

BURLESON CITY COUNCIL REGULAR MEETING

APRIL 20, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry 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
Monica Solko, Deputy City Secretary
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 Karl Jones, former pulpit minister at Burleson Church of Christ

Pledge of Allegiance to the US Flag led by Cub Scout Troop Pack 925

2. PUBLIC PRESENTATIONS

A. Proclamations

- A Proclamation recognizing April 19 - 25, 2026 as "National Library Week" in the City of Burleson. *(Recipient: Library staff and Friends of the Library)*
- A Proclamation recognizing April 20 - 24, 2026 as "Work Zone Awareness Week" in the City of Burleson. *(Staff Contact: Harlan Jefferson, Deputy City Manager, Recipient: Brandy Stigler, Public Works Department Administrator)*
- A Proclamation recognizing The Keep Burleson Beautiful Board for achieving Gold Level recognition from Keep Texas Beautiful. *(Recipient: Keep Burleson Beautiful Board)*

B. Presentations

- None.

C. Community Interest Items

- Mourning the loss of former council member Jim Wadlow, who served as Council, Place 2 from May 2008-2010. He also served on Old Town Design Standards board from October 2011 to September 2017, including serving as board chair from 2011-2013.
- Councilmember shared updates from recent meetings with state officials.
 - Texas Water Development Board - emphasizing ongoing efforts to pursue grant opportunities. Noting that while the city has achieved 100% compliance on TCEQ reports, current funding priorities favor communities with violations, requiring Burleson to continue advocating and submitting requests. Emphasized that persistence is critical, as maintaining visibility and consistently requesting funding increases the likelihood of future awards.
 - Reported on coordination with TxDOT leadership, noting Burleson is positioned for potential funding pending completion of a federal air quality test. Acknowledged that state and federal processes are lengthy but expressed confidence that the City is gaining recognition and maintaining a strong presence at those levels.
- Join the Burleson Police Department, for Stand Burleson Safety Summit on Saturday, May 2 at Pathway Church in Burleson.
- Support, The Friends of the Burleson Public Library are raising funds to bring picture book browsing bins to the children's area of the Burleson Public Library.
- Shout out to First National Bank of Burleson on their 45th Anniversary in business.

3. **CHANGES TO POSTED AGENDA**

- **Items to be continued or withdrawn**
 - None.
- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
 - None.

4. **CITIZEN APPEARANCES**

- Barbara Tosaino, 1057 English Oak Drive, spoke on Library fundraiser for browsing bins for the Burleson Library.

5. **CONSENT AGENDA**

A. Minutes from the April 6, 2026 regular council meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

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

Motion passed 7-0.

B. CSO#6107-04-2026, minute order ratifying a Community Service Development Corporation (Type B) resolution amending the corporation's operating budget (Resolution 4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing

appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757. (Staff Contact: Kevin Hennessey, Deputy Director of Finance)

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

Motion passed 7-0.

- C. CSO#6108-04-2026, minute order ratifying the Burleson Community Service Development Corporation amendment to Resolution 4B032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

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

Motion passed 7-0.

- D. CSO#6109-04-2026, ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (Final Reading) (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

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

Motion passed 7-0.

- E. CSO#6110-04-2026, minute order approving an excused absence for Council Place 6 Adam Russell, for the May 18, 2026 and June 1, 2026 regular council meetings. (Staff Contact: Amanda Campos, City Secretary)**

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

Motion passed 7-0.

- F. CSO#6111-04-2026, resolution authorizing participation in a new opioid settlement with the six remnant defendants (CL-2025065) and authorizing the City Manager to execute all necessary documents, including the subdivision participation and release form, in connection with the same. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)**

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

Motion passed 7-0.

- G. CSO#6112-04-2026, ordinance amending Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor**

Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)

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

Motion passed 7-0.

