BURLESON CITY COUNCIL REGULAR MEETING
JUNE 15, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry H. Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Lisandra Leal, Assistant City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:30 p.m.**

Invocation led by Bob Massey, Secretary, Burleson Christian Ministerial Alliance (BCMA)

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- None.

B. Presentations

- Receive a report to recognize the communication division for state-wide marketing awards. (Staff Contact: DeAnna Phillips, Director of Community Services)

C. Community Interest Items

- Council Member Rusell attended the Burleson Fire Department's 100-Year Celebration and noted the delivery of two new fire engines that have been received and in service.
- Council Member Johnson encouraged residents to attend Hot Sounds of Summer, the July 4th Parade, the Stars, Stripes & Splashes at The BRiCk, and the Red, White & BTX Independence Day celebration at Chisenhall Fields Sports Complex.

- Mayor Fletcher expressed appreciation to the staff at Russell Farm for their cleanup work, recent improvements and maintenance efforts.
- Mayor Fletcher recognized Council Member Johnson for her leadership as President of the North Central Texas Council of Governments and thanked her for representing Burleson.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
  - Item 5E, 5F, and 5G were withdrawn from the consent agenda.

- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
  - Item 7B and 7F were added to the consent agenda.

4. CITIZEN APPEARANCES

- None

5. CONSENT AGENDA

A. Minutes from the June 1, 2026 regular council meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

B. CSO#6151-06-2026, ordinance appointing a Presiding Municipal Court Judge of the Burleson Municipal Court of Record, City of Burleson for a term of two years, expiring July 6, 2028 and approving a Professional Service Agreement. (Final Reading) (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

C. CSO#6152-06-2026, minute order ratifying the Burleson 4A Economic Development Corporation action on a third amendment to and restatement of performance agreement between the Burleson 4A Economic Development Corporation and 2525 FTG - Tulsa, LLC (CSO#4A020623FTG-Tulsa) for a development located at 700, 708, 712, 714, 716 and 720 SW Wilshire Blvd. in Burleson, Texas. (Staff Contact: Alex Philips, Economic Development Director)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

D. CSO#6153-06-2026, minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing the submittal of a rezoning application for an approximately 4.106-acre portion of the Hooper Business Park to MF2, Multiple-family dwelling district for the purpose of a future private development generally located at 9028 CR 1019. (Staff Contact: Tony D. McIlwain, Development Services Director)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

~~**E. Consider and take possible action on an ordinance approving an Extraterritorial Jurisdiction (ETJ) boundary agreement between the Cities of Burleson and Fort Worth, subject to the release of approximately 108.7469 acres of land from Fort Worth's ETJ. (First and Final Reading) (Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director)**~~

Item 5E was withdrawn under Item 3A above.

~~**F. Consider and take possible action reaffirming Council's action on a resolution for a petition submitted by AP-Groundwork Venture, LLC requesting the expansion and extension of the City's extraterritorial jurisdiction (ETJ) to include tracts 1, 3, 4 and 5 of the North Johnson County Municipal Management District (MMD) No.1. (Staff Contact: Tony D. McIlwain, Development Services Director)**~~

Item 5F was withdrawn under Item 3A above.

~~**G. Consider and take possible action on an update to the 2nd amendment to the 1445 Agreement (i.e. subdivision platting ILA) with Johnson County (CSO# 6135-05-2026) (CSO#1189-11-2019) for platting, permitting and floodplain authority within the city's extraterritorial jurisdiction (ETJ). (Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)**~~

Item 5G was withdrawn under Item 3A above.

H. CSO#6154-06-2026, ordinance amending the city's fee schedule ordinance for Fiscal Year 2025-26 (CSO#5907-09-2025, CSO#6086-03-2026) by amending fees associated with sports field rentals. (Final Reading) (Staff Contact: Jen Basham, Director of Parks and Recreation)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

I. CSO#6155-06-2026, contract with RingCentral for the purchase of Ring Central RingEX VoIP solution, physical phones and ATA Equipment, staff training, and

four years of services and support for $311,753.25. (Staff Contact: James Grommersch, Chief Technology Officer)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

J. CSO#6156-06-2026, resolution designating the Johnson County Tax Assessor-Collector to perform the required calculation of relevant tax rates and the City Manager to publish and deliver the tax rate forms in accordance with Chapter 26 of the Texas Tax Code. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

