorizing the City Manager to enter into the agreement with Sports Facilities Companies, duly seconded by Council Member Reggie Weatherton. Vote was unanimous.

DEPARTMENTAL REPORTS:

7. 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 Department
- G. Parks and Recreation Department
- H. Public Utilities
- I. Finance Department
- J. City Secretary
- K. Communications and Marketing
- L. HEDCO
- M. Director of Operations
 - 1) Civic Center
 - 2) Main Street/Tourism
 - 3) Municipal Court

Council Member Reggie Weatherton ask Public Utilities Director Randy Boyd how the city’s water system is doing? Randy explained most all the new water meters have been received. Performance Services will start installing them within the next couple of weeks.

BOARDS AND COMMISSIONS

Board of Adjustments Minutes, no meeting in December
Planning and Zoning Minutes, no meeting in December
Cemetery Quarterly Board Meeting scheduled in January 2023
Main Street Minutes, no meeting in December
Preservation Committee Minutes, no meeting in December

There were no question or comments from Council Members on this item.

EXECUTIVE SESSION:

8. Executive Session to Consult with City Attorney discussing real property located at 400, 402 and 404 W. Main Street. Economic Development Agreement in accordance with Vernon’s Texas Government Code Annotated, Chapter 551, Sections 072 and 087.
Mayor Fullen convened into executive session at 6:22 p.m.

REGULAR SESSION:

9. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

Mayor Fullen reconvened into regular session at 6:44 p.m. stating there is no action to take from executive session.

ADJOURNMENT

10. Motion to adjourn.

Council Member Gina Juarez made a motion to adjourn at 6:45 p.m., duly seconded by Council Member Wes Breitenberg. Vote was unanimous.

ATTEST:


Cheryl Jimerson, City Secretary

APPROVED:


John Fullen, Mayor