

**BURLESON CITY COUNCIL REGULAR MEETING  
FEBRUARY 2, 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: 5:32 p.m.**

Invocation – Gloria Gillespie, Pastor Emeritus, Open Door Church

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**

**B. Presentations**

**Special Presentation for Former City of Burleson City Manager Kay Godbey**

- **A Proclamation recognizing January 18, 2026, as "National Kay Godbey Day" in the City of Burleson. (Recipients: Her Sister, Glenda Godbey, and her daughters, Denise James and Shelly Klein)**
- **A Presentation of the Texas Flag from the office of Senator Phil King. (Presenter: Doug Sandifer, Deputy Chief of Police)**
- **A Presentation from Texas Women Leading in Government. (Presenter: Paulette Hartman, President of Texas Women Leading in Government/City Manager, North Richland Hills)**

### **C. Community Interest Items**

- Council would like to extend a sincere thank you to all City staff for their outstanding efforts during last week's ice storm. We especially appreciate our Public Works team for their long hours treating and clearing streets to help keep our community safe. We also commend our Police Department, Fire Department, and Communications staff for their coordinated response, public safety efforts, and timely updates through social media and the city website. Your dedication and teamwork during severe weather events truly make a difference for our residents.
- Join the Burleson Police Department, for "Protecting our Kids in a Digital World", February 3, 6:30 p.m., Burleson High School. Free event but must register for a ticket.
- Applaud the efforts of the Parks and Recreation Department for applying for a Parks and Wildlife grant.
- City Manager Tommy Ludwig also thanked all city staff for their support, collaboration and hard work during the ice storm.

### **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**

- Texas State Representative Helen Kerwin announced the Texas Parks and Wildlife grant has been secured for City of Burleson Parks and Recreation and recognized Council member Victoria Johnson for being named North Central Texas Council of Governments (NCTCOG) Executive Board President 2025-2026.
- Craig Hundley, came forward, to introduce and support candidates running for Johnson County Appraisal District (JCAD) Board.
- Shane McNeal, JCAD candidate, came forward requesting council support.
- Jake Petty, JCAD candidate, came forward requesting council support.
- Will Keeton, JCAD candidate, came forward requesting council support
- Phillip Sanders, came forward with concerns of city spending, raising taxes, the need for road work and incomplete road work.

### **5. CONSENT AGENDA**

#### **A. Minutes from the January 20, 2026 regular council meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)**

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

Motion passed 7-0.

- B. CSO#6036-02-2026, resolution supporting grant funding from the Office of the Governor, State of Texas, for renewal of the full-time victim assistant coordinator and execute the CEO/Law Enforcement Certifications and Assurances form. (Staff Contact: Wes Routson, Support Bureau Captain)**

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

Motion passed 7-0.

## **6. ETJ RELEASE**

- A. ETJ Release Petition for 2300, 2320, 2426, 2600, and 2612 N Cummings Dr (Case 25-373): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 113.89 acres of land addressed as 2300, 2320, 2426, 2600, and 2612 N Cummings Dr. (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**

Ava Spencer, 2320 N. Cummings Drive, the applicant, came forward to request property be released.

No action was taken.

## **7. DEVELOPMENT APPLICATIONS**

- A. CSO#6037-02-2026, ordinance continued from the January 5, 2026 council meeting for the 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, Voluntary Annexation (Case 25-260). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**
- B. CSO#6038-02-2026, ordinance continued from the January 5, 2026 council meeting for a 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 located at 1500 CR 602 (Case 25-258).(First and Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended disapproval 8-0)**

Tony McIlwain, Development Services Director, presented items 7A and 7B as one presentation to the city council.

Mayor Fletcher continued the public hearing for item 7A (Case 25-260). **Time: 6:13 p.m.**

Mayor Fletcher continued the public hearing for item 7B (Case 25-258). **Time: 6:13 p.m.**

Dave Lockard, 1820 CR 602, came forward with concerns of traffic and flooding.

