



City Council Meeting Minutes

907 E Houston, Cleveland, TX 77327

City Council Chambers

January 20, 2026, at 6:00 PM

Danny Lee, Mayor
Julius Buckley, Mayor Pro-Tem
Roscoe Warrick Jr, Position 2
Brent McWaters, Position 3

Desiree David, Position 4
Rachel Hall, Position 5
Lee Tipton, City Manager
Juanita Limon, City Secretary
Tommy Ramsey, City Attorney

1. **Roll Call** – All Present
2. **Invocation and Pledge** – Chaplain Carl Williamson, Pledge to USA Flag and Texas flag – Rachel Hall
3. **Proclamation for Cervical Cancer Awareness Month** – Sharica Lewis
4. **Employee of the Month Recognition** – Zachary Bullard – Public Works
5. **Public Comments** – Lance Blackwell, Tony Comeaux and La-Kasia Best
6. **Reports from members of the Council** – Rachel Hall encourage community to go support the local youth basketball games that will be held at the Douglas campus for the next couple of Saturdays. Spoke of attending Tri- County facility for the Liberty County Community Coalition where Chief Darrell Broussard was a guest speaker. Rachel Hall reminded residents to register to vote and spoke of political form that will be held at Cleveland Civic Center on February 3rd. Brent McWaters thanked city staff for all that is done for the community. Julius Buckley thanked city staff and recognized fire department, police and public works for their fast response in attending local fire that broke out the past week. Mayor also acknowledged the fast response of the fire department as well as the courage it takes in doing this type of work. Mayor spoke of the continued efforts in code enforcement. Mayor recognized Jerry Hodges for 31 years of dedicated service with the Public Works Department.

PUBLIC HEARING(S)

7. **Conduct a public hearing to consider the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) relating to the possible adoption of City water and wastewater impact fees, as authorized by Texas Local Government Code Chapter 395** – Hearing opened 6:39 pm, Blake Barringer with Bleyl Engineering spoke of workshop that was held on December 9, 2025 were these two items were discussed at great length and made public to the community for review. At the request of Rachel Hall, Blake provided a summary of the land use assumption and improvement plan. Hearing was closed at 6:41 pm.

CONSENT AGENDA

All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests that an item be removed and considered separately.

Consideration and possible action on (following):

- 8. Monthly Financial Statements:**
 - a. October 2025 Financials**
 - b. November 2025 Financial**
- 9. Meeting Minutes:**
 - a. City Council Workshop Minutes – December 9, 2025**
 - b. City Council Meeting Minutes – December 9, 2025**
- 10. Approval of an Election Service Agreement with Montgomery County’s Election Office for purposes of holding a General Election on May 2, 2026**
- 11. Approval of an Election Service Agreement with Liberty County’s Election Office for purposes of holding a General Election on May 2, 2026**
- 12. Approval of a Joint Election Agreement with Montgomery County Election officer to conduct the City’s General Election to be held on May 2, 2026**
- 13. An Ordinance ordering a General Election to be held on May 2, 2026, for the purpose of electing Council Position 3, Council Position 4, Council Position 5, and Council Position 6; authorizing conducting the election jointly with other political subdivisions within Liberty County and Montgomery County, providing locations, times for early and regular voting and related matters**
- 14. Water Well #6 Rehabilitation**
- 15. Purchases of two (2) Police Vehicles 2026 Chevrolet Tahoe’s PPV’S, 5.3 L V-8 engines**
- 16. Martin Luther King Rolling Parade Monday, January 19, 2026**

Rachel Hall requested to remove item #16 from consent agenda followed by motion to approve items 8 – 15, second by Brent McWaters motion carries 5-0

REGULAR AGENDA

Discussion and possible action on:

- 17. Consider adoption of the Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed – Julius Buckley motion to approve resolution as it was presented, seconded by Rachel Hall motion carries 5-0**
- 18. An Agreement for Service and Reservation of Sewer Treatment Capacity between City of Cleveland and Union Tank – Lee Tipton requested to table since item was still under legal review. Rachel Hall motion to table, second by Julius Buckle motion carries 5-0**
- 19. To Authorize staff to seek RFP for Storm Debris – Roger Brookes requested to seek RFP for Storm Debris and to extend existing agreement through**

September 30, 2026, Rachel Hall motion to approve second by Julius Buckley motion carries 5-0

