

**MINUTES OF THE
HENDERSON CITY COUNCIL
REGULAR COUNCIL MEETING**

February 11, 2020

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

Staff members present included City Manager Jay Abercrombie, City Secretary Cheryl Jimerson, City Attorney Joe Shumate, Fire Chief Rusty Chote, Public Services Director Davis Brown, Public Utilities Director Randy Boyd, Finance Director Karen Arnall, HEDCCO Director John Clary and Community Development Manager Billy Hughes.

INVOCATION AND PLEDGE OF ALLEGIANCE: Council Member Henry Pace gave the Invocation and Council Member Michael Searcy led the Pledges.

CITIZENS' COMMENTS:

Brian Ballard had questions to ask about the senior living Resolution of support; items 8, 9 and 10 on the agenda. His questions were answered after the presentations were made.

Chris Wheeler came back to Council with citizens request for an additional grocery store to locate in Henderson.

Rhonda Lemmon and neighbors that live on Rook Plaza would like to know if or when the street will have upgrades or repairs made to it. Her questions were answered after item 11 presentation and update was made.

CONSENT AGENDA: *Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.*

City Secretary made a date correction for item (3) 5K Resurrection Run will be April 4, 2020.

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

COUNCIL BUSINESS – REGULAR SESSION:

6. Consideration and possible action upon a Telephone Right of Way (ROW) Resolution No. 2020-02-01 for Etex Telephone Coop. Inc. City Manager Jay Abercrombie stated the Right of Way will be used by Etex Telephone to bury fiber cable for internet to be used by Henderson Independent School District to connect with other schools in the region and back to Tyler as a Hub.

Council Member Michael Searcy made a motion to approve the ROW Resolution for ETEX, duly seconded by Council Member Melissa Morton; vote was unanimous.

7. Consideration and possible action upon a Telephone Franchise Resolution no. 2020-02-02 for Etex Telephone Coop. Inc. City Manager Jay Abercrombie asked Council to strike this item due to the Franchise Fees must be adopted through an Ordinance. Council Member Michael Searcy made a motion that item 7 be struck from the agenda, duly seconded by Council Member Melissa Morton; vote was unanimous.

8. Consideration and possible action upon Resolution No. 2020-02-03 02 to Abbington Park, supporting and providing local funding for senior housing project on the corner of Ragley and Standish Streets. City Manager Jay Abercrombie asked Council and Mayor to consider changing the next three Resolution numbers in order to stay in sequence after striking item number 7. He also gave a brief summary of the Senior Living Resolutions of support for the next three items and turned the floor over to Breck Kean for the Abbington Park presentation.

Abbington Park is a proposed 64-unit age restricted, independent living rental community. Abbington Park has made an application to the TDHCA for an allocation of Housing Tax Credits to capitalize the development. Under the HTC program, 58 units (90%) will be set aside for residents with incomes not exceeding 60% of the Rusk County Area Medium Income of \$59,200. The balance will be at market rate with no income limitations. The proposed property is on the corner of W. Ragley and the Southeast corner of S. Standish Streets; this is located in a Multi-family Zone.

Council Member Steve Higginbotham asked what the break down would be for senior income in Rusk County? Breck stated the Rusk County 2019 Area Medium Income (AMI) is \$59,200, meaning households can earn up to \$37,000 as a single, \$42,000 as a couple, and \$36,400 for a family of 4 and

qualify for occupancy. Breck also explained what the tax credit program is not; it is not to house the poorest of poor, is not affiliated with HUD, and not a tenant subsidy program.

Council Member Steve Higginbotham made a motion to approve Resolution 2020-02-02 in support for the Abbingtion Park, LP housing unit, duly seconded by Melissa Morton; vote was unanimous.

