



**CITY COUNCIL REGULAR MEETING AGENDA**  
**MAY 11, 2021 @ 5:00PM**  
**CITY HALL COUNCIL CHAMBERS**  
**10 NORTH ROBINSON STREET, CLEBURNE, TX 76031**

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City Council meetings are open to the public with social distancing and sanitation protocols in place. 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.
  - ***Address the Council by phone:*** Submit a registration card as directed above and by 4:45p.m.call [\(346\) 248-7799](tel:3462487799) or (800) 731-0285. **Enter Meeting ID 995-6991-0537 and then press #.**
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**I. ROLL CALL AND CALL TO ORDER BY MAYOR**

**City Council:**

**Scott Cain, Mayor**  
**Derek Weathers, SMD 1**  
**Chris Boedeker, Mayor Pro Tem/SMD 2**  
**Mike Mann, SMD 3**  
**John Warren, SMD 4**

**Administration:**

**Steve Polasek, City Manager**  
**Ashley Dierker, City Attorney**  
**Ivy Peterson, City Secretary**

**II. INVOCATION** by Pastor Sonny Russell, Landmark Baptist Church

**III. PLEDGE OF ALLEGIANCE**

**IV. CITY SECRETARY READS THE GUIDELINES TO SPEAK BEFORE COUNCIL**

**V. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS**

***CMP1. ⌘ SWEARING IN CEREMONY ⌘***  
***For Councilmembers representing Single Member Districts 2 and 3***  
Administration of Statements of Elected Officer  
Administration of Oaths of Office  
Present Certificates of Election

**CMP2.** Proclamation – National Public Works Week, May 16-22, 2021

**CMP3.** Announcement of Spring Community Picnic at Carver Park, May 15, 2021

**CMP4.** Railroaders Season Update and Presentation – John Junker, President and Co-Owner

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**CONSENT AGENDA**

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**MN1. CONSIDER MINUTES FOR THE APRIL 27, 2021 REGULAR COUNCIL MEETING.**

**RS1. CONSIDER A RESOLUTION CONSENTING TO THE EXTENSION OF THE DECLARATION OF LOCAL DISASTER UNTIL MAY 25, 2021.**

Presented by: Steve Polasek, City Manager

Summary: On March 23, 2020, the Mayor executed a Declaration of Local Disaster (“Declaration”) for the City of Cleburne pursuant to Section 418.108(a) of the Texas Government Code, which was for a period of seven days. In accordance with 418.108(b) of the Texas Government Code and following Governor Greg Abbott’s executive orders, the City Council has approved extensions to said Declaration, and continues to take actions to promote health and safety, and suppress the spread of COVID-19 in the community. This resolution for your consideration is to extend the existing Declaration to the next regular council meeting date of May 25, 2021 at 11:59 p.m. central standard time.

**RS2. CONSIDER A RESOLUTION AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH FOX FAMILY HOMES TO REIMBURSE AN AMOUNT EQUAL TO ASSESSED AND COLLECTED IMPACT FEES UP TO A MAXIMUM OF \$4,000 FOR CONSTRUCTION OF A NEW HOME LOCATED AT 163 COLUMBIA STREET, CLEBURNE, TEXAS.**

Presented by: Grady Easdon, Economic Development Manager

Summary: Fox Family Homes has submitted an application for reimbursement of impact fees under the Infill Lot Impact Fee Rebate Incentive Program that was first adopted by City Council at the January 28, 2020 meeting and renewed as part of the Fiscal Year 2021 budget adopted at the September 8, 2020 City Council meeting. Their approximate investment will be \$115,190.00 for a 1,265 square foot home at 163 Columbia Street. This is one of the many “infill lots” in Cleburne that have been acquired by builders or developers. Based upon the application and plans received by the builder, this project meets the guidelines and criteria necessary to qualify for reimbursement of impact fees up to a maximum of \$4,000.

**RS3. CONSIDER A RESOLUTION ACCEPTING THE QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2021.**

Presented by: Rhonda Daughtery, Director of Finance

Summary: Chapter 2256.023 of the Texas Government Code states that a written quarterly investment report must be prepared by the investment officer and submitted to the governing body. For the quarter ended March 31, 2021, the City invested solely in four Local Government Investment Pools (LOGIC, Texas Class, TexPool, and TexSTAR), and included in the investment report are the newsletters from each of the pools that provides information on their average yield, net asset value, weighted average maturity, and portfolio composition at the end of the reporting quarter.

At March 31, 2021, there was \$130,266,819.44 invested in the four investment pools, along with the loan proceeds held by TWDB at Amegy Bank, with total quarterly interest income of \$25,232.67. The percentage allocation by investment pool at March 31, 2021 is LOGIC: 24.64%, Texas Class: 28.86%, TexPool: 5.69%, TexSTAR: 11.52% and Amegy: 29.30%.

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### ACTION AGENDA

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**RS4. CONSIDER A RESOLUTION APPROVING THE FINAL PLAT OF LOTS 2, 3 AND 4X, BLOCK 1R OF CLEBURNE STATION, BEING ±25.025 ACRES, LOCATED AT THE NORTHEAST CORNER OF NORTH NOLAN RIVER ROAD AND CLEBURNE STATION PARKWAY, AS REQUESTED BY CLEBURNE STATION INVESTMENTS, LP, REPRESENTED BY THE JOHN R. MCADAMS COMPANY, INC., CASE PC21-007.**

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the final plat for Lots 2, 3 and 4X, Block 1R, of Cleburne Station, for future commercial development. Lot 4X will be a non-buildable lot, except for signage and similar structures, that will be owned and maintained by the POA (Property Owners Association). The Planning and Zoning Commission considered this request at their April 26, 2021 meeting and recommended approval with a vote of 5-0.

