BURLESON CITY COUNCIL REGULAR MEETING
AUGUST 17, 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
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: 5:35 p.m.**

Invocation led by Mayor Chris Flecher

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- None.

B. Presentations

- **Adoptable pet of the quarter *(Staff Contact: DeAnna Phillips, Director of Community Services)***

- **Receive a report to recognize the selected Employee of the Quarter for the 2nd quarter of 2026. *(Staff Contact: Wanda Bullard, Deputy Director of Human Resources)***

C. Community Interest Items

- None.

3. **<u>CHANGES TO POSTED AGENDA</u>**

- **Items to be continued or withdrawn**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- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**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. **<u>CITIZEN APPEARANCES</u>**

- Helen Kerwin, State Representative, provided an update on proposed Johnson County data centers, expressing concerns about impacts to aquifers, the electric grid, roads, and agricultural land. She discussed recent state oversight and her efforts to pursue legislation establishing protections, transparency, local input, and coordination regarding hyperscale data centers and state parks.

- Dale Stanford expressed concerns about data centers and the potential misuse of Flock cameras, including tracking residents. He thanked the city for completing Hidden Creek Parkway before school started, which reduced traffic through his neighborhood.

- Bill Janusch shared concerns about his father's experience at a care facility after a fall and the facility's failure to respond promptly. He commended Burleson's Fire Department and staff and encouraged additional funding for firefighters, police officers, and emergency services.

11. <u>RECESS INTO EXECUTIVE SESSION</u> - ADD

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
- Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
- Texas Municipal League Intergovernmental Risk Pool Claim No. TX262978; Texas Department of Insurance Division of Workers' Compensation No. 26261825

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 1936

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 5:55 p.m.

Mayor Fletcher announced that the Council would reconvene into open session.
Time: 6:49 p.m.

5. CONSENT AGENDA

A. Minutes from the August 3, 2026 regular council meeting. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

B. CSO#6225-08-2026, minute order ratifying the Burleson 4A Economic Development Corporations' action approving an easement for a ~~15-foot-wide~~ 20-foot-wide sanitary sewer easement located within the Hooper Business Park property. *(Staff Contact: Michelle McCullough, Deputy Director/City Engineer)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

C. CSO#6226-08-2026, Facility Use Agreement with Johnson County for the use of Burleson City Hall Council Workroom as an Early Voting Polling location for the November 3, 2026, General Election. *(Staff Contact: Amanda Campos, City Secretary)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

D. CSO#6227-08-2026, Cooperative Purchasing Agreement with Rush Truck Centers through The BuyBoard Purchasing Cooperative (Contract #724-23 and

#723-23) for purchase of four replacement vehicles in the amount of $465,715.50. ***(Staff Contact: Tray Gee, Fleet Superintendent)***

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

E. CSO#6228-08-2026, Cooperative Purchasing Agreements with Zimmerer Kubota & Equipment through Sourcewell (Contract #112524-KBA and #082923-KBA) for the purchase of ten equipment replacements in the amount of $251,635.85. ***(Staff Contact: Tray Gee, Fleet Superintendent)***

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

F. CSO#6229-08-2026, resolution adopting the 2026-2027 City of Burleson Investment Policy (formerly CSO#5894-09-2025) and stating the City Council has reviewed the policy in accordance with Section XI. Investment Policy Adoption. ***(Staff Contact: Michael Franklin, Deputy Director of Finance)***

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

G. CSO#6230-08-2026, contract with CDW-G to purchase networking infrastructure equipment, support and software for the new PD Building construction project through a cooperative purchase agreement (TIPS 230105), in an amount of $171,612.68. ***(Staff Contact: James Grommersch, Chief Technology Officer)***

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

H. CSO#6231-08-2026, resolution authorizing dedication of a variable width right-of-way and associated permanent easements for the Alsbury Phase II project

on Alsbury Boulevard. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

I. CSO#6232-08-2026, resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

J. CSO#6233-08-2026, resolution accepting the Quarterly Investment Report for June 30, 2026, as submitted in accordance with the Public Funds Investment Act (PFIA). (*Staff Contact: Michael Franklin, Deputy Finance Director*)

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

K. Ordinance approving the 2026-2027 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

L. CSO#6234-08-2026, municipal services cost agreement with Reinvestment Zone Number Two, City of Burleson, Texas. *(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 with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

M. CSO#6235-08-2026, mutual aid agreement between the Department of Public Safety (DPS), the Johnson County Sheriff's Office (Sheriff's Office), and All First Responder Agencies for Complex Emergency Response and Investigation Planning related to active attack incidents at primary and secondary school facilities in Johnson County (County). ***(Staff Contact: Billy Cordell, Chief of Police)***

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda with the correction to Item 5B to reflect that this a 20-foot easement and not a 15-foot easement.