K. CSO#6157-06-2026, resolution directing the City Manager to prepare a calendar for the orderly adoption of the property tax rate and annual operating budget for Fiscal Year 2026-2027 assuming a property tax rate that does not exceed the voter-approval rate. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

L. CSO#6158-06-2026, professional services agreement with Pattillo, Brown & Hill, L.L.P for financial audit services, for an initial three-year term in the amount of $223,418. (Staff Contact: Michael Franklin, Deputy Director of Finance)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

M. CSO#6159-06-2026, minute order to approve the City Manager's recommendation for vehicle and equipment purchases using the Equipment Replacement Fund for FY 2027. (Staff Contact: Lauren Seay, Deputy Director of Administrative Services)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

N. CSO#6160-06-2026, Cooperative Purchasing Agreement through Tarrant County with Reliable Construction for miscellaneous concrete services in the amount of $949,460. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

O. CSO#6161-06-2026, ordinance amending the text within the City's Code of Ordinances Chapter 70, Article V "Public Events" to add "filming productions" to the list of permitted events within the city. (Final Reading) (Staff Contact: Alex Philips, Economic Development Director)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

7. GENERAL - ADD TO CONSENT

B. CSO#6164-06-2026, contract with Lone Star Consulting for federal advocacy services in the amount of $50,000. (Staff Contact: Janalea Hembree, Assistant to the City Manager)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

F. CSO#6168-06-2026, contract with GRod Construction, LLC. for construction services on the Intersection Improvements at SW Alsbury Boulevard and NW John Jones Drive (RFCSP 2026-019) in the amount of $1,745,953.65, with a project contingency of $174,595.37 for a total amount of $1,920,549.02 (Project 197409). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

Motion made by Larry Scott and seconded by Adam Russell to approve the consent agenda with items 5E, 5F, and 5G removed and items 7B and 7F added.

Motion passed 7-0.

6. DEVELOPMENT APPLICATIONS

A. CSO#6162-06-2026, ordinance for the voluntary annexation of approximately 32.252 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 9028 CR 1019. (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)

Tony McIlwain, Development Services Director, presented a voluntary annexation ordinance for 9028 CR 1019 to the city council with staff recommendation to approve.

There were no questions from Council.

Mayor Fletcher opened the public hearing. **Time: 5:47 p.m.**

Mayor Fletcher closed the public hearing. **Time: 5:48 p.m.**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

7. <u>GENERAL</u>

A. CSO#6163-06-2026, resolution designating and creating the Burleson Neighborhood Empowerment Zone number one designated as Burleson NEZ #1: Hillery Heights-Montclair Addition. (Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)

Tony McIlwain, Development Services Director, presented a resolution to the city council for establishing Burleson Neighborhood Empowerment Zone NEZ #1 for the Hillary Heights/Montclair Addition. The presentation included an overview of the proposed program, incentives, eligibility requirements, public outreach efforts, and staff recommendations for approval.

Council discussion included whether establishing Neighborhood Empowerment Zone #1 could create a negative perception of the designated neighborhood, the potential impact on property values, the 20 percent eligibility threshold, whether it would provide significant benefit to the participants, and if it is the best use of staff resources. Council also discussed the potential benefits of the designation to encourage residents to invest in home improvements, improve the aging housing stock, and increase eligibility for future infrastructure grant opportunities. Staff clarified that participation would be voluntary, eligible permit fees waved, does not include tax abatements, and that Council could modify the eligibility threshold by amending the NEZ Incentive Policy.

Mayor Fletcher opened the public hearing. **Time: 6:16 p.m.**

- Ainsleigh Craig, 300 NE Taylor St, spoke in opposition and expressed concerns regarding modernization of the area and the potential loss of the neighborhood's character, potential redevelopment, increased property values leading to displacement of existing residents, affordability of the program, and the need for neighborhood improvements such as sidewalks.
- Lisa Craig, 300 NE Taylor St, spoke in opposition and expressed concerns regarding possible new development and increased property values affecting elderly residents, and homeowners being priced out of their homes. She also questioned how homeowners unable to afford home improvements would benefit from the program.
- Bill Janusch, 117 NE Clinton St., spoke in favor of empowerment zone and commented that the program could assist homeowners with health and safety related improvements such as plumbing, electrical, and other infrastructure within the older home, while preserving the character of the neighborhood.

