

# BURLESON CITY COUNCIL REGULAR MEETING

APRIL 21, 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  
Eric Oscarson, Deputy City Manager  
Harlan Jefferson, Deputy City Manager  
Monica Solko, Deputy City Secretary  
Lisandra Leal, Assistant City Secretary  
Amanda Campos, City Secretary  
Allen Taylor, City Attorney  
Matt Ribitzki, Deputy City Attorney

## 1. CALL TO ORDER –

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

Invocation – Danny Andrew, Senior Adult Director, First Baptist Church Burleson

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

- A Proclamation recognizing April 20-April 26, 2025 as "National Volunteer Week" in the City of Burleson (Recipient: Parks and Recreation Department and Volunteers)
- A Proclamation recognizing April 25, 2025 as "National Arbor Day" in the City of Burleson (Recipient: Parks and Recreation Department)

## **B. Presentations**

- Adoptable Shelter Pet (Staff Contact: DeAnna Phillips, Director of Community Services)

## **C. Community Interest Items**

- Egrets are back and looking for a place to land, so scare them away.
- BTX Lucky Duck Derby is July 12th at the BRiCK. You can begin adopting a rubber duck for \$5.00 and watch the race on July 12th, you don't have to be present to win.
- Join us for a free event on April 22nd, for Earth Day, at Bailey Lake.
- Arbor Day is Friday, April 25th, at Centennial Park. We are planting trees from 8:00 a.m. – 12:00 p.m. and we would love some extra hands.
- Trash bash is Saturday, April 26th, kick-off is at 10:00 a.m., at Warren Park.
- Bunny Day was another success at Chisholm Hall Park.
- We have two new restaurants, Mo'Bettahs and Andy's Frozen Custard, great job Economic Development.
- Congratulates to Jeremiah Lozier with the Fire Department on his retirement and we wish him the best.
- Chief Billy Cordell has been chosen from fifteen top-tier police chiefs across the state to receive the Chief Mike Gentry Executive Leadership Award from the Texas Police Chiefs Association. Great job, Billy, and thank you.

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### **A. Items to be continued or withdrawn**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

- Add 6A, 7C, and 7D to the consent agenda.

## **4. CITIZEN APPEARANCES**

- None

## **5. CONSENT AGENDA**

### **A. Minutes from the April 7, 2025 regular council meeting. (Staff contact: Monica Solko, Deputy City Secretary)**

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

Motion passed 7-0

### **B. CSO#5782-04-2025, contract with Tex-Star Underground, LLC for construction services on the Bluebird Meadows Drainage Improvements ITB 2025-009 in the amount of \$108,625, with a project contingency of \$10,862.50, for a total amount of \$119,487.50 (Project DR2302). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

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

Motion passed 7-0

- C. Ordinance appointing Cass Callaway for a two-year term ending May 15, 2027 to serve as Associate Judge for the City of Burleson. (First Reading). (Staff Contact: Monica Solko, Deputy City Secretary).**

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

Motion passed 7-0

- D. CSO#5783-04-2025, resolution authorizing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for Local Government Maintenance of Railroad Pavement Markings and Signs (Off-System) and authorize the City Manager to sign on behalf of the City. (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

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

Motion passed 7-0

- E. CSO#5784-04-2025, ordinance amendment to CSO #5565-09-2024 Fee Schedule relative to on-site sewage facility systems. (Final Reading) (Staff Contact: Lisa Duello, Deputy Director of Development Services)**

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

Motion passed 7-0

- F. CSO#5785-04-2025, minute order ratifying the 4A Economic Development Board's action on a first amendment and restatement of the Chapter 380 and economic development and performance agreement (CSO#1775-06-2021) for Chisholm Summit between the City of Burleson, the Burleson 4A Economic Development Corporation and the developer. (Staff Contact: Eric Oscarson, Deputy City Manager)**

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

Motion passed 7-0

- G. CSO#5786-04-2025, minute order ratifying the 4A Economic Development Board's action on a resolution recommending a contract with Land Design Inc for the design of Type A Corporation property and phase I of the community**

**park in the amount of \$320,000 with a contingency of \$32,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

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

Motion passed 7-0

- H. CSO#5787-04-2025, minute order ratifying the 4B Community Service Development Board's action on a resolution recommending a contract with Land Design, Inc. for the design of phase I of the community park in the amount of \$320,000 with a contingency of \$32,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

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

Motion passed 7-0

- I. CSO#5788-04-2025, contract with Splashtacular to replace the stair structure and slide at the Indoor Pool in the amount of of \$295,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

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

Motion passed 7-0

- J. Denial of a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 8.52 acres of land addressed as 900 S Briaroaks Rd. (Case 25-088). (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**

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

Motion passed 7-0

- K. Denial of a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 27 acres of land addressed as 1700 Tarver Rd. (Case 25-090). (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**

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

Motion passed 7-0

**6. DEVELOPMENT APPLICATIONS – ADDED TO CONSENT**

- A. CSO#5789-04-2025, resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies for Chick-fil-A at 111 NW John Jones (Case 25-036). (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-1)**

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

Motion passed 7-0

**7. GENERAL – ADDED TO CONSENT**

- C. CSO#5794-04-2025, contract with Anderson Asphalt and Paving for asphalt mill & overlay and stabilization on miscellaneous streets through ITB 2025-007 in the amount of \$978,905. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)**

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

Motion passed 7-0

- D. Consider and take possible action on a sole source contract with Donelson Construction Co., LLC for the installation of Pressure Pave - modified aggregate quick set system to various city streets in the amount of \$628,203. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)**

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

Motion passed 7-0

**6. DEVELOPMENT APPLICATIONS**

- A. CSO#5789-04-2025, resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies for Chick-fil-A at 111 NW John Jones (Case 25-036). (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-1)**

*Item 6A was added and voted on with the consent agenda above.*

- B. CSO#5790-04-2025, resolution for a waiver to the Subdivision and Development Ordinance, Appendix A, Section 7.5 (d) for 4051 Vantage Drive (Case 25-038). (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)**

Tony McIlwain, Development Services Director, presented a resolution to the city council.