Motion passed 7-0.

6. <u>ETJ RELEASE</u>

A. ETJ Release Petition for 3005 W FM 917 (REL26-004): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 10 acres of land addressed as 3005 W FM 917. ***(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item*****)**

No action taken.

7. <u>DEVELOPMENT APPLICATIONS</u>

A. CSO#6236-08-2026, ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development located at 6885 County Road 518 (ZC26-003). (First and Final Reading) ***(Staff Contact: Tony McIlwain, Development Services Director)*** **(The Planning and Zoning Commission recommended denial 7-1)**

Tony McIlwain, Development Services Director, presented a request to rezone approximately 56 acres along I-35 to a Planned Development (PD) based on the Business Park Overlay. The property is designated as an Employment Growth Center in the City's Comprehensive Plan and is intended to accommodate commercial, industrial, and business park uses. Staff recommended approval, finding the request consistent with the Comprehensive Plan and the 2020 midpoint update. The proposed PD was modeled after the HighPoint Business Park and would allow development of two large buildings with access from the I-35 frontage road. No access from the adjacent county road was proposed. Staff noted that because the site adjoins residential uses, the City's transitional screening requirements would apply, including an eight-foot masonry or reinforced-concrete wall along portions of the property adjoining residential uses

The applicant, Topper Sheehy with Dollar-Flowers Realty Partners, stated the project would continue the logistics and employment-growth vision established along the I-35 corridor. The applicant emphasized the quality of the proposed development, landscaping and design standards modeled after HighPoint, potential job creation, increased tax base, and investment from large users. The applicant also stated that data centers were not part of the proposed development and offered to prohibit data centers, data processing, hosting, and related services as part of the PD.

Council discussed the Planning and Zoning Commission's 7-1 recommendation against the request and asked why the Commission opposed the project when the property was consistent with the Comprehensive Plan. Staff explained that the Commission's concerns centered on traffic and roadway impacts, the proximity of the proposed buildings to residential properties located in the ETJ, potential impacts to neighboring property owners, hours of operation, delivery noise, and truck traffic. Council questioned the proposed screening and whether additional landscaping or live screening could be required. Discussion included the City's existing screening requirements and the potential need for safeguards to ensure screening remains effective. The applicant indicated a willingness to work with residents regarding the location of walls and screening.

Council also discussed whether a traffic study would be required and how future site development would be reviewed. Staff explained that approval of the zoning would establish the allowable land use but would not authorize construction. A concept plan would be required to return to City Council for approval before building permits could be issued, providing an opportunity to address building layout, noise, lighting, parking, access, waste disposal, landscaping, and other site-specific concerns. Council also discussed whether data centers should be permitted by right or prohibited. Following discussion, Council determined that data centers, data processing, hosting, and related services should be prohibited uses, while a logistics facility would remain an allowable use.

Mayor Fletcher opened the public hearing. **Time: 7:16 p.m.**

Chris Reed, 6825 CR 518, spoke in opposition to the request, expressing concerns regarding facility lighting and noise from 18-wheelers, including truck idling, deliveries, and air horns. He questioned how the potential noise and truck activity could be prevented from becoming a nuisance to surrounding residents.

Natalie Reed, 6825 CR 518, came forward with concerns on development impacting her life and home.

Ben Errick, 12509 Village Oak Drive, came forward in favor of the development.

David Belek, 2805 S. Burleson, came forward with concerns on safety impacts with the development.

Bill Janusch, 117 NE Clinton Street, spoke regarding concerns about noise from 18-wheelers associated with the proposed facility. He expressed concern that, regardless of how well the facility is constructed, truck traffic, idling, and related noise could negatively impact nearby residents.

