

**BURLESON CITY COUNCIL REGULAR MEETING  
JANUARY 20, 2026  
DRAFT MINUTES**

**ROLL CALL**

**COUNCIL PRESENT:**

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

**COUNCIL ABSENT:**

**Staff present**

Tommy Ludwig, City Manager  
Harlan Jefferson, Deputy City Manager  
Eric Oscarson, Deputy City Manager  
Amanda Campos, City Secretary  
Monica Solko, Deputy City Secretary  
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 of 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**

- Adoptable pet of the quarter (*Staff Contact: DeAnna Phillips, Director of Community Services*) - MOVED
- City/County Transportation Update (*Presenter: AJ Arjanen, General Manager; City County Transportation*)

**C. Community Interest Items**

- Announcement, Johnson County has a 4-H Robotics Club called AgRobotics.
- Join us, February 5, City Fest, at the Brick, 4:30 p.m., 550 NW Summercrest Blvd.

- Johnson County Fair just ended, kids participated at the FW stock show and rodeo.
- The Great Giveback, January 31, 9-11am, Burleson Library, 248 SW Johnson Avenue, community is invited to learn about charitable organizations in Burleson and Johnson County.
- Join us, Farmers Market, Valentines Day, Mayor Vera Calvin Plaza, 141 W. Renfro Street.
- Welcome the 3<sup>rd</sup> Annual Burleson 101 Civic Academy, class of 2026, kick off last week.
- The city's plan for the potential weather this weekend will start with sanding of streets on Friday. Citizens watch for social media posts and website for warming stations and updates.

**B. Presentations - MOVED**

- Adoptable pet of the quarter (*Staff Contact: Janalea Hembree, Assistant to the City Manager*)

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**A. Items to be continued or withdrawn**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**B. Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**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

- No speakers.

**5. CONSENT AGENDA**

**A. Minutes from the January 5, 2026 regular council meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)**

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

Motion passed 7-0.

**B. CSO#6027-01-2026, minute order ratifying the Burleson 4A Economic Development Corporation's action to amend 4A05202024BlackRockCoffee, a Performance Agreement with C&C Burleson, LLC. for the design and construction of the modification of an existing hooded left turn lane, along SW Wilshire Blvd. (*Staff Contact: Michelle McCullough, Deputy Director/City Engineer*)**

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

Motion passed 7-0.

C. CSO#6028-01-2026, ordinance amending ordinances CSO#1215-12-2019 and CSO#200-06-2022, to modify the Preliminary Plat, Final Plat, and Replat policies; selecting the Development Assistance Committee as the approval body for Preliminary Plats, Final Plats, and Replats. (Final Reading) (*Staff Contact: Tony D. McIlwain, Development Services Director*)

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

Motion passed 7-0.

D. CSO#6029-01-2026, agreement with Bound Tree Medical, LLC, through an interlocal agreement with City of Midlothian for EMS medical supplies and equipment. (*Staff Contact: Casey Davis, Fire Chief*)

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

Motion passed 7-0.

E. CSO#6030-01-2026, contract with C. Green Scaping, LP for construction services on the 116 S. Warren Street Parking Lot (ITB 2026-005) in the amount of \$272,304.80, with a project contingency of \$27,230.48, for a total amount of \$299,535.28 (Project ST2401). (*Staff Contact: Randy Morrison, PE, Director of Capital Planning*)

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

Motion passed 7-0.

F. CSO#6031-01-2026, contract with American Traffic Construction for construction services of the Old Town Lighting Improvements (Bransom & Buford) (ITB 2026-003) in the amount of \$220,050.00, with a project contingency of \$22,005.00, for a total amount of \$242,055.00 (Project ST2509). (*Staff Contact: Randy Morrison, PE, Director of Capital Engineering*)

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

Motion passed 7-0.

## 8. REPORTS AND PRESENTATIONS - MOVED

A. Receive a report, hold a discussion, and provide staff direction on the selection of a firm to provide delinquent property tax collection services. (*Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services*)

Matt Ribitzki, Sr. Deputy City Attorney and Director of Legal Services, spoke on the bid process for delinquent property tax collection services to council. He explained Minutes 01.20.26

that two firms, Perdue Brandon Fielder Collins & Mott, LLP, and Linebarger Attorneys at Law, were tied in the evaluation process, and staff requested direction from Council. Mr. Ribitzki introduced representatives from each firm.

