

BURLESON CITY COUNCIL REGULAR MEETING
AUGUST 19, 2024
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon

COUNCIL ABSENT:

Adam Russell

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, Jr., City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation – Bob Massey, Pastor Emeritus with Grace Bible Fellowship

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, Saturday, September 7 at 4pm as the community celebrates, Silver Medalist Conner Prince, in the Mayor Vera Calvin Plaza, 141 W. Renfro Street.
- Join us, Saturday, September 7 from 9am-1pm, Emergency Preparedness Fair, at the Brick, 550 NW Summercrest Blvd.
- Saturday, the city celebrated 8/17 Day with ice cream trucks at the Plaza and Brick - thank you, Economic Development for putting that together.

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A. **Items to be continued or withdrawn**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B. **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**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

- Gary Smith, 701 Summercrest, came forward with concerns with naming the city hall building.

5. **CONSENT AGENDA**

A. **Minutes from the August 5, 2024 regular council meeting and August 12, 2024 special council meeting. (Staff Contact: Amanda Campos, City Secretary)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

B. **CSO#5520-08-2024, minute order for the purchase of food and beverage from Ben E. Keith for The Terrace at Hidden Creek Golf Course in the amount of \$80,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

C. **CSO#5521-08-2024, minute order for the purchase of merchandise with Callaway Golf for merchandise at Hidden Creek Golf Course in the amount not to exceed \$70,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

D. **Professional services contract for construction management services for Fire Station #1 and City Hall with Vidaurri Management Group, LLC, in the amount of \$149,744. (Staff Contact: Eric Oscarson, Deputy City Manager)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

- E. CSO#5522-08-2024, resolution amending the employment agreement of the city manager, Tommy Ludwig. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

- F. Amendment to the contract with PRP Services, LLC, d/b/a Municipal Mosquito to increase the total amount of the payments under the agreement by \$75,000 for mosquito abatement services. (Staff Contact: Errick Thompson, Director of Public Works)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

- G. CSO#5523-08-2024, resolution accepting the Quarterly Investment Report for June 30, 2024, as submitted in accordance with the Public Funds Investment Act (PFIA). (Staff Contact: Harlan Jefferson, Deputy City Manager)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

- H. Interlocal agreement with the Burleson Independent School District for emergency medical services during BISD events. (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the consent agenda with items 5F and 5H subject to city attorney review and approval.

Motion passed 6-0, with Adam Russell absent.

6. DEVELOPMENT APPLICATIONS

- A. CSO#5524-08-2024, ordinance for a zoning change request from “A” Agricultural and “PD” Planned Development to “PD”, Planned Development for a 5.153 acre site located at 3084 S Burleson Blvd (Case 24-146). (First & 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 the public hearing. **Time: 5:44 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 5:44 p.m.**

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

Motion passed 6-0, with Adam Russell absent.

- B. CSO#5525-08-2024, ordinance for a zoning change request from “A” Agricultural to “C” Commercial for all of Lot 5, Spring Valley Addition located at 3608 S Burleson Blvd (Case 24-189). (First & 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 the public hearing. **Time: 5:47 p.m.**

No speakers.

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

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

Motion passed 6-0, with Adam Russell absent.

- C. CSO#5526-08-2024, ordinance for a zoning change request from “GR” General Retail to “SF7”, Single-family dwelling district-7 located at 619 NW Renfro Blvd (Case 24-202). (First & 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 the public hearing. **Time: 5:50 p.m.**

Rick Perkins, 619 NW Renfro Blvd., came forward to express his appreciation for council consideration on the item.

Mayor Fletcher closed the public hearing. **Time: 5:51 p.m.**

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

Motion passed 6-0, with Adam Russell absent.

- D. CSO#5527-08-2024, resolution for variances to Chapter 63, Sign Regulations, relating to height of a monument sign without masonry wrapping, allowing for the installation of a monument sign that is approximately eighteen (18) feet in height with metal wrapping located at Cowboy Express Carwash at 236 Loy St.**

(Case 24-134). (Staff Presenter: Tony McIlwain, 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.

The General Manager of the property came forward to answer questions from Council regarding the TxDOT right-of-way.

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

Motion passed 6-0, with Adam Russell absent.

- E. CSO#5528-08-2024, resolution for a variance to Chapter 63, Sign Regulations, relating to number of channel letter signs per elevation, allowing for the addition of one (1) channel letter sign for a total of two (2) channel letter signs on the north building elevation located at Unchained Salon and Boutique at 201 W Bufford St. (Case 24-159). (Staff Presenter: Tony McIlwain, 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.

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

Motion passed 6-0, with Adam Russell absent.

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.

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

Motion was made by Dan McClendon and seconded by Victoria Johnson to convene into executive session. **Time: 6:05 p.m.**

Motion passed 6-0, with Adam Russell absent.

Motion was made by Phil Anderson and seconded by Dan McClendon to reconvene into open session. **Time: 6:17 p.m.**

Motion passed 6-0, with Adam Russell absent.

7. GENERAL

- A. CSO#5529-08-2024, resolution granting consent to the creation of the Southland Farm Municipal Utility District No. 2 of Johnson County in the City of Burleson**

extraterritorial jurisdiction, subject to various terms and conditions. (Staff Contact: Tony McIlwain, Development Services Director) – NO ACTION TAKEN

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

No action was taken by the city council.