Mayor Fletcher closed the public hearing. **Time: 7:31 p.m.**

Council discussed potential PD restrictions and development standards, including the orientation of the building fronts and whether the buildings could be repositioned to provide additional separation from neighboring properties. Council questioned whether the buildings could be turned or reoriented, and staff noted that the site plan was conceptual and that additional requirements could be incorporated into the PD. The applicant, Dean Flowers, indicated a willingness to work with the City and neighboring property owners but noted that the developer could choose to walk away from the project.

Council questioned the proposed hours of operation and delivery activity, particularly for cold-storage uses. Staff indicated that deliveries would not begin before 5:00 a.m. and operations could continue until approximately 10:00 p.m. Council discussed the ability to address potential environmental and site impacts during the subsequent concept plan review. The city attorney noted that the concept plan would provide an opportunity to address environmental impacts and evaluate parking, access, deliveries, traffic, and other site-specific considerations before construction could proceed. The concept plan would be reviewed to ensure the proposed development and associated impacts were reasonable to the city. Council also expressed concern regarding data-related uses and recommended removing data processing and hosting from the allowable uses, while retaining a Special Use Permit (SUP) requirement for data centers and allowing a logistics facility by right.

Mayor Fletcher reopened the public hearing. **Time: 7:40 p.m.**

Chris Reed, 6825 CR 518, came forward with concerns on the building.

David Belek, 2805 S. Burleson, came forward requesting clarification regarding the anticipated timeline.

Natalie Reed, 6825 CR 518, came forward asked about the anticipated state and completion timeframe and expressed concerns about the visibility of the building, noting there would be no walls or other buffers.

Mayor Fletcher reclosed the public hearing. **Time: 7:45 p.m.**

Motion made by Adam Russell and seconded by Larry Scott to approve subject to the following additional conditions: (1) a concept plan must be submitted to and approved by city council prior to issuance of any building permits; (2) a logistics facility is an allowable by-right use; and (3) data centers, data processing, hosting, and related services are prohibited uses.

Motion passed 7-0.

B. CSO#6237-08-2026, ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (ZC26-005) (First and Final Reading) ***(Staff Contact: Tony McIlwain, Development Services Director)*** **(The Planning and Zoning Commission recommended approval 8-0)**

Tony McIlwain, Development Services Director, presented a request to rezone property from Agricultural and Planned Development (PD) districts to MF2 Multifamily zoning. The property, owned by Burleson Development, Inc. and the Burleson Economic Development Corporation (MPC18, LLC), is adjacent to the Hooper Business Park. Staff explained that the proposed MF2 zoning would provide additional housing options to support the economic development goals of the business park and is consistent with the Comprehensive Plan. Property owners were notified, the property was posted, and no public feedback was received. The Planning and Zoning Commission recommended approval by a vote of 8-0. Staff also noted that MF2 zoning allows a variety of housing options and certain nonresidential uses.

There were no questions from Council.

Mayor Fletcher opened the public hearing. **Time: 7:50 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:50 p.m.**

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

Motion passed 7-0.

C. CSO#6238-08-2026, resolution for a variance to Chapter 63, Sign Regulations, relating to number of sign cabinet signs per elevation, allowing for the addition of one (1) cabinet sign for a total of two (2) cabinet signs on the east building elevation Spillers-Houston Companies, TnT Builders and Raining Red at 201 W Bufford St., STE 103 & 105 (VAR26-012): Consider and take possible action on a. ***(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 request from David Shipman and Hunter Graphics for a variance to Chapter 63, Section 63-38(C), Sign Regulations, to allow one additional cabinet sign on the east building elevation, for a total of two cabinet signs. The request is necessary because Suites 103 and 105 have been combined into a group space, which limits the number of signs permitted under the current regulations. The additional cabinet sign would help identify the business location and would be in addition to the currently permitted channel letter sign and cabinet sign. Staff reviewed the request and stated they had no opposition to the variance.

There were no questions from Council.

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

Motion passed 7-0.