- Steve Owens, 312 N Craig St., spoke in opposition and expressed concerns that the program could impact the neighborhood without resident feedback and opposed waiving permit fees for investment properties when existing homeowners previously paid those fees.
- Carlos Martinez, speaking on behalf of his mother residing at 101 S. Murphy, spoke in opposition and expressed concerns regarding gentrification and stated permit fee savings would provide little benefit compared to the overall cost of home improvement projects.

Mayor Fletcher closed the public hearing. **Time: 6:29 p.m.**

Following the public hearing, Council discussed the public comments received, providing additional public outreach, reducing the eligibility threshold, and alternative assistance options with established criteria that could benefit homeowners citywide.

Staff outlined the outreach efforts that included direct mail notifications, a neighborhood meeting, and individual discussions with residents. Staff also noted that additional outreach could be conducted if directed by Council and clarified that the program was limited to eligible exterior rehabilitation projects and did not include underground utility or plumbing repairs.

Motion made by Larry Scott and seconded by Dan McClendon to approve the NEZ with a 5% threshold.

Motion failed 4-3.

B. CSO#6164-06-2026, contract with Lone Star Consulting for federal advocacy services in the amount of $50,000. (Staff Contact: Janalea Hembree, Assistant to the City Manager)

Item 7B was added to the consent agenda above.

C. CSO#6165-06-2026, ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030. (First and Final Reading) (Staff Contact: Eric Oscarson, Deputy City Manager)

Eric Oscarson, Deputy City Manager, presented items 7C, 7D, and 7E as one presentation to the city council regarding the replacement of the City's Public Safety dispatch consoles. The current dispatch console have reached the end of their lifecycle and are approaching the limits of manufacturer support. The proposed replacement would provide a modernized system for the new Public Safety facility. Mr. Oscarson explained that the purchase was originally planned for Fiscal Year 2027, however purchasing the equipment in Fiscal Year 2026 would allow the City to take advantage of a cost savings opportunity. To secure the procurement, staff recommended amending the Fiscal Year 2026-2030 Capital Improvement Plan to add funding for the dispatch consoles and delay the issuance of debt for the Hulen Widening project until Fiscal Year 2027. Staff also recommended approval of the reimbursement resolution to allow the City to expend the funds by declaring intention to reimburse for certain capital expenditures with proceeds from debt and placed time restrictions on the issuance of tax-exempt obligations. Staff also recommended approval of the contract with Motorola for the purchase of AXS dispatch consoles.

There were no questions from Council.

Motion made by Victoria Johnson and seconded by Phil Anderson to approve.

Motion passed 7-0.

D. CSO#6166-06-2026, resolution declaring intention to reimburse an amount not to exceed $800,000 for certain capital expenditures with proceeds from debt; and placing time restrictions on the issuance of tax-exempt obligations. (Staff Contact: Eric Oscarson, Deputy City Manager)

Eric Oscarson, Deputy City Manager, presented a resolution to the city council.

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

E. CSO#6167-06-2026, contract with Motorola for the purchase of AXS Consoles, backend equipment migration, staff training, and five years of support through a DIR contract for $1,008,069. (Staff Contact: Eric Oscarson, Deputy City Manager)

Eric Oscarson, Deputy City Manager, presented a contract to the city council.

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

F. CSO#6168-06-2026, contract with GRod Construction, LLC. for construction services on the Intersection Improvements at SW Alsbury Boulevard and NW John Jones Drive (RFCSP 2026-019) in the amount of $1,745,953.65, with a project contingency of $174,595.37 for a total amount of $1,920,549.02 (Project 197409). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

Item 7F was added to the consent agenda above.

G. CSO#6169-06-2026, ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations in the General Fund in the amount of $50,000, by increasing appropriations in the Equipment Replacement Fund - Proprietary in the amount of $300,000; and finding time is of the essence. (First and Final Reading) (Staff Contact: Kevin Hennessey, Deputy Director of Finance)

Kevin Hennessey, Deputy Director of Finance, presented an ordinance for a md-year budget amendment to the city council. Staff recommended increasing General Fund allocations by $50,000 to cover forensic testing and testimony for drugs, DNA, and blood analysis services for the Police Department through the remainder of the fiscal year. Staff also recommended increasing appropriations in the Proprietary Equipment Replacement Fund for $300,000 to fully fund the proposed Fiscal Year 2027 Public Works vehicle replacements.