- B. CSO#5530-08-2024, ordinance approving the 2024-25 annual Service and Assessment Plan (SAP) update for the Parks at Panchasarp Farms Public Improvement District No. JC-1; making a finding of special benefit to the property in phase #3 of the district; levying special assessments against the property within phase #3 of the district and establishing a lien on the property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of assessments; providing for penalties and interest on delinquent assessments; providing for severability; and providing an effective date. (Final Reading) (Staff Contact: Tony McIlwain, Development Services Director)**

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

Mayor Fletcher opened the public hearing. **Time: 6:26 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 6:26 p.m.**

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

Motion passed 6-0, with Adam Russell absent.

- C. CSO#5531-08-2024, ordinance authorizing the issuance and sale of City of Burleson, Texas General Obligation Refunding and Improvement Bonds, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) (Staff Contact: Harlan Jefferson, Deputy City Manager)**

Harlan Jefferson, Deputy City Manager, presented items 7C and 7D as one presentation to the city council. Marty Shue, with Hilltop Securities came forward and spoke on sale of the city bonds. There were 7 competitive bids, 24 improvements to their bids, BOK Financial was 3.7%. Total savings at \$1,071,502 net present value savings at 6.81% by approving the ordinances you lock in and accept the bids tonight.

Motion made by Dan McClendon and seconded by Victoria Johnson to approve the ordinance authorizing the issuance and sale of City of Burleson, Texas General Obligation Refunding and Improvement Bonds, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving

the official statement; providing an effective date; and enacting other provisions relating to the subject.

Motion passed 6-0, with Adam Russell absent.

- D. CSO#5532-08-2024, ordinance authorizing the issuance and sale of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) (Staff Contact: Harlan Jefferson, Deputy City Manager)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve the ordinance authorizing the issuance and sale of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2024; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Motion passed 6-0, with Adam Russell absent.

- E. Amendment to Chapter 6 Animal Care and Control, Section 6-16 Animal Shelter Advisory Committee, (c) Number of members; terms, exempting the licensed veterinarian, municipal officer, and daily operations position from term limits. (First Reading) (Staff Contact: Amanda Campos, City Secretary)**

Amanda Campos, City Secretary, presented amendment to the city council.

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

Motion passed 6-0, with Adam Russell absent.

- F. CSO#5533-08-2024, minute order electing a councilmember to serve as Mayor Pro Tem for a term of one year. (Staff Contact: Amanda Campos, City Secretary)**

Amanda Campos, City Secretary, presented a minute order to the city council.

Motion made by Alexa Boedeker and seconded by Victoria Johnson nominating Dan McClendon to serve as Mayor Pro Tem.

Motion passed 6-0, with Adam Russell absent.

8. REPORTS AND PRESENTATIONS

- A. Receive a report and watch a demonstration of a new feature on the city's website allowing the public to see if their address is eligible to vote in the city election. (Staff Contacts: Monica Solko, Deputy City Secretary and James Grommersch, Chief Technology Officer)**

Monica Solko, Deputy City Secretary and Hugo Rodriguez presented and demonstrated a new city website tool that can be used to help the public see if their address is eligible to vote in a city election.

Council was excited about the new website feature for the citizens.

B. Receive a report, hold a discussion, and provide staff feedback regarding grant funding potential for the FY25 Centennial Park renovation. (Staff Contact: Jen Basham, Director of Parks and Recreation)

Jen Basham, Director of Parks and Recreation, reported on grant funding potential for the FY25 Centennial Park renovation to the city council.

Council was in favor.

9. LEGISLATIVE – REPORTS AND RELATED ACTION ITEMS

- Helen Kerwen, Texas State Representative, came forward with concerns of bio-waste chemicals (forever chemicals) coming from the City of Fort Worth into Johnson County farmland, contracted as fertilizer.
- Casey Davis, Fire Chief, came forward with concerns from the Fire Department regarding workers comp related to deployment coverage and firefighters high risk of cancer, and concerns with balance billing for out-of-network ground ambulance services.
- There were no questions from Council regarding the draft legislative policy.

10. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

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.

B. 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 liabilities associated with the Hidden Creek Sports Complex, including the fields, parking lot, and the real property known as commonly known as 295 E Hidden Creek Pkwy in Burleson, Johnson County, Texas

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

-Discuss and receive direction on an approximately ninety-acre tract of real property commonly known as 295 E Hidden Creek Pkwy and 555 E Hidden Creek Pkwy, Burleson, Johnson County, Texas

-Discuss and receive direction on real property commonly known as 2140 SW Hulen Street, Burleson, Johnson County, Texas

-Discuss and receive direction on real property commonly known as 2270 SW Hulen Street, Burleson, Johnson County, Texas

-Discuss and receive direction on real property commonly known as 1303 SW Alsbury Blvd, Burleson, Johnson County, Texas

Motion was made by Victoria Johnson and seconded by Phil Anderson to convene into executive session. **Time: 7:14 p.m.**

Motion passed 6-0, with Adam Russell absent.

Motion was made by Alexa Boedeker and seconded by Dan McClendon to reconvene into open session. **Time: 7:57 p.m.**

Motion passed 6-0, with Adam Russell absent.

12. **ADJOURNMENT**

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

Mayor Chris Fletcher adjourned the meeting.

Time: 7:57 p.m.

Monica Solko
Deputy City Secretary