



## City Council Regular Meeting Agenda

Tuesday, June 23, 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 - PASTOR CHRISTOPHER ANDRY, LIGHTHOUSE OF LOVE MINISTRY

### 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

#### PROCLAMATION - PARKS AND RECREATION MONTH, JULY 2026

Presented By: Aaron Dobson, Director of Parks and Recreation

### 7. ELECTION MATTERS

**CONSIDER A RESOLUTION CANVASSING RETURNS AND DECLARING THE RESULTS OF THE CITY OF CLEBURNE'S RUNOFF ELECTION HELD ON JUNE 13, 2026.**

Presented By: Ivy Peterson, City Secretary

The governing body is to conduct the official canvass of votes for the City of Cleburne's runoff election held on June 13, 2026. In accordance with Chapter 67 of the Texas Election Code, two members of the City Council will serve as the Canvassing Authority. They are responsible for reviewing the election records provided by the General Custodian of Election Records (i.e., City Secretary) and comparing them with the sealed records the presiding judges presented to the Mayor on election night.

The canvass meeting must be held no later than the 11th day after Election Day (June 24, 2026), but not earlier than the date on which the Early Voting Ballot Board (Board) has verified and counted all timely-delivered mail and provisional ballots following Election Day. The Board has duly posted its scheduled meeting to be held on Monday, June 22, 2026, at 1 p.m. at City Hall. The appointed Canvassing Authority will adjourn to the conference room for its review and will report back to the City Council with its findings.

Following the Canvassing Authority's report, the City Council is to consider a resolution approving the official tabulation of results and declaring the candidate elected to the office of Mayor. An induction ceremony is scheduled for Thursday, June 25, 2026, at 6 p.m. in the City Hall Council Chambers, where the newly elected official will be officially sworn in.

[Council Report](#)  [Resolution](#)  [Unofficial Tally](#) 

**8. 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.

**8.1 CONSIDER MINUTES FOR THE JUNE 9, 2026, REGULAR COUNCIL MEETING.**

[060926 Minutes](#) 

**CONSIDER A RESOLUTION APPROVING ACCOUNTS PAYABLE AND BUDGET TRANSFERS FOR MAY 2026.**

Presented By: Craig Boonstra, Finance Director

Accounts payable payments total \$6,755,329.07 for May 2026. Budget transfers processed for the month of May 2026 total \$1,400,128.04.

[Council Report](#)  [Resolution](#)  [May AP Transfers](#) 









**9. ACTION AGENDA**

**9.1 \*PUBLIC HEARING\* CONSIDER AN ORDINANCE TO REZONE ±10.0 ACRES GENERALLY LOCATED ALONG THE WEST SIDE OF NORTH MAIN STREET,**

**APPROXIMATELY 0.25 MILES SOUTH OF WEST INDIAN HILLS ROAD, FROM INDUSTRIAL (I) DISTRICT TO COMMERCIAL/INDUSTRIAL FLEX (CI) DISTRICT, CASE ZC26-005.**

Presented By: Sarah Bergman, Director of Community Development

The applicant, Marshall Weatherby, requests to rezone approximately 10 acres of undeveloped land located along the west side of North Main Street, approximately 0.25 miles south of West Indian Hills Road, from Industrial (I) District to Commercial/Industrial Flex (CI) District. The Planning and Zoning Commission considered this request on June 8, 2026, and recommended approval by a vote of 6-0.

[Council Report](#)  [Ordinance](#)  [Exhibit](#)  [Letter of Intent](#)  [Maps](#)  [Site Photos](#)  [Letter of Opposition](#)  [Minutes](#) 

9.2 **\*PUBLIC HEARING\* CONSIDER AN ORDINANCE GRANTING A SPECIFIC USE PERMIT (SUP) FOR A CONTRACTOR'S SHOP AND STORAGE YARD ON ±1.40 ACRES ZONED REGIONAL COMMERCIAL (RC) DISTRICT, LOCATED AT 1519 WEST KILPATRICK AVENUE, CASE ZC26-006.**

Presented By: Sarah Bergman, Director of Community Development

The applicant, Jeremy Williams, is requesting approval of a specific use permit (SUP) for a contractor's shop and storage yard, known as W5 Construction, to be located at 1519 West Kilpatrick Avenue. The site is currently zoned Regional Commercial (RC) District and developed with an existing office and warehouse building. The SUP request includes a variation from the minimum paving requirements of the Zoning Ordinance.

