

**BURLESON CITY COUNCIL REGULAR MEETING  
SEPTEMBER 2, 2025  
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  
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: 5:31 p.m.**

Invocation – Frank Pace, Minister, Wings of Hope

Pledge of Allegiance to the US Flag

Texas Pledge: *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

**2. PUBLIC PRESENTATIONS**

**A. Proclamations**

- None.

**B. Presentations**

- None.

**C. Community Interest Items**

- Join us, Farmer's Market, Saturday's from 8 a.m.-1 p.m., Mayor Vera Calvin Plaza.
- Join us, Emergency Preparedness Fair, September 13, 9 a.m. to 1 p.m. at the Brick.
- Registration is open, Be Healthy Fun Run, September 20.

### **3. CHANGES TO POSTED AGENDA**

#### **A. Items to be continued or withdrawn**

- None.

#### **B. Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**

- None.

### **4. CITIZEN APPEARANCES**

- None.

### **5. CONSENT AGENDA**

#### **A. Minutes from the August 18, 2025 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#5883-09-2025, resolution to accept two grant awards from the Texas A&M Forest Service totaling \$120,000 over three years—\$20,000 for the Canopy for Community Resilience Tree Planting Initiative and \$100,000 to support the establishment of a full-time Urban Forester position. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)**

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

Motion passed 7-0.

#### **C. CSO#5884-09-2025, First Amendment Resolution to the prior resolution (CSO#5720-01-2025) authorizing a Local On-System Agreement with the Texas Department of Transportation (TxDOT) to improve SW Alsbury Blvd. and NW John Jones Drive intersection. (*Staff Contact: Randy Morrison, PE, 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#5885-09-2025, minute order authorizing the rate increase proposed by Waste Connections, Inc., as permitted under the existing contract, effective October 1, 2025. (*Staff Contact: Lauren Seay, Deputy Director of Administrative Services*)**

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

Motion passed 7-0.

- E. CSO#5886-09-2025, interlocal agreement with the Johnson County Special Utility District (JCSUD) for placement of JCSUD's Water Line Facilities within the City of Burleson's right-of-way and reimbursement for upsizing of the Water Line Facility from 8-inch to 12-inch in association with the Alsbury Phase 2 Project. (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

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

Motion passed 7-0.

- F. Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel. (First Reading) (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

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

Motion passed 7-0.

- G. CSO#5887-09-2025, ordinances amending Chapter 26, Courts and Chapter 34, Environment, 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.

- H. CSO#5888-09-2025, ordinance approving the 2025-2026 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. (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.

- I. CSO#5889-09-2025, ordinance amendment to Chapter 2 and Chapter 6 of the Code of Ordinances (Boards, Commissions, Committees) and City Council Policy #40 (Boards). (Final Reading) (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.

- J. CSO#5890-09-2025, minute order authorizing three new bike trail features funded and constructed by the Fort Worth Mountain Bike Association (FWMBA) at Chisenhall Hike and Bike Trail. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

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

Motion passed 7-0.

- K. CSO#5891-09-2025, minute order to adopt the FY 2025-2026 Strategic Plan. (Staff Contact: Janalea Hembree, Assistant to the City Manager).**

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

Motion passed 7-0.

## **6. BUDGET AND TAX RATE**

Amanda Campos, City Secretary announced that items 6A-6L would be presented as one presentation but voted on separately.

- A. Hold a public hearing on the Fiscal Year 2025-2026 proposed annual budget. This budget will raise more total property taxes than last year's budget by an amount of \$3,115,704, which is a 7.38 percent increase, and of that amount \$873,089 is tax revenue to be raised from new property added to the tax roll this year. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Kevin Hennessey, Interim Director of Finance, presented items 6A-6L to the city council.

Mayor Fletcher opened the public hearing. **Time: 6:08 p.m.**

William Beckham, 108 Meandering, came forward to speak on item 6B.

Bill Janush, 117 NE Clinton, came forward to speak on items 6A, 6B, and 6C.