Tim Adkins, online speaker card, had concerns with traffic.

Steve and Nikki Haberstroh, emailed letter to Victoria Johnson, opposition to the item for zoning change with concerns of road constraints/traffic.

Clay Cristy and John Huffman, representing the applicant, came forward to speak on the project and to answer questions from Council.

Cyndi Cullen, 1616 Jacie Court, came forward with concerns CR 602 is dangerous difficult to get onto Renfro, traffic concerns, need to be addressed before a development can go in.

Mayor Fletcher closed the public hearing for item 7A (Case 25-260). **Time: 6:38 p.m.**

Mayor Fletcher closed the public hearing for item 7B (Case 25-258). **Time: 6:39 p.m.**

Council discussion consisted of home size variety, residential density, traffic impacts, safety concerns regarding County Road 602, prior flooding conditions, and the need to monitor and consider future roadway improvements. Discussion also addressed alignment with the Future Land Use Plan and resident preferences for lower-density development in the area.

### **RECESS INTO EXECUTIVE SESSION**

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

Motion made by Alexa Boedeker and second by Victoria Johnson convene into executive session. **Time: 7:08pm**

Motion passed 7-0.

Motion made by Victoria Johnson and second by Alexa Boedeker reconvene into open session. **Time: 7:31pm**

Motion passed 7-0.

Motion made by Alexa Boedeker and seconded by Victoria Johnson to deny Case 25-260 (item 7A).

Motion to deny passed 5-2, with Larry Scott and Dan McClendon voting against the denial.

Amanda Campos, City Secretary, announced that no action was required, as Item 7A was denied and therefore no action could be taken on Item 7B (Case No. 25-258).

## **8. GENERAL**

### **A. CSO#6039-02-2026, second public hearing and consider and take possible action 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 an agreement to the city council.

Mayor Fletcher opened the public hearing. **Time: 7:35 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 7:36 p.m.**

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

Motion passed 7-0.

**B. CSO#6040-02-2026, facility use agreement with Burleson Farmer's Market for the use of the Mayor Vera Calvin Plaza in Old Town for the 2026-2027 market season. (Staff Contact: Alex Philips, Economic Development Director)**

Alex Philips, Economic Development Director, presented a facility use agreement to the city council.

Option 1:

- Allow BFM to utilize full lawn space
- Include street closure of portion of S. Warren St. for pedestrian safety
  - Agreement will deem organizer as responsible party for weekly set up/removal of barricades
- Allow BFM to utilize portion of S. Warren St. for vendors if desired
- Allow *up to* six (6) Date Night markets instead of four (4) as outlined in current agreement.
  - Date Night markets to be held during the Mar-Oct season of market operations
  - Maintain current daily rental rate (\$500/day)

Option 2:

- Allow BFM to operate the same as present day agreement with no changes
- Increased interest from local vendors, but limited space. New layout will provide additional space for vendors
  - NOTE: **80%** of vendors are local to Burleson
- Pedestrian safety on S. Warren St.
- The flat fee for BFM will allow the market to grow and provide a bigger economic impact for the local businesses in Old Town.
- The current agreement expires in February 2026

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve option 1 as presented by staff.

Motion passed 7-0.

**C. CSO#6041-02-2026, professional services agreement with Kimley-Horn for the design of the Chisholm West Lift Station in the amount not to exceed**

**\$805,680.00 (Project WW2603). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented an agreement to the city council.

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

Motion passed 7-0.

**D. CSO#6042-02-2026, professional services agreement with Kemp Golf Course Design in the amount of \$103,000 for a master plan of Hidden Creek Golf Course. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Jen Basham, Director of Parks and Recreation, presented items 8D and 8E as one presentation to the city council.

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

Motion passed 7-0.

**E. CSO#6043-02-2026, resolution authorizing the rejection of bids for ITB 2026-004 for the replacement of fence at Hidden Creek Golf Course. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

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

Motion passed 7-0.