6. DEVELOPMENT APPLICATIONS

A. Ordinance amending the City's zoning ordinance codified in Appendix B of the City of Burlson Code of Ordinances relating to a Heavy & High Energy industrial district. (First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)

Tony McIlwain, Development Services Director, presented an ordinance to the city council. The Planning and Zoning Commission recommended approval of the ordinance, with the following revisions:

(j) Buffer: The closest portion of any building, vertical subordinate equipment, or other structure requiring approval of a specific use permit shall be five hundred (500) feet from the nearest boundary of any district allowing residential uses and two hundred and fifty (250) feet from the nearest boundary of any retail or commercial zoning district.

Mayor Fletcher opened the public hearing. **Time: 5:59 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:00 p.m.**

Motion made by Adam Russell and seconded by Alexa Boedeker to approve with P&Z recommendations.

Motion passed 7-0.

B. Ordinance amending Section 50, “Definitions,” of Article II of Appendix B, “Zoning,” of the Code of Ordinances by amending the definition of Home Occupation by adding a new definition of No-Impact Home Based Business in accordance with State law. (First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)

Tony McIlwain, Development Services Director, presented an ordinance to the city council.

Mayor Fletcher opened the public hearing. **Time: 6:03 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:04 p.m.**

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

Motion passed 7-0.

7. GENERAL

A. **CSO#6106-04-2026, resolution authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for the Town Creek Basin Parallel Interceptor Sewer Line project (WW2301) to serve existing and new development in the City. (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented a resolution to the city council.

Motion made by Dan McClendon and seconded by Alexa Boedeker that the City Council of the City of Burleson authorize the use of the power of eminent domain to acquire the permanent sanitary sewer easements and temporary construction easements described in Resolution Number 6106-04-2026, as presented, specifically:

- a 0.0590 acre (2,568 Square Foot) permanent sanitary sewer easement on property described in Instrument Number D219296596, Official Public Records of Tarrant County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #1 to the Resolution;
- a 0.0249 acre (1,083 square foot) permanent sanitary sewer easement on property described in the document recorded in Volume 1999, Page 618, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #2 to the Resolution;
- a 0.0537 acre (2,339 square foot) permanent sanitary sewer easement on property described in the document recorded in Volume 1999, Page 618, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #3 to the Resolution;
- a 0.0903 acre (3,935 square foot) permanent sanitary sewer easement on property described Instrument Number 2020-34764, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #4 to the Resolution;
- a 0.1152 acre (5,018 square foot) permanent sanitary sewer easement on property described in the document recorded in Volume 3815, Page 917, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #5 to the Resolution;
- a 0.2486 acre (10,829 square foot) permanent sanitary sewer easement on property described in the documents recorded in Volume 3747, Page 114, Deed Records of Johnson County, Texas, and in Instrument Number 2010-22820, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Permanent Drainage Easement #6 to the Resolution;
- a 0.1285 acre (5,599 square foot) temporary construction easement on property described in the document recorded in Volume 3815, Page 917, Official Public

Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #1 to the Resolution;

- a 0.1199 acre (5,223 square foot) temporary construction easement on property described Instrument Number 2020-34764, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #2 to the Resolution;
- a 0.5659 acre (24,651 square foot) temporary construction easement on property described in the document recorded in Volume 1999, Page 618, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #3 to the Resolution;
- a 0.5668 acre (24,692 square foot) temporary construction easement on property described in the document recorded in Volume 2332, Page 615, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #4 to the Resolution;
- a 0.5351 acre (23,310 square foot) temporary construction easement on property described in Instrument Number 2022-16540, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #5 to the Resolution;
- a 0.0850 acre (3,704 square foot) temporary construction easement on property described in the document recorded in Volume 1242, Page 203, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #6 to the Resolution;
- a 0.0702 acre (3,057 square foot) temporary construction easement on property described in the document recorded in Volume 1241, Page 460, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #7 to the Resolution;
- a 0.0079 acre (344 square foot) temporary construction easement on property described in the document recorded in Volume 1215, Page 740, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #8 to the Resolution;
- a 0.4763 acre (20,750 square foot) temporary construction easement on property described in the document recorded in Volume 1215, Page 740, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #9 to the Resolution;
- a 0.2446 acre (10,655 square foot) temporary construction easement on property described in the document recorded in Volume 1240, Page 856, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #10 to the Resolution;
- a 1.1384 acre (49,587 square foot) temporary construction easement on property described in Instrument Number 2021-31249, Official Public Records of Johnson