Mayor Fletcher closed the public hearing. **Time: 6:18 p.m.**

- B. Hold a public hearing on the proposed ad valorem tax rate for Tax Year 2025. The proposed tax rate is \$0.7218 per \$100 valuation. The proposed tax rate exceeds the no-new-revenue tax rate. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Amanda Campos, City Secretary, announced that the City Council would not adopt the tax rate tonight following the public hearing. The final reading of the ordinance adopting the tax rate will be at the City Council meeting held on Monday, September 8, 2025 at 5:30 p.m., City Hall, 141 W. Renfro Street, Burleson, Texas 76028.

Mayor Fletcher opened the public hearing. **Time: 6:09 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:19 p.m.**

- C. Hold a public hearing on the City of Burleson's schedule of fees, including the reauthorization of building permit fees. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Mayor Fletcher opened the public hearing. **Time: 6:09 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:19 p.m.**

- D. Ordinance adopting the budget for Fiscal Year 2025-2026 beginning October 1, 2025, and terminating September 30, 2026, and making appropriations for each fund; repealing conflicting ordinances; providing a savings clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. This budget will raise more total property taxes than last year's budget by an amount of \$3,115,704, which is a 7.38 percent increase, and of that amount \$873,089 is tax revenue to be raised from new property added to the tax roll this year. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Adam Russell and seconded by Alexa Boedeker to approve the budget with the \$0.7218 but removing the dry sauna from the 4B CIP.

Motion passed 7-0.

- E. Ordinance levying the ad valorem property tax of the City of Burleson for Tax Year 2025 on all taxable property within the corporate limits of the city on January 1, 2025, and adopting a tax rate of \$0.7218 per \$100 of valuation for Tax Year 2025; providing for revenues for payment of current municipal maintenance and operation expenses and payment of interest and principal on outstanding City of Burleson debt; providing for enforcement of collections; repealing conflicting ordinances; providing a savings clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. The proposed tax rate exceeds the no-new-revenue tax rate. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Dan McClendon and seconded by Phil Anderson to move that the property tax rate be increased by adoption of a tax rate of 0.7218 dollars per one hundred dollars valuation, which is effectively a 9.51% percent increase in the tax rate. Of the rate, 0.4933 dollars per one hundred dollars valuation is to fund maintenance and operations and 0.2285 dollars per one hundred dollars valuation is to fund the City's debt service.

Motion passed 7-0.

**F. Ordinance approving the 2025 tax rolls; and declaring an effective date. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

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

Motion passed 7-0.

**G. Ordinance providing a Fiscal Year 2025-2026 schedule of fees for various City of Burleson services. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Dan McClendon and seconded by Larry Scott to approve.

Motion passed 7-0.

**H. Ordinance providing Fiscal Year 2025-2026 rates for water and wastewater service. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

**I. Ordinance providing Fiscal Year 2025-2026 rates for collection and disposal of residential and non-residential solid waste, recyclables, and trash. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Larry Scott and seconded by Adam Russell to approve.

Motion passed 7-0.

**J. CSO#5892-09-2025, minute order ratifying the Burleson 4A Economic Development Corporation Board's action to adopt an annual budget for Fiscal Year 2025-2026. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Victoria Johnson and seconded by Larry Scott to approve.

Motion passed 7-0.

**K. CSO#5893-09-2025, minute order ratifying the Burleson Community Service Development Corporation Board's action to adopt an annual budget for Fiscal Year 2025-2026. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Adam Russell and seconded by Alexa Boedeker to approve with the removal the dry sauna in the CIP.

Motion passed 7-0.

- L. CSO#5894-09-2025, resolution adopting the City of Burleson Investment Policy (formerly City Council Policy #30) and stating the City Council has reviewed the policy in accordance with Section XI. Investment Policy Adoption. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Adam Russell and seconded by Larry Scott to approve.

Motion passed 7-0.

## **7. DEVELOPMENT APPLICATIONS**

- A. CSO#5895-09-2025, ordinance for a zoning change request from “A” Agricultural to “SF16” Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots located at 900 CR 1021 (Case 25-190). (First and Final reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 9-0)**

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

Mayor Fletcher opened the public hearing. **Time: 6:33 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:33 p.m.**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

- B. CSO#5896-09-2025, ordinance for a zoning change request from “SF16” Single-family dwelling district 16 to “A” Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision located at 10732 CR 1020 (Case 25-191). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 9-0)**

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

Mayor Fletcher opened the public hearing. **Time: 6:35 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:36 p.m.**

Motion made by Adam Russell and seconded by Larry Scott to approve.

