

MINUTES OF THE
HENDERSON CITY COUNCIL
REGULAR MEETING

July 19, 2022

The City Council met on this date at 6:00 p.m. with Mayor John (Buzz) Fullen presiding. Council Members present included Wes Breitenberg, Michael Searcy, Henry Pace, Melissa Morton and Gina Juarez.

INVOCATION AND PLEDGE OF ALLEGIANCE: Council member Henry Pace 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, Police Chief Chad Taylor, Fire Chief Rusty Chote, Director of Operations Davis Brown, Animal Center Director Chrissa Pool, Finance Director Karen Arnall, Zoning Administrator Billy Hughes, Community Development Manager Cliff McElfresh, Executive Leadership Assistant/HR Specialist Hillary Faulkner, Communications and Marketing Coordinator Phedra Johnson, and HEDCO Director John Clary.

CITIZEN COMMENTS:

There were none.

PRESENTATIONS/ANNOUNCEMENTS:

Mayor Fullen wanted to bring a little history of the City Council to everyone; he stated at this July meeting in 1913. The City Council met and approved the purchase of two lots for \$1,000 to use them as hitching yards.

Council Member Michael Searcy wanted to say thank you to Mayor Fullen for graciously donating a side-by-side to the Fire Department a couple years back; as dry as it has been this year, it has come in very handy.

CONSENT AGENDA:

1. Consideration and possible action upon minutes of: **(Jimerson)**
June 21, 2022 – Regular Council Meeting
June 30, 2022 - Budget Workshop

2. Consideration and possible action upon HEDCO Financials May 2022. **(Clary)**

Council Member Michael Searcy made a motion to approve the consent agenda, duly seconded by Council Member Henry Pace; vote was unanimous.

REGULAR SESSION:

3. Consideration and possible action upon awarding a bid for the Central Fire Station Roof Repair Project located at 401 W. Main Street. **(Holland/Chote)**
Neal Holland with Stokes and Associates stated on Tuesday July 12, 2022, the City received four (4) bids for the Central Fire Station Roof Repairs Project. Reneau Roofing's bid provides the city the best value for completion of this work. Therefore, the recommendation is to award this project to Reneau Roofing and Sheet Metal Inc. of Garrison on the PVC Membrane Roof for ninety-eight thousand five hundred dollars (\$98,500).

Council Member Michael Searcy made a motion to award said bid to Reneau Roofing in the amount of \$98,500, duly seconded by Council Member Melissa Morton. Vote was unanimous.

4. Consideration and possible action upon the recommendation from the Planning and Zoning Commission to amend the City of Henderson's Zoning Map, changing the current zoning of a property from Institutional (IS) to High Density Single Family Residential (R3). This property is located at 200 Morningside Ave. **(Hughes/McElfresh)**
Zoning Administrator Billy Hughes stated St. Jude's Church has a buyer for this property that has no desire to keep it as a Church. They are asking for permission to rezone the property to the residential zone as the surrounding properties are. If approved the property will be re-platted with both the Church and the Parsonage converting over to residential homes. Council Member Melissa Morton made a motion approving the recommendation form P&Z, duly seconded by Council Member Michael Searcy. Vote was unanimous.

5. Consideration upon the first reading of an ordinance that would amend the Zoning Map for the City of Henderson changing the current zoning of a property from Institutional (IS) to High Density Single Family Residential (R3). This property is located at 200 Morningside Ave. **(Hughes/McElfresh)**
There were no concerns about any changes that may need to be made to the first reading of said ordinance.
6. Consideration and possible action moving the Regular Scheduled Council Meeting from August 16th to August 23rd. **(Jimerson)**
City Secretary Cheryl Jimerson stated to have the required notice of ten days of the public hearing for the budget and tax rate She would need the regular scheduled meeting on August 16th moved to August 23rd.
Council Member Melissa Morton made a motion moving the August regular scheduled meeting to August 23, 2022, duly seconded by Council Member Henry Pace. Vote was unanimous.
7. Consideration and possible action upon Resolution 2022-08-01 Ordering a Municipal Election November 8, 2022. **(Jimerson)**
City Secretary Cheryl Jimerson stated as part of the legal requirements to order an election it is done by means of a resolution.
Council Member Michael Searcy made a motion approving said resolution ordering a Municipal Election, duly seconded by Council Member Melissa Morton. Vote was unanimous.
8. Consideration and possible action upon entering into a Joint Agreement with Rusk County Elections Department (RCED) to run the Municipal Election November 8, 2022. **(Jimerson)**
City Secretary asked Council to approve a joint agreement allowing RCED to run the November 8, 2022 Election.
Council Member Wes Breitenberg made a motion authorizing a joint agreement with RCED, duly seconded by Council Member Henry Pace. Vote was unanimous.
9. Consideration and possible action upon Resolution 2022-08-02 Establishing Guidelines and Criteria for Tax Abatement Agreements. **(Jimerson)**
City Secretary Cheryl Jimerson stated the Resolution on file with the city has expired and this will be re-establishing guidelines and criteria for tax abatements.
Council Member Michael Searcy made a motion approving said Resolution Establishing Guidelines and Criteria for Tax Abatement Agreements, duly seconded by Council Member Henry Pace. Vote was unanimous.

DEPARTMENTAL REPORTS:

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

A. City Manager Jay Abercrombie added that HEDCO has moved into the new City Hall. He also updated Council on the turn out at the Comprehensive Plan open house hosted by Kimley Horn on Saturday the 16th. It was a fair turn out with a lot of opinions from a wide age range of citizens.

Mayor Fullen added that one of the members with Kimley Horn said there has been a good number of surveys filled out online with good feed back from citizens as well.

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 Cheryl Jimerson wanted to bring it to the Council's attention the Civic Center, Main Street, Tourism and Municipal Court has been moved under the direction of the Director of Operations.

K. Communications and Marketing

L. HEDCO

M. Director of Operations

Civic Center

Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments Minutes of June 14, 2022.
Planning and Zoning Minutes of July 12, 2022 (not available yet).
Cemetery Board Meeting Minutes of May 25, 2022 (last quarterly meeting, no quorum).
Main Street Minutes of June 28, 2022.
Preservation Committee Did not meet in June.

There were no comments or question from Council on the board meeting minutes.

EXECUTIVE SESSION:

11.Executive Session to Consult with City Attorney discussing, real property located at 113 E. Main, 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 6:21 p.m.

REGULAR SESSION:

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

Mayor Fullen Reconvened into regular session at 6:47 p.m.

Council Member Michael Searcy made a motion authorizing the City Manager to execute a contract for the sale of 113 E. Main Street, duly seconded by Council Member Henry Pace. Vote was unanimous.

Council Member Michael Searcy made a motion that City Council supports the Project Flying Star as presented to them, duly seconded by Council Member Melissa Morton. Vote was unanimous.

ADJOURNMENT

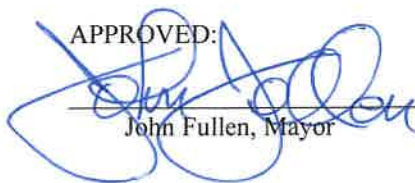
13.Motion to adjourn.

Council Member Michael Searcy made a motion to adjourn at 6:49 p.m., duly seconded by Council Member Melissa Morton. Vote was unanimous.

ATTEST:


Cheryl Jimerson, City Secretary

APPROVED:


John Fullen, Mayor