D. Ordinance amending the Comprehensive Plan 2020 Midpoint Update. ***(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (Planning and Zoning Commission recommend approval by a vote of 8 to 0)***

Tony McIlwain, Development Services Director, presented proposed amendments to the Comprehensive Plan 2020 Mid-Point Update, noting that staff had reviewed the amendments through multiple meetings with the Infrastructure Development Committee, City Council, and Planning and Zoning Commission since February. Proposed amendments include allowing apartment complexes in the Regional Office and Commercial future land use category where adequate infrastructure and connectivity exist; adding medium- to high-density residential uses within the Chisholm Trail Corridor as part of mixed-use development; redesignating Transit-Oriented Development areas as Community Commercial and Mixed Use areas to support commercial nodes along Alsbury Boulevard and Southwest Houston Street; allowing heavy and high-energy industrial uses within the Employment Growth Center, including data centers subject to City Council approval of a SUP; and adding an addendum allowing staff to update approved text and map changes and revise completed or outdated plan goals and actions. Mr. McIlwain noted that the proposed zoning changes would be brought to the Planning and Zoning Commission on August 25 and to City Council on September 21 to align zoning districts with the updated plan. The Planning and Zoning Commission and staff expressed full support for the proposed amendments.

There were no questions from Council.

Mayor Fletcher opened the public hearing. **Time: 7:56 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:57 p.m.**

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

Motion passed 7-0.

E. CSO#6239-08-2026, resolution for a Commercial Site Plan with a variance to the number of park amenities required by the Planned Development Ordinance (CSO#5464-0524). Chisholm Summit Community Park located approximately at 9325 County Road 1016/ Lakewood Drive (CSP26-011) (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The item was posted prior to the Planning and Zoning Commission taking action on the item)

Tony McIlwain, Development Services Director, presented the commercial site plan for Chisholm Summit Community Park, located at approximately 9325 County Road 1016/Lakewood Drive, including a requested variance to reduce the number of park amenities required by the Planned Development. Staff explained that the park's lake feature is significantly larger than originally anticipated, reducing the usable area available for amenities such as picnic tables and benches. The proposed plan includes the lake, splash pad, retention areas, pergolas, barn pavilion, restrooms, community building, themed playground, and neighborhood pond, with a reduced number of certain amenities to provide adequate space and avoid overcrowding. Staff reviewed the proposed amenities with Parks and Recreation staff and determined the revised quantities were practical for the park. Staff recommended approval of the commercial site plan and variance, and the Planning and Zoning Commission unanimously supported the reduction.

Council asked whether accessibility features would be incorporated into the playground design to ensure the playground would be accessible to all users. Mr. Bond confirmed that accessibility would be incorporated into the playground design, including features to provide access for all users. The Planned Development standards also require ADA accessibility for the community park.

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

Motion passed 7-0.

8. GENERAL

A. CSO#6240-08-2026, resolution approving the Chisholm Summit Community Park and Trail Plan (Phase One) in accordance with Article 9, Section 9.2 of the Chapter 380 and economic development and performance agreement with the Burleson 4A Economic Development Corporation, RA Development Ltd., Burleson Development Inc., B&G South Metro LP, Rocky and Angela Bransom, Alta Burl LP, Janice Yvonne Jackson, and the Jackson family Trust for

Chisholm Summit (CSO#1775-06-2021). ***(Staff contact: Tony D. McIlwain, Development Services Director)***

Tony McIlwain, Development Services Director, presented the proposed Chisholm Summit Community Park and Trail Plan for Phase I, as required under Section 9.2 of the Chapter 380 Economic Development and Performance Agreement. The plan includes a 15-acre community park, exceeding the required minimum of 10 acres, along with a community building and park amenities meeting the primary and secondary requirements of the agreement. The Phase I trail plan includes 8- to 10-foot-wide trails, 4- to 8-foot-wide sidewalk trails, and 2,924 linear feet of 10-foot-wide concrete trails, with additional sidewalk trails to be constructed by homebuilders along Frankel and Porter Courts. Parkland improvements are required to be completed by final acceptance of roadway and sewer improvements for each phase. Staff reviewed the proposed amenities against the agreement requirements and recommended approval of the resolution for the Phase I Community Park and Trail Plan, with additional park plans to be presented for subsequent phases.

There were no questions from city council.

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

Motion passed 7-0.