Motion passed 7-0.

- C. CSO#5897-09-2025, ordinance for a zoning change request from “C” Commercial, to “SFE” Single-family estate district on approximately 3.093 acres located at 880 W County Road 714 (Case 25-189). *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 9-0)***

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

Mayor Fletcher opened the public hearing. **Time: 6:39 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:39 p.m.**

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

Motion passed 7-0.

- D. CSO#5898-09-2025, ordinance change request from “C, Commercial”, to “C, Commercial” with a Specific Use Permit for a Liquor Store” located at 185 NW John Jones DR, Suite 150 (Case 25-095). *(First and Final Reading) (This item was continued from the June 2, 2025 City Council meeting) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 4-2)***

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

Ron Thrower, Twin Liquors/HEB, applicant came forward to speak on the business.

Mayor Fletcher reopened the public hearing. **Time: 6:46 p.m.**

Mayor Fletcher closed the public hearing. **Time: 6:46 p.m.**

Motion made by Larry Scott and seconded by Dan McClendon to approve.

Motion passed 7-0.

## **8. GENERAL**

Amanda Campos, City Secretary announced that items 8A-8C would be presented as one presentation but voted on separately.

- A. CSO#5899-09-2025, agreement with Emergicon, LLC (CSO#4066-12-2022) through an interlocal agreement with the City of Euless (RFP 003-25) to add fire response billing and cost recovery services provided through Emergifire. *(Staff Contact: Casey Davis, Fire Chief)***

Casey Davis, Fire Chief, presented items 8A-8C to the city council.



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

Motion passed 7-0.

*Phil Anderson left the dais at 7:00 p.m.*

**B. Ordinance establishing mitigation rates for emergency and non-emergency services. (First Reading) (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve.

Motion passed 6-0, with Phil Anderson absent.

**C. CSO#5900-09-2025, resolution adopting an emergency and non-emergency management and services billing policy. (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Adam Russell and seconded by Larry Scott to approve.

Motion passed 6-0, with Phil Anderson absent.

*Phil Anderson returned to the dais at 7:02 p.m.*

**D. CSO#5901-09-2025, minute order appointing members to the City of Burleson boards, commissions, and committees for October 1, 2025 – September 30, 2028, terms and filling vacancies. (Staff Contact: Amanda Campos, City Secretary)**

Amanda Campos, City Secretary, presented a minute order to the city council. Council would like the CSO to actively recruit for 4B board.

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

Motion passed 7-0.

**9. REPORTS AND PRESENTATIONS**

**A. Receive a report, hold a discussion and provide staff direction regarding the newly formed BTX Prepared Stakeholder Group. (Staff Contact: Joe Laster, Emergency Operations Manager)**

Joe Laster, Emergency Operations Manager, reported on the newly formed BTX Prepared Stakeholder group to the city council.

Council was in favor of the program.

**B. Receive a report, hold a discussion, and provide staff direction on a mixed-use, municipal management district known as Tall Grass. (Staff Contact: Tony D. McIlwain, Development Services Director)**

Tony McIlwain, Development Services Director, introduced Stephen Spears. Mr. Spears presented the TallGrass concept master plan to the city council.

Council was in favor of the project.

#### **10. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS**

- Community park naming process.

#### **11. 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 a facility management agreement with Sports Facilities Management, LLC
- Receive a report and hold a discussion regarding the Amended Chapter 380 and Economic Development and Performance Agreement with the Burleson Community Service Development Corporation and Heim Burleson, LLC
- Receive a report and hold a discussion regarding the Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal Solid Waste with Waste Connections Lone Star, Inc.
- Receive a report and hold a discussion regarding Human Resources Code Chapter 42 and the City's youth programs and camps

##### **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**

Motion was made by Adam Russell and seconded by Victoria Johnson to convene into executive session. **Time: 7:37 p.m.**

Motion passed 7-0.

Motion was made by Adam Russell and seconded by Dan McClendon to reconvene into open session. **Time: 8:04 p.m.**

Motion passed 7-0.

## 12. ADJOURNMENT

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

Mayor Chris Fletcher adjourned the meeting.

**Time: 8:04 p.m.**

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Monica Solko  
Deputy City Secretary