Marcus Hanna, representing Linebarger Attorneys at Law, spoke regarding the firm's partnership approach and its use of technology in providing property tax collection services. Charles Dave, representing Perdue Brandon Fielder Collins & Mott, LLP, spoke about the firm's long-standing relationship with the city and its years of service in tax collection.

Council discussion focused on the value of established relationships, respect for the City's history, and the importance of technology and innovation in service delivery. At the conclusion of the discussion, Council expressed that Linebarger's technology could position the city for future needs. Staff indicated they would bring an item back to Council for further consideration.

## **6. DEVELOPMENT APPLICATIONS**

**A. CSO#6032-01-2026, ordinance change request from "GR, General Retail", to "GR General Retail with a Specific Use Permit for a Liquor Store" located at 2650 SW Wilshire Blvd, Suite 300 (Case 25-219). (First and Final Reading) (Staff Contact: *Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)**

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

Mayor Fletcher opened the public hearing. **Time: 6:34 p.m.**

No speakers.

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

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

Motion passed 7-0.

**B. CSO#6033-01-2026, ordinance change request from "A", Agriculture, to "SFE", Single Family Estate District located at 816 Wicker Hill Road (Case 25-313): (First and Final Reading) (Staff Contact: *Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)**

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

Mayor Fletcher opened the public hearing. **Time: 6:37 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 6:38 p.m.**

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

Motion passed 7-0.

## **7. GENERAL**

**A. CSO#6034-01-2026, resolution for a petition submitted by AP-Groundwork Venture, LLC requesting the expansion and extension of the City's extraterritorial jurisdiction (ETJ) to include tracts 1, 3, 4 and 5 of the North Johnson County Municipal Management District (MMD) No.1. (Staff Contact: *Tony D. McIlwain, Development Services Director*)**

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

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

**B. First public hearing on a proposed strategic partnership agreement (SPA) with the North Johnson County Municipal Management District No. 1. (Staff Contact: *Tony D. McIlwain, Development Services Director*)**

Tony McIlwain, Development Services Director, presented the first public hearing on a proposed strategic partnership agreement (SPA) to the city council.

Mayor Fletcher opened the public hearing. **Time: 6:58 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 6:59 p.m.**

## **8. REPORTS AND PRESENTATIONS**

**A. Receive a report, hold a discussion, and provide staff direction on the selection of a firm to provide delinquent property tax collection services. (Staff Contact: *Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services*) - MOVED**

Item 8A was presented after consent agenda above.

**B. Receive a report, hold a discussion, and provide staff direction regarding the City's current procurement methods and practices. (Staff Contact: *Lauren Seay, Deputy Director of Administrative Services*)**

Lauren Seay, Deputy Director of Administrative Services, gave an update to the city's current procurement methods and practices to the council.

**C. Receive a report, hold a discussion, and provide staff direction on regulations associated with data centers. (Staff Contact: *Tony McIlwain, Development Services Director*)**

Tony McIlwain, Director of Development Services, presented regulations associated with data centers. Council requested that the item be brought to Infrastructure and Development Committee for further discussion.

Ryan Geipe, 2744 Lisa Maria Street, online speaker card, asked that large scale data centers should be treated separately from the other heavy industrial assets in the zoning district.

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

- None.

## **10. RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The City Council may reconvene into open session and take action on posted items.

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

- Cause No. DC-C202500492; *City of Burleson, et al., vs. Pecos Housing Finance Corporation, et al.*, in the District Court, 18<sup>th</sup> Judicial District, Johnson County, Texas
- Case 25-260 (1500 CR 602, Voluntary Annexation) voluntary annexation of approximately 80.122 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 1500 CR 602
- Case 25-258 (1500 CR 602) zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet

### **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: 7:46 p.m.**

Motion passed 7-0.

Motion was made by Adam Russell and seconded by Victoria Johnson to reconvene into open session. **Time: 8:27 p.m.**

Motion passed 7-0.

**11. ADJOURNMENT**

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

Mayor Chris Fletcher adjourned the meeting.

**Time: 8:27 p.m.**

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Monica Solko  
Deputy City Secretary