County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #11 to the Resolution;

- a 2.4588 acre (107,105 square foot) temporary construction easement on property described in Instrument No. D219015491, Official Public Records of Tarrant County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #12 to the Resolution; and
- a 0.2829 acre (12,322 square foot) temporary construction easement on property described in the document recorded in Volume 1160, Page 106, Official Public Records of Johnson County, Texas, being more fully described in Exhibit A – Temporary Construction Easement #13 to the Resolution;

for the purpose of construction and maintenance of the Town Creek Basin Parallel Interceptor Sewer Line Project (WW 2301) to serve existing and new development in the city and for other public purposes as permitted by law, and further move to adopt Resolution Number 6106-04-2026, as presented. The first record vote will apply to all units of property to be condemned.

Motion passed 7-0.

- B. CSO#6113-04-2026, 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 \$13,430, by increasing appropriations in the Public Safety Grant Fund in the amount of \$31,070, by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, by increasing anticipated revenues in the Public Safety Grant Fund by \$31,070, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757; 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 to the city council.

Motion made by Victoria Johnson and seconded by Dan McClendon to approve.

Motion passed 7-0.

- C. CSO#6114-04-2026, ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (First and Final Reading) (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented an ordinance to the city council.

Motion made by Victoria Johnson and seconded by Adam Russell to approve.

Motion passed 7-0.

8. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction on street light requests. (Staff Contact: Tony D. McIlwain, Development Services Director)

Tony McIlwain, Director of Development Services, presented a request for an additional streetlight on Tinker Trail in the Heritage Village neighborhood, outlining staff's review, which included nighttime field observations confirming four operational streetlights spaced generally within current standards (approximately 500–610 feet). Staff reported that the city lacks a formal streetlight request policy and based on existing design standards, did not recommend adding a light at this time but sought council direction on whether to establish a formal request process or program. Staff also noted ongoing updates to design standards that may incorporate photometric studies for future development, while changes would not apply retroactively to existing neighborhoods.

Council discussion reflected support for reevaluating current spacing standards, considering safety-driven requests without requiring neighborhood petitions, and exploring a more formalized evaluation process, while acknowledging challenges with retrofitting older neighborhoods and balancing adequate lighting with impacts such as light pollution.

B. Receive a report, hold a discussion, and provide staff direction on a nomination for the North Central Texas Council of Governments 2026-2027 Executive Board. (Staff Contact: Janalea Hembree, Assistant to the City Manager)

Janalea Hembree, Assistant to the City Manager, discussed nominations for the North Central Texas Council of Governments 2026–2027 Executive Board, noting that any officer nominations would return to council for formal action.

Council expressed support for nominating Alexa Boedeker for a position, and staff will bring back a resolution for consideration.

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

- Negotiations and potential eminent domain action for the acquisition of real property interests for the construction and maintenance of the Town Creek Basin Parallel Interceptor Sewer Line Project (WW 2301) to serve existing and new development in the City and for other public purposes permitted by law
- Receive a report and hold a discussion regarding a performance agreement with 2525 FTG – Tulsa, LLC, as amended

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

- Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of the Town Creek Basin Parallel Interceptor Sewer Line Project (WW 2301) to serve existing and new development in the City

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 Facelift
- Project Bistro

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 6:58 p.m.

Mayor Fletcher announced that the Council would reconvene into open session. **Time: 7:23 p.m.**

11. ADJOURNMENT

Motion made by Adam Russell and seconded by Victoria Johnson to adjourn.

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 7:24 p.m.

Monica Solko
Deputy City Secretary