20. **Award RFP for Lawn Services** – Roger Brookes recommend to award lawn service contract to Houston Grotech Lawn Service and to authorize Roger Brookes Public Works Director began negotiations, Rachel Hall motion to approve, second by Brent McWaters motion carries 5-0
21. **Board of Directors of County Appraisal District** –Lee Tipton provided update on the total of votes that had been submitted back in December by council.
22. **TIRZ 1 Payment of tax increment funds to McKinley Development Company Incorporated in accordance with the Agreement by and among the City of Cleveland, Texas, Reinvestment Zone Number One, Cleveland Texas and McKinley Development Company Incorporated** – Brent McWaters motion to approve TIRZ payment, second by Julius Buckley motion carries 5-0
23. **Resolution of Support for the Cleveland Plaza Apartments** – Rachel Hall motion to approve Resolution of Support, second by Brent McWaters motion carries 5-0
24. **Easy Street Lofts, LP Presentation and Resolution of Support for Easy Street Loft, LP** – Emilio Levario spoke of the similarly and un-similarly consideration and action for the Resolution of Support in seeking competitive tax credits. The difference being this project is not rehabilitation but would be a new build. Emilio spoke of state requiring some kind of financial contribution from the city. Typically, in terms of providing a fee waiver to some permitting fees which was \$250.00 in the previous item. This current item is \$500.00, being a new construction there's a different threshold for the contribution. Michael Beard with Easy Street Loft, LP provided a presentation. Rachel Hall asked in regard to a retention pond and parking. Brent McWaters motion to approve Resolution of Support, second by Julius Buckley motion carries 3-2 Rachel Hall and Desiree David abstained.
25. **Consider the approval of an Ordinance by the City Council of the City of Cleveland, Texas, Authorizing the Issuance and Sale of the City of Cleveland, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2026; Levying a Tax and Providing for the Security and Payment Thereof; and Enacting Other Provisions Relating Thereto** – Rachel Hall motion to approve, second by Roscoe Warrick motion carries 5-0
26. **Consider the approval of a Resolution by the City Council of the City of Cleveland, Texas Approving a Grant Agreement with the Texas Water Development Board from the Rural Water Assistance Fund and Authorizing the Mayor as the Designated Representative of the City to Execute the Grant Agreement; Approving an Escrow Agreement; And Approving Other Matters Related Thereto** – Rachel Hall motion to approve, second by Brent McWaters motion carries 5-0
27. **Consider the adoption of a Resolution by the City Council of City of Cleveland, Texas, Authorizing Publication of Notice of Intention to Issue Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2026A, in Connection with the Receipt of Financial Assistance from the Texas Water Revolving Board through the Clean Water State Revolving**

- Fund; and Approving Other Matters Incidental Thereto** – Brent McWaters motion to approve, second by Julius Buckley motion carries 5-0
- 28. Consider the adoption of a Resolution by the City Council of City of Cleveland, Texas, Authorizing Publication of Notice of Intention to Issue Commutation Tax and Surplus Revenue Certificates of Obligation, Series 2026B, in Connection with the Receipt of Financial Assistance from the Texas Water Development Board through the Clean Water State Revolving Fund; And Approving Other Matters Related Thereto** – Julius Buckley motion to approve, second by Roscoe Warrick motion carries 5-0
- 29. Annual Appointment of Boards & Commissions** –
- a. **Board of Adjustment (BOA)** – Brent McWaters motion to appoint Michael Buckley and Vianca Martinez, second by Julius Buckley motion carries 5-0
 - b. **Economic Development Corporation (EDC)** – Motion by Brent McWaters to appoint Michael Buckley, second by Julius Buckley motion carries 5-0, Julius Buckley motion to appoint Jasmyn Fumes, second by Rachel Hall motion carries 5-0, Rachel Hall motion to appoint Sharica Lewis, second by Desiree David motion carries 3-2 Julius Buckley and Brent McWaters opposed, Julius Buckley motion to appoint Brent McWaters, second by Roscoe Warrick motion carries 5-0
 - c. **TIRZ #2** – Brent McWaters motion to appoint Nicholas Sandoval, second by Julius Buckley motion carries 5-0, Brent McWaters motion to appoint Michael Artum, second by Roscoe Warrick motion carries 4-1 Desiree David abstained, Brent McWaters motioned to appoint Toby Ware, second by Julius Buckley motion carries 4-1 Desiree David abstained, Brent McWaters motion to appoint Robert Preiss, second by Julius Buckley motion carries 4-1 Desiree David abstained, Brent McWaters motion to appoint Laura Davis, second by Julius Buckley motion carries 4-1 Desiree David abstained, Brent McWaters motion to appoint Phillip Randall, second by Roscoe Warrick motion carries 4-1 Desiree David abstained
- 30. February Council Meeting Date** – Brent McWaters motion to approve moving February meeting date to February 24, 2026, second by Rachel Hall motion carries 5-0

Executive Session 7: 42 pm

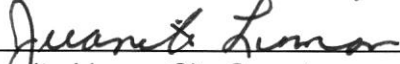
The City of Cleveland City Council reserves the right to adjourn into an Executive Session at any time during this meeting to discuss any item on the agenda as authorized by Chapter 551 of the Texas Government Code, The Texas Open Meetings Act.

- 31. Sec.551.071 – Consultation With Attorney; Hangar Relocation and Dedication Agreement**
- 32. Sec. 551.074 – Personnel Matters**

Return to Open Session 8:45 am

Adjournment

Passed and approved, the 24th day of February 2026.



Juanita Limon, City Secretary



Danny Lee, City Mayor