

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE
MAY 26, 2026
DRAFT MINUTES

Council Present:

Dan McClendon, Chair
Chris Fletcher
Alexa Boedeker

Council Absent:

Staff:

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 9:00 a.m.

Chair Dan McClendon called the meeting to order. **Time: 9:05 a.m.**

2. CITIZEN APPEARANCES

- No speakers.

3. GENERAL

A. Minutes from the March 25, 2026 Infrastructure & Development committee meeting. (Staff Contact: Amanda Campos, City Secretary)

Motion was made by Chris Fletcher and seconded by Alexa Boedeker to approve the minutes.

Motion passed 3-0.

4. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion and provide recommendations to the city council on the city's wastewater capacity. (Staff Contact: Michelle McCullough, P.E., CFM, Deputy Director/City Engineer)

Michelle McCullough, Deputy Director/City Engineer, presented an overview of the City's wastewater capacity, existing contractual obligations with Fort Worth, and future wastewater needs. The presentation reviewed the history of the City's wastewater master plans, including the 2010 Masterplan with projected 2030 flows of 21.5 MGD and the City's originally purchased capacity of 8.76 MGD. Amendment 1 to the wholesale wastewater agreement increased the City's allowable capacity to 25 MGD at a cost of \$14.3 million based on the 2015 Masterplan. Amendment 2, currently under review, is based on the 2023 Masterplan and includes projected buildout flows of 41.3 MGD, select ETJ developments, and a proposed purchase of an additional 10 MGD from Fort Worth for \$3.671 million, increasing total allowable capacity to 35 MGD. Staff

also discussed known developments included in the flow projections, including Hooper Business Park, Chisholm Summit, Hyder Ranch, Lakes of Burleson, Shannon Creek, and portions of Tall Grass. It was noted that Tall Grass is projected to require an additional 3.6 MGD that was not included in the current masterplan calculations. Staff explained peak wet weather flow monitoring, industry standards related to inflow and infiltration (I&I), and that the City's calculated existing peak wet weather flow is 14.1 MGD compared to the current sewer capacity maximum flow of 14.5 MGD. The committee was advised that upgrades to the meter station would be required to allow 35 MGD capacity, and additional improvements or alternate routes would eventually be necessary beyond 25 MGD. Current initiatives include amending the wholesale wastewater contract, evaluating four long-term wastewater capacity options, including additional Fort Worth system capacity, partnering with JCSUD for plant expansion, and studying the feasibility of a city-owned wastewater treatment plant. Staff also discussed Fort Worth's concerns regarding the City's CCN boundary and the ability to provide long-term wastewater service throughout the ETJ.

Committee discussion focused on inflow and infiltration testing, future wastewater capacity planning, CCN decertification, and long-term system strategies. Staff explained that Public Works is actively conducting I&I testing and monitoring to identify abnormal inflows during rain events and wet weather conditions. Committee members discussed whether grant funding opportunities may exist for wastewater infrastructure improvements and infiltration reduction efforts. Questions were raised regarding the City's ability to increase capacity beyond 35 MGD, with staff explaining that additional routes and system improvements would likely be necessary rather than relying solely on the westside meter station. Discussion also included the potential decertification of selected ETJ areas from the City's CCN to limit obligations to provide wastewater service in areas not currently planned for service or where capacity is constrained. Staff explained that decertification would allow the City greater flexibility to selectively provide service for future developments while protecting limited wastewater capacity. Staff noted that decertification of an area would not prevent the city from recertifying the area in the future. Committee members discussed the impact of future redevelopment and unknown development densities within the ETJ, noting that Fort Worth evaluates potential future flows beyond current zoning assumptions. Additional discussion addressed the feasibility of a city-owned wastewater treatment plant, with staff noting the significant operational, regulatory, staffing, and maintenance requirements associated with operating a treatment facility.

Committee members expressed support for continuing to evaluate CCN decertification options and moving forward with negotiations with Fort Worth regarding the additional 10 MGD capacity purchase anticipated in 2027.

- B. Receive a report, hold a discussion, and provide recommendations to the city council on Advanced Metering Infrastructure. (Staff Contact: Brandi Rendon, Customer Service Manager)**

Brandi Rendon, Customer Service Manager, presented an update on the development of the City's Advanced Metering Infrastructure (AMI) Program, which is focused on improving the condition, accuracy, and reliability of the City's water meter infrastructure. Staff explained that while AMI is the long-term goal, the City's immediate priority is replacing aging and underperforming meters that have exceeded their service life. Burleson currently serves approximately 16,500 metered water connections, with the existing Automated Meter Reading (AMR) system requiring field personnel to manually collect readings over several business days. Staff noted the current system experiences missed readings, aging mechanical meter failures, and operational inefficiencies. Ameresco was hired in 2025 to evaluate the City's metering infrastructure and identify opportunities to restore meter accuracy, increase revenue, reduce operational costs, and modernize the system. Findings showed several meters had unsecured registers and aging equipment contributing to reduced accuracy. Staff stated an upgraded AMI system would provide near real-time data, leak detection capabilities, customer usage alerts, and improved operational efficiency through solid-state ultrasonic meters and long-range communications technology.

Discussion included potential funding options for the estimated \$10-12 million project, including inclusion in the Capital Improvement Program, phased funding through the Water Fund, and pursuing grant opportunities such as programs through the Texas Water Development Board. Staff explained the project could be implemented in phases, with Phase 1 focused on replacing aging meters and Phase 2 addressing AMI communications infrastructure, software integration, and customer web portal deployment. Committee members discussed the operational benefits of ultrasonic meters, future communication network requirements, startup software costs, and impacts on water conservation efforts and future water rates. Staff noted that beginning in Fiscal Year 2027, the city will standardize all new and replacement meters to solid-state ultrasonic technology to support future AMI capabilities.

Committee members expressed support for the project and the phased implementation approach. Staff emphasized the item was informational only at this time and stated additional information, vendor input, final project costs, and future recommendations would be brought back to the committee during upcoming budget and infrastructure discussions.

5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

6. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

- None.

7. **ADJOURN**

There being no further discussion Chair Dan McClendon adjourned the meeting.

Time: 10:43 a.m.

Monica Solko
Deputy City Secretary