

**BURLESON CITY COUNCIL REGULAR MEETING
APRIL 6, 2026
MINUTES**

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson

Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
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
Matt Ribitzki, Deputy City Attorney

COUNCIL ABSENT:

Phil Anderson

1. CALL TO ORDER - Time 5:30 p.m.

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

Invocation – Brian Jacobs, Pastor at Metroplex Family Life Center

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- **A Proclamation recognizing April 24, 2026, as "National Arbor Day" in the City of Burleson. (Recipient: City of Burleson Parks and Recreation)**

B. Presentations

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

C. Community Interest Items

- Mourning the loss of Theresa Anderson, spouse of Council member Phil Anderson, celebration of life services on Friday, April 17, at 2pm Methodist Church. Sending our hearts and prayers
- Atmos Energy sponsoring the Library event, \$5,000 celebrate reading all summer long.
- Library giving days, friends of the library replace the picture book browsing bins, fund raiser.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**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- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**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

Jeff Kauffman, 13736 Old Oaks, addressed the council about towing practices in Old Town and the issue of missing or misplaced signs indicating towing area. He believes he was parked in a public right of way and should not have been towed. He would like to the council to review the situation and fix for the future.

5. CONSENT AGENDA

A. Minutes March 23, 2026 regular council meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

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

Motion passed 6-0, with Phil Anderson absent.

B. CSO#6097-04-2026, resolution accepting the City of Burleson's Equal Employment Opportunity Plan (EEO). (Staff Contact: Wanda Bullard, Deputy Director of Human Resources)

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

Motion passed 6-0, with Phil Anderson absent.

C. CSO#6098-04-2026, professional services agreement with Birkhoff, Hendricks & Carter, L.L.P. for preparing construction plans, technical specifications, and bidding documents for the Hulen Ground Storage Tank Rehabilitations project in the amount of \$110,300.00 (Project WA2401). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

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

Motion passed 6-0, with Phil Anderson absent.

D. CSO#6099-04-2026, contract with Tejas Cutters, LLC for construction services of the Elk Drive Sidewalk Improvements Project (ITB 2026-013) in the amount of \$214,751.80, with a project contingency of \$21,475.18, for a total amount of \$236,226.98 (Project ST2509). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

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

Motion passed 6-0, with Phil Anderson absent.

6. ETJ RELEASE

- A. ETJ Release Petition for 8137 FM 1902 DR (REL26-001): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 115.00 acres of land addressed 8137 FM 1902. (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**

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

No action was taken.

7. DEVELOPMENT APPLICATIONS

- A. CSO#6100-04-2026, ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial located at 116 N Clark ST (ZC26-001). (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended 8-0.)**

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

Mayor Fletcher opened the public hearing. **Time: 5:58 p.m.**

Mayor Fletcher closed the public hearing. **Time: 5:59 p.m.**

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

Motion passed 6-0, with Phil Anderson absent.

8. GENERAL

- A. CSO#6101-04-2026, Receive a report, hold a discussion, and provide staff direction on the selection of a firm to provide delinquent property tax collection services, and consider and take possible action on a minute order directing City staff to terminate the contract with Perdue Brandon Fielder Collins & Mott, LLP, for delinquent tax collection services. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services, presented the minute order to the city council.

Marcus Hanna, with Linebarger Attorneys at Law, gave a presentation to the city council pertaining to their services and their track record in Johnson County.

Alison Callison, with Perdue Brandon Fielder Collins & Mott, LLP, gave a presentation to the city council pertaining to their services and their track record in Johnson County.

The council discussed the presentations asking questions for clarification from both firms.

Council member Scott requested both firms describe their collection process step by step. Allison Callison, Perdue Brandon Fielder Collins & Mott, LLP spoke first and explained their process of collections. Cory Fickes, Linebarger Attorneys at Law addressed the council and described their process step by step.

No action taken determining the city would remain under their current contract with Perdue Brandon Fielder Collins & Mott LLP.

Adam Russell left the Council Meeting at 7:13 p.m. to abstain from 8B and 8C.

- B. CSO#6102-04-2026, ordinance establishing a real estate contract CSO#6103-04-2026 for the sale of city-owned property located at 112 SE Gardens Boulevard, Burleson, Texas in response to the bid acceptance to RFP 2025-006 in the amount of \$500,000 (Final Reading). (Staff Contact: Alex Philips, Director of Economic Development)**

Alex Philips, Director of Economic Development, presented items 8B and 8C as one presentation to the city council.

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

Motion passed 5-0, with Adam Russell abstaining and Phil Anderson absent.

- C. CSO#6104-04-2026, ordinance establishing a Performance Agreement CSO#6105-04-2026 between the City of Burleson and BTX Flex, LLC., Inc. for a commercial flex development located 112 SE Gardens Boulevard in Burleson, Texas (Final Reading). (Staff Contact: Alex Philips, Director of Economic Development)**

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

Motion passed 5-0, with Adam Russell abstaining and Phil Anderson absent.

Adam Russell returned to the Council Meeting at 7:16 p.m.

9. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion and provide staff direction on previous economic development projects and metrics. (Staff Contact: Alex Philips, Economic Development Director)**

Alex Philips, Economic Development Director, presented previous Economic Development projects and metrics to the city council.

There were no questions from Council.

10. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND 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. 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

- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of wastewater improvements as part of the Town Creek Basin Parallel Interceptor Sewer Line improvements to serve existing and new development in the City and for other public purposes permitted by law
- Receive a report and hold a discussion regarding an economic development agreement with Burleson Wilshire Investment Partners, LLC
- Receive a report and hold a discussion regarding a real estate contract and performance agreement between the Burleson 4A Economic Development Corporation and Shipman Properties, LP

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

- Deliberation regarding the possible purchase, exchange, lease, or value of certain parcels of real property necessary for the construction and maintenance of wastewater improvements near Village Creek in Johnson County and Tarrant County, Texas to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- A 4.27 acre, more or less, tract of land off of County Road 1016 near its intersection with FM 1902 in Burleson, Johnson County, Texas where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- A 92.304 acre, more or less, tract of land off of County Road 1016 near its intersection with FM 1902 in Burleson, Johnson County, Texas owned by the Burleson 4A Economic Development Corporation 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 Street
- Project Sunflower

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 7:43 p.m.

Mayor Fletcher announced that the Council would reconvene into open session. **Time:**
8:39 p.m.

12. ADJOURNMENT

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

Motion passed 6-0, with Phil Anderson absent.

Mayor Chris Fletcher adjourned the meeting.

Time: 8:39 p.m.

Monica Solko
Deputy City Secretary