Mayor Fletcher opened and continued the public hearing. Time: 5:49 p.m.

Mayor Fletcher closed the public hearing. Time: 5:50 p.m.

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

Motion passed 7-0

**C. CSO#5791-04-2025, ordinance change request from “SF7, Single-family district-7”, to “GR, General Retail” for 440 NW John Jones (Case 25-048). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)**

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

Mayor Fletcher opened and continued the public hearing. Time: 5:53 p.m.

Mayor Fletcher closed the public hearing. Time: 5:53 p.m.

Motion made by Phil Anderson and seconded by Larry Scott to approve.

Motion passed 7-0

**7. GENERAL**

**A. CSO#5792-04-2025, an amendment and restatement of the Chapter 380 and economic development and performance agreement (CSO#1775-06-2021) for Chisholm Summit between the City of Burleson, the Burleson 4A Economic Development Corporation and the developer. (Staff Contact: Eric Oscarson, Deputy City Manager)**

Eric Oscarson, Deputy City Manager, presented an amendment to a performance agreement to the city council.

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

Motion passed 7-0

**B. CSO#5793-04-2025, contract with Land Design for the design of phase I of the community park in the amount of \$320,000 with a contingency of \$32,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Jen Basham, Director of Parks and Recreation presented a contract to the council. Heath Kendrick, a representative from Land Design, elaborated on the amenities and design of the park.

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

Motion passed 7-0

- C. CSO#5794-04-2025, contract with Anderson Asphalt and Paving for asphalt mill & overlay and stabilization on miscellaneous streets through ITB 2025-007 in the amount of \$978,905. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)**

*Item 7C was added and voted on with the consent agenda above.*

- D. Consider and take possible action on a sole source contract with Donelson Construction Co., LLC for the installation of Pressure Pave - modified aggregate quick set system to various city streets in the amount of \$628,203. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)**

*Item 7C was added and voted on with the consent agenda above.*

## **8. REPORTS AND PRESENTATIONS**

- A. Receive a report, hold a discussion, and provide staff direction on the Dobson Street Safety Study. (Staff Contact: Michelle McCullough, Development Services Deputy Director/City Engineer)**

Michelle McCullough, Development Services Deputy Director/City Engineer, reported on the Dobson Street Safety Study to the city council.

Discussion included background, existing conditions, and scope. Brandon Forsythe, a representative from Kimley Horn presented an overview of the safety study that included the purpose and need, study area and approach, and observations and conditions.

City Council was in favor of restricting parking near the bridge by adding formal "No Parking" signage, consider the addition of sidewalks in areas where it is narrow, review the Capital Improvement Projects (CIP) priority list, and look into operational enhancements of the existing striping.

- B. Receive a report, hold a discussion, and provide staff direction regarding Council and Staff Meeting with Central Appraisal District of Johnson County. (Staff Contact: Gloria Platt, Director of Finance)**

Gloria Platt, Director of Finance, reported on the upcoming council and staff meeting with Central Appraisal District of Johnson County.

After a brief discussion, City Council was in favor of Adam Russell and Larry Scott joining staff to attend the Central Appraisal District of Johnson County meeting.

## **9. LEGISLATIVE - REPORTS AND RELATED ACTION ITEMS**

This is a standing item on the agenda of every regular meeting of the City Council that allows the City Council to receive reports, hold discussions, and give staff direction regarding any legislative matters pertaining to the 89th Texas legislative session. Additional action items may be specifically listed below when required.

- Janalea Hembree, Assistant to the City Manager, came forward with an update on the council requested watch bills.

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

- Update, results, and feedback on the citizen survey for public art in Burleson.

## **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 concerning ordinance violations present on real property commonly known as 393 S Warren in Burleson, Johnson County, Texas, and potential legal remedies
- Receive a report and hold a discussion concerning the city's ability to regulate the application of biosolids to real property in the city limits
- Receive a report and hold a discussion concerning utilizing a development agreement for the extension of the sanitary sewer system in and around County Road 1020 and the Prairie Timbers subdivision in Johnson County, Texas
- Receive a report and hold a discussion regarding an interlocal agreement with the Burleson Independent School District (CSO#5618-10-2024)

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

- Certain parcels of real property necessary for drainage and water detention on and around County Road 1019 near its intersection with FM 1902 in Johnson County, Texas where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- Certain parcels of real property necessary for the extension of the sanitary sewer system in and around County Road 1020 and the Prairie Timbers subdivision in Johnson County, Texas where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

### **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 Broaden

Motion was made by Adam Russell and seconded by Larry Scott to convene into executive session. **Time: 6:56 p.m.**

Motion passed 7-0

Motion was made by Adam Russel and seconded by Dan McClendon to reconvene into open session. **Time: 8:19 p.m.**



Motion passed 7-0

12. **ADJOURNMENT**

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

Mayor Chris Fletcher adjourned the meeting. **Time: 8:19 p.m.**

---

Lisandra Leal  
Assistant City Secretary