B. CSO#6241-08-2026, resolution approving a resolution of the Burleson 4A Economic Development Corporation authorizing the issuance of the Corporation's Sales Tax Revenue Bonds; approving a Sales Tax Remittance Agreement; and enacting other provisions relating to the subject. ***(Staff Contact: Harlan Jefferson, Deputy City Manager)***

Harlan Jefferson, Deputy City Manager, presented Items 8.B, 8.C, and 8.D regarding the proposed debt issuances and related parameter ordinances. The presentation included $34.4 million in Certificates of Obligation for general government, water and sewer, and economic development purposes; $17.2 million in General Obligation Bonds; $6 million in 4A Economic Development Corporation revenue bonds; $990,000 for the 4B Economic Development Corporation; and $1.6 million in water and sewer bond refunding. Mr. Jefferson reviewed the five-year debt and capital improvement schedules, fund balances, and projects supported by the issuances, noting that most projects were already underway or in the design or acquisition phase. He explained that the refunding would allow the city to take advantage of favorable market conditions, reduce interest costs, and mitigate the potential impact of a negative change in the city’s bond outlook. The parameter ordinances would provide flexibility to respond to market conditions while maintaining established limits on issuance amounts, interest rates, maturities, and execution periods. Current market estimates were approximately 4.35%–4.40% for GO bonds and Certificates of Obligation and 5.78% for revenue bonds. The anticipated bond pricing date was updated to

September 1, with a report to Council scheduled for September 14. Staff recommended approval of the proposed ordinances and resolution.

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

Motion passed 7-0.

C. **CSO#6242-08-2026, ordinance authorizing the issuance of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; 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 Adam Russell and seconded by Larry Scott to approve.

Motion passed 7-0.

D. **CSO#6243-08-2026, ordinance authorizing the issuance of City of Burleson, Texas, General Obligation Refunding and Improvement Bonds, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Bonds; 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 Victoria Johnson and seconded by Adam Russell to approve.

Motion passed 7-0.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 8:24 p.m. and called the meeting back to order at 8:32 p.m. with all members present.

E. **CSO#6244-08-2026, contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of $9,370,172.20, with a project contingency of $937,017.22, for a total amount of $10,307,189.42 (Project PK2311). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)***

Randy Morrison, Director of Capital Engineering, presented the proposed construction contract with Millis Development and Construction Dallas, LLC for Burleson Legacy Park Phase I. The project, designed beginning in early 2025, includes three softball fields, parking lots, a new roadway, lighting, turf, and other site amenities. The project was procured through a competitive sealed proposal process, with proposals evaluated based on qualifications and price, and staff recommended awarding the contract for the base bid and all alternates. The total construction contract, including a 10% contingency, is approximately $10.3 million, within the project's $11.5 million budget. Deputy City Manager Eric Oscarson reviewed anticipated long-term operational and maintenance costs, noting that additional maintenance staffing, vehicles, equipment, and storage would be needed as the park develops. Construction is anticipated to begin in September 2026, with a 365-calendar-day construction period and a two-year plant establishment period following completion. Council confirmed that turf and field lighting were included in the base bid and discussed the location of the new roadway and park facilities before a motion was made to approve the contract.

Council asked whether the adult softball field would include turf and whether the fields would be lighted, with staff confirming that both turf and field lighting were included in the base bid, including the necessary lighting work. Council also asked whether the aerial rendering accurately depicted the project area and sought clarification on the locations of Hulen Street, Alsbury Boulevard, the existing roundabout, and the proposed new roadway. Staff clarified the orientation of the rendering and explained the location of the new roadway and parking lot in relation to the surrounding streets.

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

Motion passed 7-0.

F. CSO#6245-08-2026, amendment to a Guaranteed Maximum Price (GMP) contract (CSO#6127-05-2026) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,073,829. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager)*

Eric Oscar, Deputy City Manager, presented an amendment to the contract with Brant Construction Services for the Police Headquarters expansion and remodel in the amount of $1,073,829. Staff returned to Council to provide an update on the existing building's roof and its ability to support the weight of the new rooftop HVAC units. The assessment determined that the required structural improvements would be minor and cost less than $200,000, significantly less than the approximately $1 million initially anticipated. The project is progressing, with the second story completed, roof decking underway, interior and exterior framing beginning, the storm shelter nearing completion, and the sally port framed. Building C and D are also progressing, with beams poured and underground work nearing completion, with the goal of having all three buildings dried in by October. The project currently has $50 million in available funding, including $882,359 previously allocated for the roof and HVAC replacement. The additional work will be funded through $207,000 in account reconciliation and interest income from public safety bonds included in the FY 2026-27 CIP, requiring no additional debt issuance. If approved, staff will execute the change order and order the rooftop HVAC units, with furniture for the new dispatch area and equipment purchases to follow as the remaining major project items.