9. **Consideration and possible action upon Resolution No. 2020-02-04 03 to HWY 79 Living, LTD, supporting and providing local funding for senior housing project on the corner of HWY 79 and Eveside.** Wade Bienski could not be at the meeting this evening (*his wife was at the hospital having their baby*) Wade sent a few speaking points to the HEDCO Director John Clary, one being the company is willing to put deed restrictions on the property for the life of the structure if they need to. (This project location is near the corner of S. Eveside and HWY 79 S. and would require a zoning change). The proposed complex is 72-unit single story brick town homes.
Council Member Steve Higginbotham made a motion approving Resolution number 2020-02-03 in support for HWY 79 Living, LTD, duly seconded by Henry Pace; vote was unanimous.
10. **Consideration and possible action upon Resolution No. 2020-02-05 04 to Trinity Housing Development, LLC, supporting and providing local funding for senior housing project near the corner of HWY 79 and 259 adjacent to Pamela Street.** Michael Fogel made the presentation for Trinity Housing Development proposed to be 60-units with an elevator located near the corner of HWY 79 S. and HWY 259 (near the Lowes Home Improvement facility). The firm would also be willing to submit a hold-harmless letter to the City so the City would not be held to or obligated to approve a Zoning change of the property.
Council Member Michael Searcy made a motion to approve Resolution number 2020-02-04 in support for Trinity Housing Development, LLC, duly seconded by Council Member Steve Higginbotham; vote was unanimous.
11. **Presentation and update on Street Bond project by Stokes and Associates.**
Neal Holland with Stokes and Associates handed out maps on the Street Bond project stating Phase one has 11 streets completely paved, 8 streets are in the stabilization process, ready to pave weather permitting and 4 streets with just an overlay done, again weather permitting to go forward.
12. **Presentation and update on Mill Street project by Stokes and Associates.**
Neal Holland handed out a written update and map with timelines and progress. Water line approximately 70% constructed. Road project is approximately 45% constructed. Weather permitting timelines could be extended.
13. **Presentation and update on the Cemetery GIS program by Stokes and Associates.**
Neal Holland stated the Cemetery GIS program will be completed by the end of the month and pulled it up on the screen showing how the program will work.
14. **Consideration and possible action upon a minor plat for Crystal Sabella for the property known as 206 S. Van Buren.** Community Development Manager Billy Hughes made a recommendation asking Council to approve a minor plat combining two lots for Crystal Sabella on a property located at 206 S. Van Buren Street. Council Member Melissa Morton made a motion to approve combining said lots into one; duly seconded by Council Member Michael Searcy, vote was unanimous.
15. **Consideration and possible action upon amending the Master fee schedule adding a solicitor fee.** Community Development Manager Billy Hughes made a recommendation asking Council to approve amending the Master Fee Schedule adding a Solicitor fee. Council member Tommy Goode made a motion to amend the Master Fee Schedule, duly seconded by Council Member Melissa Morton; vote was unanimous.
16. **Consideration and possible action upon a Social Media Policy for Communications and Marketing.** City Manager Jay Abercrombie explained to Council the Social Media Policy has been worked on for several months and is at the point we are ready to put the policy in place. Council Member Michael Searcy made a motion to adopt the Social Media Policy, duly seconded by Council Member Tommy Goode; vote was unanimous.
17. **Consideration and possible action upon the First Amendment to the Inter-Local Agreement with Henderson Independent School District (HISD) adding K9 Officer.** Police Chief Chad Taylor made a recommendation asking Council to approve the First Amendment to the Inter-Local Agreement with HISD adding a K9 Officer. The amendment will be as follows:

The Henderson Independent School District agrees as follows:

To fund the CITY with \$41,500.00 to be utilized in implementing a K-9 program that would be utilized as a “patrol” K-9 but would also conduct narcotics sweeps at HISD campuses/properties frequently and upon request. The funds would be given to the CITY in February of 2020.

II.

The City of Henderson agrees as follows:

2.1 The CITY will purchase a “school” K-9 trained to the specifications of HISD to be utilized as a full-time “school” K-9 and assigned to one of the School Resource Officers (SRO). This K-9 would be utilized on HISD campuses and property. The SRO K-9 officer would receive training with the K-9 upon the purchase of the K-9. HPD would equip the officer handling the K-9 with a vehicle and equipment needed for the K-9 and K-9 training. The target date of the above purchase would be October of 2020. It is the intention of the CITY to purchase the K-9 before the beginning of the 2020-2021 school year.

Council Member Tommy Goode made a motion to approve the First Amendment to the HISD Inter-Local agreement; duly seconded by Council Member Michael Searcy; vote was unanimous.

18. Departmental Reports

Police Chief Chad Taylor read the Tier report sent to Council. There were no other comments or updates to the monthly reports.

AMENDED AGENDA ITEM:

Called Item 17a. Consideration and possible action moving the March 10th Regular Council Meeting to March 17, 2020.

Council Member Melissa Morton made a motion to move the March Council Meeting to the 17th, duly seconded by Council Member Michael Searcy; vote was unanimous.

ADJOURNMENT:

19. Adjourn.

There being no further business to come before the Council at this time, upon a motion by Council Member Melissa Morton, duly seconded by Council Member Henry Pace; with a unanimous vote of the Council, the meeting was adjourned at 7:25 p.m.

APPROVED:

Buzz Fullen, Mayor

ATTEST:

Cheryl Jimerson, City Secretary