**RS5. CONSIDER A RESOLUTION APPROVING THE FINAL PLAT OF TRAIL CREEK ADDITION, PHASE 1, BEING ±38.376 ACRES, GENERALLY LOCATED NORTH OF MANN COURT, SOUTH OF MIMOSA STREET AND WEST OF GRAND AVENUE, AS REQUESTED BY XR DEVELOPMENT, LLC, REPRESENTED BY TRANS TEXAS SURVEYING, CASE PC21-008.**

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the final plat for Trail Creek Addition, Phase I, which is comprised of 137 single-family detached lots, 22 single-family attached lots and a 7.063-acre tract (Lot 1, Block 9) to be dedicated to the City of Cleburne as a future public park. The Planning and Zoning Commission considered this request at their April 26, 2021 meeting and recommended approval with a vote of 5-0.

**RS6. CONSIDER A RESOLUTION APPROVING THE FINAL PLAT OF CRAFTSMAN'S CORNER, BEING ±8.43 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF GRANBURY STREET, ON THE WEST SIDE OF MEADOWS DRIVE AND APPROXIMATELY 250 FEET SOUTH OF WEST KILPATRICK AVENUE, AS**

**REQUESTED BY M. SHARP FAMILY, LP, REPRESENTED BY CORY MURRAY,  
CASE PC21-010.**

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the final plat for Craftsman's Corner, which is comprised of 40 single-family residential lots and two (2) common area lots. The Planning and Zoning Commission considered this request at their April 26, 2021 meeting and recommended approval with a vote of 5-0.

**OR1. \*PUBLIC HEARING\***      **CONSIDER AN ORDINANCE REZONING ±0.16 ACRES FROM C1 (LOCAL BUSINESS DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 202 HOLLINGSWORTH STREET AND 147 PEACOCK STREET, AS REQUESTED BY PRESCHER CUSTOM HOMES, REPRESENTED BY LISA PRESCHER, CASE ZC21-005.**

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant has requested to rezone approximately 0.16 acres from C1 (Local Business District) to SF-4 (Single-Family District) for the properties located at 202 Hollingsworth Street and 147 Peacock Street. The applicant has indicated their intent to rezone and replat the subject properties into one lot for future construction of a single-family residence.

The Planning and Zoning Commission considered this request at their April 26, 2021 meeting and recommended approval by a vote of 5-0.

**OR2. \*FIRST READING\***      **CONSIDER AN ORDINANCE GRANTING TO RECYCLOPS, LLC, A UTAH LIMITED LIABILITY COMPANY, A FRANCHISE SERVICE AGREEMENT TO COLLECT, HAUL, AND RECYCLE CERTAIN RECYCLABLE MATERIALS WITHIN THE CITY'S CORPORATE LIMITS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, AND PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE.**

Presented by: Jeremy Hutt, Director of Public Works

Summary: In accordance with the City Charter (Sec 10.3.B) this item will be considered at 3 meetings, upon which action may be taken. This is the first of three readings to consider this franchise agreement with Recyclops, LLC, A Utah Limited Liability Company.

Recyclops provides recycling services to both residential and commercial properties that choose to subscribe to their services. This service includes bags that are filled by the customer and placed at the curb at their prescribed day. Recyclops utilizes independent contracted vehicles and drivers, collects the bagged materials, and hauls them to a recycling center.

Staff and the City Attorney have been working on an acceptable Services agreement with Recyclops. Attached is that agreement. A summary would include the following highlights;

- 1) Non-exclusive franchise agreement
- 2) 5 year term, expiring September 30, 2025
- 3) Four additional one-year term renewal options

- 4) Monthly payments equal to \$100 for 0-200 customers, \$250 for 200-500 customers, or \$500 for greater than 500 customers
- 5) Adherence to the City's Right-of-Way ordinance, and
- 6) City retains the right to terminate with or without cause

First Reading - May 10, 2021

Second Reading - May 24, 2021

Third Reading and Action - June 8, 2021

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## DISCUSSION & UPDATES

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### **OC1. DISCUSS AMENDMENT TO CHAPTER 155, SECTION 155.30 LAND USE TABLE AND SECTION 155.58 TEMPORARY USES TO CONSIDER PERMITTING TEMPORARY CONCRETE AND ASPHALT BATCH PLANTS AS A TEMPORARY USE, PROVIDED CERTAIN CRITERIA CAN BE MET**

Presented by: Shane Pace, Executive Director of Development Services

Summary: Staff proposes amendments to Chapter 155 - Zoning, Section 155.30 Land Use Table and Section 155.58 Temporary uses. Currently, temporary asphalt or concrete batch plants are allowed in the M1 and M2 Districts with approval of a Special Use Permit. Given the temporary nature of the batch plants, staff recommends removing the use of temporary asphalt or concrete batch plant from the schedule of permitted principal uses and, instead, allowing it as a temporary use. *This is a discussion item only. No action will be taken at this time.*

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## EXECUTIVE SESSION

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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.

**§ 551.074. Personnel Matters; Closed Meeting** (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

EXE1. City Attorney

**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:

EXE2. Discuss Wright Farms MMD, Shane Pace, Executive Director of Development Services

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**CERTIFICATION**

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THIS IS TO CERTIFY that the Notice of Meeting of the Cleburne City Council is a true and correct copy of said Notice and that I posted said Notice on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, as well as the City's official website at [www.cleburne.net](http://www.cleburne.net) and said Notice was posted on **Friday, May 7, 2021**, by **5:00 pm** in compliance with Chapter 551, Texas Government Code.

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

City of Cleburne



By:

Cynthia Chapman, Acting City Secretary



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) 645-0908 or by fax (817) 556-8848.