



City Council Regular Meeting Agenda

Tuesday, May 26, 2026 at 5:00 PM

City Hall Council Chambers, 10 North Robinson Street, Cleburne, TX 76031

A member of the public wishing to participate in the meeting may do so via the options below or view the [live broadcast](#).

- *In person:* Complete a speaker/comment registration card and turn in to the City Secretary before the meeting begins.
- *Submit questions/comments online:* Complete a speaker/comment registration card found on the [City's online Agenda Center](#). Registration cards received by 4:00 p.m. the same day will be distributed to the Council for consideration.

1. ROLL CALL AND CALL TO ORDER

Scott Cain, Mayor

Mark Wickey, SMD 1

Blake Jones, Mayor Pro Tem/SMD 2

Oliver Cozby, SMD 3

Diana Weaver, SMD 4

Michael Marrero, City Manager

Ashley Dierker, City Attorney

Ivy Peterson, City Secretary

2. INVOCATION - DR. DAVID DENHARTOG, CLEBURNE BIBLE CHURCH

3. PLEDGE OF ALLEGIANCE

4. CITY SECRETARY READS THE GUIDELINES TO SPEAK BEFORE COUNCIL

5. CITIZENS COMMENTS

An opportunity for the public to make comments or address concerns for any matter whether or not posted on the agenda

6. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS

6.1 PRESENTATION - APRIL ALL-STAR, HOPE BOYD, CHIEF COMMUNICATIONS AND MARKETING OFFICER

Presented By: Amber Bransom

7. CONSENT/PUBLIC HEARING AGENDA

All of the following items on the Consent/Public Hearing Agenda are considered to be routine and self-explanatory by the Council and will be enacted with one motion. If a public hearing is legally required, it will be held before action is taken.

7.1 CONSIDER MINUTES FOR THE MAY 12, 2026, REGULAR COUNCIL MEETING.

[051226 Minutes](#) 

7.2 CONSIDER A RESOLUTION APPROVING ACCOUNTS PAYABLE AND BUDGET TRANSFERS FOR APRIL 2026

Presented By: Craig Boonstra, Finance Director

Accounts payable payments total \$6,439,899.48 for April 2026. No budget transfers were processed during this time period.





[Council Report](#)  [Resolution](#)  [April AP Report](#) 

8. ACTION AGENDA

8.1 ***PUBLIC HEARING*** CONSIDER AN ORDINANCE GRANTING VARIANCES TO THE REQUIREMENTS OF SECTION 156.36 "DETACHED SIGNS" OF THE CODE OF ORDINANCES TO ALLOW INCREASES IN THE MAXIMUM HEIGHT, AREA, AND NUMBER OF DETACHED SIGNS PERMITTED FOR A PROPOSED GAS STATION LOCATED AT 1996 WEST HENDERSON STREET, CASE VC26-001.

Presented By: Sarah Bergman, Director of Community Development

The applicant, Corey Vaughan, on behalf of QuikTrip, has submitted a request for variances to the requirements of Chapter 156 of the Code of Ordinances related to signage for a proposed QuikTrip gas station and convenience store to be located at 1996 W. Henderson Street. The request includes approval of a new 65-foot-tall pole sign exceeding the maximum height and area permitted for single-tenant signage, as well as a variance to allow two detached signs on a single lot.

[Council Report](#)  [Ordinance](#)  [Exhibits](#)  [Letter of Intent](#)  [Renderings](#) 
[Maps](#)  [Site Photos](#) 

8.2 CONSIDER A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION FOR FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD.

Presented By: Jeremy Hutt, Director of Public Works

Public Works staff is pursuing a major state grant opportunity through the Texas Water Development Board that could secure up to \$21,000,000 in funding for future long-term water supply projects.

The Texas Water Development Board (TWDB) has opened the application period for the Water Supply and Infrastructure Grant (WSIG) program, established through House Bill 500 during the 89th Texas Legislature. The WSIG program provides up to 100 percent grant funding for eligible water supply development and water infrastructure projects, including water supply expansion; treatment

and transmission improvements; storage capacity enhancements; water loss mitigation; regulatory compliance improvements; and replacement or rehabilitation of aging infrastructure. Authorization of this resolution will allow staff to prepare and submit an application for consideration prior to the deadline of July 30, 2026.

[Council Report](#)  [Resolution](#)  [Application Information](#) 

9. EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, and the Texas Disaster Act, Chapter 418 of the Texas Government Code, Executive Session may be held at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to any posted subject matter of this City Council Meeting.

9.1 **Section 551.071. Consultation with Attorney** - The City Council will convene into executive session to receive legal advice from the City Attorney on the following matters in which the duty of the City Attorney to the City's governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code:

- Discuss and receive advice regarding pending litigation related to the Petition of Johnson County Power, LLC filed before the Texas Commission on Environmental Quality
- Discuss and receive legal advice related to regulation of business establishments with recreation and amusement machines

9.2 **Section 551.071. Consultation with Attorney and Section 551.087. Deliberation Regarding Economic Development Negotiations** The City Council will convene into executive session to receive legal advice from the City Attorney regarding pending or contemplated litigation and to deliberate the offer of a financial or other incentive to a business prospect for which the City is conducting ongoing economic development negotiations.

- Discuss and receive advice regarding development agreement with New Era Partners

10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

11. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice was posted, per the Open Meetings Act, Texas Government Code, Chapter 551, on the official bulletin at Cleburne City Hall, 10 N. Robinson Street and the City's official website at www.cleburne.net on **Wednesday, May 20, 2026, by 5:00 PM.**

By Ivy Peterson, TRMC/CMC
City Secretary

Note: A quorum of any Cleburne board, commission, or committee may participate during this meeting.

BUDGET STATEMENT Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Cleburne: For an average-valued homestead property (\$205,035), the City's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,086, the City's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$1,144, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,076.

Reasonable accommodations to furnish auxiliary aids or services for persons with special needs will be provided when at least two working days' notice is given. Contact the City Secretary's office at (817) 645-0900.