**9. REPORTS AND PRESENTATIONS**

**A. Receive a report, hold a discussion, and provide staff direction on the Shannon Creek Park redesign proposal. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Jen Basham, Director of Parks and Recreation, presented the redesign proposal for Shannon Creek Park to the City Council. Council discussion consisted of support for the butterfly trail and the installation of concrete around the butterfly garden to ensure ADA accessibility. Council discussed irrigation in the butterfly garden area, with irrigation in other areas being temporary. Staff indicated irrigation would be provided for approximately one year to allow plantings to become established throughout the area, with permanent irrigation installed for the butterfly garden. Staff will revise the bid and bring the item back for Council consideration in April. Council was in favor.

**B. Receive a report, hold a discussion, and provide staff direction on the proposed budget for Sports Facilities Management (SFM) to operate Chisenhall Sports Complex (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Jen Basham, Director of Parks and Recreation, presented the proposed budget for Sports Facilities Management (SFM) to operate Chisenhall Sports Complex to the city

council. Staff would bring an item back for consideration at the February 16 council meeting. Council was in favor.

**C. Receive a report, hold a discussion, and provide staff direction on overtime utilization in the Fire/EMS Department. (Staff Contact: Casey Davis, Fire Chief)**

Casey Davis, Fire Chief, presented overtime usage in the Fire/EMS Department. Council discussion focused on the timing of the fourth ambulance and staffing needs. Chief Davis reported equipment is on schedule for the fourth unit and noted that this year will help determine whether additional personnel are needed versus relying on overtime. During discussion, City Manager Tommy Ludwig commented that staffing decisions are not to depend on salary savings.

**D. Receive a report, hold a discussion, and provide staff direction on ISO Class 1 resurvey. (Staff Contact: Casey Davis, Fire Chief)**

Casey Davis, Fire Chief, presented ISO Class 1 resurvey to the city council. There were no questions from Council.

*Allen Taylor, City Attorney, left the council meeting at 9:13 p.m.*

**E. Receive a report, hold a discussion, and provide staff direction regarding public engagement for the potential implementation of a stormwater utility and fee. (Staff Contact: Errick Thompson, Director of Public Works)**

Errick Thompson, Director of Public Works, presented public engagement for the potential implementation of a stormwater utility and fee to the city council.

The council discussed the potential implementation of a stormwater utility and fee, focusing on the tier structure for single-family residential properties and possible exemptions. Members considered a tiered 10/80/10 structure, with partial exemptions of 25% for churches and cemeteries. There was discussion about whether schools should be exempt, the benefits of a flat low fee versus a tiered approach, and the fairness of extending contributions to entities that previously received exemptions. Council also addressed potential adjustments to revenue projections, including reducing reimbursements to the General Fund.

Philip Sanders, 900 Warbler Court, came forward to speak against the fee.

Bill Janusch, 117 NE Clinton Street, came forward to speak in favor of the fee.

Council directed staff to proceed with the program, targeting a fiscal year start of October 1. Mr. Thompson stated that staff would plan the public hearings and ordinance adoption for August and September, and implementation to begin October 1.

**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.

- B. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**
- C. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
- D. Deliberation regarding (1) the deployment, or specific occasions for implementation of security personnel or devices; or (2) a security audit Pursuant to Sec. 551.076, Texas Government Code**
  - Receive a report and hold a discussion regarding an informal security audit of certain City facilities and buildings
- E. 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 Dan McClendon and seconded by Alexa Boedeker to convene into executive session. **Time: 10:40 p.m.**

Motion passed 7-0.

Motion was made by Victoria Johnson and seconded by Dan McClendon to reconvene into open session. **Time: 10:54 p.m.**

Motion passed 7-0.

## 11. ADJOURNMENT

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

Mayor Chris Fletcher adjourned the meeting.

**Time: 10:55 p.m.**

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Monica Solko  
Deputy City Secretary