The Planning and Zoning Commission considered this request on June 8, 2026, and recommended approval by a vote of 6-0 with the following conditions: (1) that the existing parking area located between the primary building and West Kilpatrick Avenue be improved with asphalt or concrete pavement; and (2) that the gravel surface in the outdoor storage area be compacted and maintained through watering or other appropriate dust-control measures.

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





9.3 **\*PUBLIC HEARING\* CONSIDER AN ORDINANCE TO REZONE ±0.25 ACRES LOCATED AT 1103 WILLIAMS AVENUE, FROM SINGLE-FAMILY DWELLING (SF-7) DISTRICT TO DUPLEX DWELLING (D) DISTRICT, CASE ZC26-007**

Presented By: Sarah Bergman, Director of Community Development

The applicant, Nicole Williams, requests to rezone approximately 0.25 acres of property located at 1103 Williams Avenue from Single-Family Dwelling (SF-7) District to Duplex Dwelling (D) District. The site is developed with an existing single-family home, which the applicant proposes to demolish to allow for construction of a new duplex dwelling, should this rezoning request be approved.

The Planning and Zoning Commission considered this request on June 8, 2026, and recommended denial by a vote of 5-1. As a result, approval of this item shall

require a three-fourths vote of the full membership of the City Council in accordance with Zoning Ordinance Section 155.5.05.D.


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

9.4 **CONSIDER A RESOLUTION AUTHORIZING A CONTRACT WITH GARRET SHIELDS INFRASTRUCTURE, LLC FOR THE LAKESHORE DRIVE AND HARVEST HILL ROAD IMPROVEMENTS PROJECT IN AN AMOUNT OF \$7,937,199, INCLUDING A \$500,000 CONSTRUCTION CONTINGENCY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT DOCUMENTS AND RELATED CHANGE ORDERS.**

Presented By: Jeremy Hutt, Public Works Director

This project will improve the primary roadway corridor along the east side of Lake Pat Cleburne from South Nolan River Road to Country Club Road. Improvements include construction of a 28- to 30-foot-wide concrete roadway, a gateway intersection with landscape and hardscape enhancements, sidewalks, shared-use trails, parking areas, drainage improvements, and utility relocations. This item authorizes a construction contract with Garret Shields Infrastructure, LLC in the amount of \$7,937,199, including a \$500,000 construction contingency for unforeseen conditions and necessary project adjustments.

This project is funded through the existing Capital Improvements Program and will be constructed concurrently with the Parks and Recreation Department's Lakeshore Park Improvements Project.

[Council Report](#)  [Resolution](#)  [Agreement](#)  [Engineers Letter](#)  [Opinion](#)   
[Bid Tab](#) 

9.5 **CONSIDER A RESOLUTION AUTHORIZING THE PURCHASE OF WATER METERS AND ASSOCIATED FROM MASTER METER FOR AN AMOUNT NOT TO EXCEED \$275,508.15.**

Presented By: Jeremy Hutt, Director of Public Works

This purchase will allow the City to maintain an inventory of water meters for new installations and meter replacements on an as-needed basis. This order includes 625 meters, 100 replacement antennas, and other miscellaneous components. Master Meter is a sole-source vendor, and funding for the purchase was included in the Fiscal Year 2026 budget.

[Council Report](#)  [Resolution](#)  [Quote](#)  [Sole Source Letter](#) 

## 10. 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.

10.1 **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

10.2 **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

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

**12. ADJOURNMENT**

<b>CERTIFICATION</b>
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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](http://www.cleburne.net) on **Tuesday, June 16, 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.