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 results from the 2026 City of Burleson Resident Satisfaction Survey. *(Staff Contact: Kevin Hennessey, Director of Finance)*

Kevin Hennessey, Director of Finance, introduced the 2026 City of Burleson Resident Satisfaction Survey, conducted by ETC Institute using the same methodology as the 2022 and 2024 surveys. ETC Institute Project Manager Derek Harvey presented the results, noting that 475 residents completed the survey, providing a ±4.5% margin of error at a 95% confidence level. Overall perceptions of Burleson remained very positive, with 93% of respondents rating the city as an excellent or good place to live, nearly 40 percentage points above the Texas and national averages. Ratings for quality of life and core City services remained consistently high, with public safety, solid waste, water and wastewater services, parks and recreation, communications, and customer service among the highest-rated areas. Of 112 comparable items, 77 increased from 2024, including 31 statistically significant increases, while none of the decreases were statistically significant. Burleson also rated above the Texas and national averages in 55 of 58 comparable areas. The clearest opportunities for improvement were traffic congestion on Texas Department of Transportation roadways, maintenance of City streets and sidewalks, and traffic congestion on City roadways. Residents also identified infrastructure maintenance and reconstruction and public safety as the most important areas for funding with City tax dollars. The survey further showed that 43% of respondents had contacted the city during the past year and generally reported positive customer service experiences.

There were no questions from council.

B. Receive a report, hold a discussion, and provide staff direction regarding the pursuit of the Texas Comptroller of Public Accounts' Transparency Stars program, which recognizes local governments for going above and beyond in their transparency efforts. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*

Michael Franklin, Deputy Director of Finance, provided an update on the Texas Comptroller’s Transparency Stars program, which recognizes local governments for exceptional transparency efforts. He explained that the program includes six Transparency Stars covering traditional finances, contracts and procurement, economic development, public pensions, debt obligations, and open government and compliance. The City has been awarded five of the six stars—Traditional Finances, Debt Obligations, Economic Development, Open Government, and Compliance—and has submitted its application for the final Contracts and Procurement star, which is currently under review. Franklin noted that the City is one of only 28 government entities statewide with five stars, while only 19 entities have achieved all six. He emphasized that the accomplishments reflect a citywide effort involving multiple departments, including the City Secretary's Office, Finance, and Economic Development.

There were no questions from council.

C. Receive a report, hold a discussion, and provide staff direction regarding the FY 2026-2027 Strategic Plan. ***(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)***

Janalea Hembree, Director of Strategy and Innovation, presented the proposed FY 2026–27 Strategic Plan and reviewed progress on the FY 2025–26 plan. The current plan included 95 tasks, with 74 completed (78%), 17 to be carried forward, and four discontinued due to changes in direction or circumstances. Highlights included completion of Fire Department standard operating procedures, Parks and Recreation accreditation, zoning ordinance updates, Old Town Plaza lighting enhancements, and Fire Station No. 1 remodeling, while projects such as the community park, public safety accreditation, mobility improvements, and master plans will continue into FY 2026–27. The FY 2026–27 plan retains the four existing focus areas and includes 13 carryover goals, 13 new goals, and 41 continuing goals, with priorities including employee fiscal and financial wellness, citizen engagement through SeeClickFix, grant opportunities focused on infrastructure and public safety, Old Town redevelopment, pavement maintenance, mobility improvements, advanced metering, public safety initiatives including the whole blood program and opioid funding, golf course improvements, Mayor's Youth Council, and Burleson 101 Civic Academy. Hembree noted that the plan would return with the FY 2026–27 budget for formal adoption and invited Council to provide direction on any additional priorities or tasks.

There were no questions from council.

10. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

12. 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.

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

- Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
- Texas Municipal League Intergovernmental Risk Pool Claim No. TX262978; Texas Department of Insurance Division of Workers' Compensation No. 26261825

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

F. 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 1936

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 9:28 p.m.

Mayor Fletcher announced that the Council would reconvene into open session.
Time: 9:39 p.m.

10. ADJOURNMENT

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

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 9:39 p.m.

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Monica Solko
Deputy City Secretary