There were no questions from Council.

Motion made by Adam Russell and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

H. CSO#6170-06-2026, resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Harlan Jefferson, Deputy City Manager, presented a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation to the city council. Staff explained the resolution would authorize publication of the required notice before the issuance of up to $34.4 million in certificates of obligation to fund previously identified capital projects. Staff provided an overview of the proposed debt issuance, including certificates of obligation, general obligation bonds, revenue bonds, refunding opportunities, and the issuance timeline. Staff explained that the resolution is the first step in the statutory process and authorizes publication of the required notice of intent prior to issuance of the certificates of obligation.

Council discussion included reducing the term for the public safety dispatch consoles from 20 years to 15 years and the street sweeper from 12 years to 10 years to better align with anticipated replacement schedule. Staff indicated the amortization schedules could be adjusted by increasing principal payments and confirmed the requested changes could be accommodated.

Motion made by Adam Russell and seconded by Dan McClendon to approve with the additional recommendations of pay off the 20-year and the 12-year bonds in 15-years and 10-years.

Motion passed 7-0.

8. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion and provide staff direction on sign regulations concerning billboards on City property. (Staff Contact: Alex Philips, Economic Development Director)

Alex Philips, Economic Development Director, presented on sign regulations for digital billboards on City property. The presentation included a proposal received by the City, estimated revenue projections, current sign regulations, existing nonconforming billboard regulations, practices in other cities, and potential options to amend Chapter 63 to allow digital billboards on city property or in limited circumstances.

The presentation included a proposal received by the City, estimated revenue projections, current digital technology, permanent off-premises signs (billboards), existing permanent off-premises signs, other cities sign regulations, potential options to amend Chapter 63, and staff's request for Council direction regarding the next steps.

Council directed staff not to proceed with the proposal.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 7:24 p.m. and called the meeting back to order at 7:34 p.m. with all members present.

B. Receive a report, hold a discussion, and provide staff direction on adopting a potential stormwater utility in conjunction with FY27 budget development. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Harlan Jefferson, Deputy City Manager, presented a report on the potential stormwater utility in conjunction with FY27 budget development. The presentation included the composition of the stormwater utility fee, the proposed use of stormwater utility revenues, the Finance Committee's recommendation, and the implementation timeline.

Council directed staff to proceed with establishing the stormwater utility fee.

C. Receive a report, hold a discussion, and provide staff direction regarding the forecasts for the General Debt Service Fund, Health Insurance Fund, IT Support Service Fund, Medical Transport Fund, Hotel/Motel Fund, Public Education Government Fund, Municipal Court Funds, Solid Waste Fund, Cemetery Operating Fund, Cemetery Endowment Fund, Equipment Replacement Funds, and Equipment Services Fund. (Staff Contact: Kevin Hennessey, Deputy Director of Finance)

Kevin Hennessey, Deputy Director of Finance, presented on the general debt service fund, internal service funds and special revenue funds

Kevin Hennessey, Deputy Director of Finance, presented the five-year financial forecast for the General Debt Service Fund, Health Insurance Fund, IT Support Services Fund, Medical Transport Fund, Hotel Motel Fund, Public Education Government (PEG) Fund, Municipal Court Fund, Solid Waste Fund, Cemetery Operating Fund, Cemetery Endowment Fund, Equipment Replacement Fund, and Equipment Services Fund. The presentation included projected revenues, expenditures, fund balances, and forecast assumptions.

Council discussion included the technology and security funds, legislative changes creating the new combined fund, restrictions on the use of existing fund balances, and the timeline for the Fiscal Year 2026-2027 budget development process.

9. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

10. 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. The City Council may reconvene into open session and take action on posted items.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code
- Receive a report and hold a discussion regarding TMLIRP Claim No. TX263746
- Receive a report and hold a discussion regarding the performance agreement between the Burleson 4A Economic Development Corporation and Craftmasters Real Estate, LLC

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code
- Project Kirky
- Project Workforce

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 7:56p.m.

Mayor Fletcher announced that the Council would reconvene into open session.
Time: 8:31 p.m.

11. ADJOURNMENT

Motion made by Adam Russel and seconded by Dan McClendon to adjourn.

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 8:31 p.m.

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Lisandra Leal
Assistant City Secretary