**BURLESON CITY COUNCIL REGULAR MEETING**
**OCTOBER 6, 2025**
MINUTES

## ROLL CALL

**COUNCIL PRESENT:**

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

**COUNCIL ABSENT:**
Victoria Johnson

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Monica Solko, Deputy City Secretary
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: 5:30 p.m.**

Invocation – Anthony Penick, Chaplain, Texas Health Huguley Hospital

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**
- **A Proclamation recognizing October 2025, as "Cyber Security Awareness Month" in the City of Burleson. (Recipient: Burleson Information Technology Department)**

- **A Proclamation declaring October 13, 2025 as "Brazos Chamber Orchestra Day" in the City of Burleson. (Recipient: Sherry Reeves)**

**B. Presentations**
- None.

**C. Community Interest Items**

- Russell Farm Art Center hosted and amazing ribbon cutting event for the new art barn. It is a great place for local artists to create and show off their talents. Thank you to the Parks Department and to the local arts who contributed by selling artwork to help raise funds and donations for the project.
- BTX Brewfest had a fabulous event in the plaza this past weekend, drawing attendees from all over the state. The event had a great turnout and brough in tourism. Everyone involved did a great job.
- The golf tournament held by the Police Department was a fun event. The great turnout reflected the community's support for our PD. Thank you to all those who donated.

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

**A. Items to be continued or withdrawn**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**B. Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**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

- Vaugh Schlegel, 565 Cardinal Ridge Road, spoke on behalf of The Lions Club to present certificates of appreciation to the departments that contributed to the Independence Day Parade held on July 4.

## 5. <u>CONSENT AGENDA</u>

**A. Minutes from the September 15, 2025 regular council meeting.** ***(Staff Contact: Monica Solko, Deputy City Secretary)***

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

Motion passed 6-0, with Victoria Johnson absent.

**B. CSO#5936-10-2025, ordinance establishing a No Parking Zone along both sides of S. Dobson Street between Miller Street and Booger Creek and along both sides of W. Miller Street from S. Dobson Street to S. Commerce Street; directing the City Manager or designee to erect the appropriate signage; incorporating the recitals into the body of the ordinance; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing a cumulative clause, a severability clause, a savings clause, a penalty clause, and an effective date. (Final Reading) (Staff Contact: Errick Thompson, Director of Public Works)**

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

Motion passed 6-0, with Victoria Johnson absent.

**C. CSO#5937-10-2025, ordinance amending Chapter 34, Article VIII, of the Code of Ordinances regulating unattended clothing donation containers. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)**

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

Motion passed 6-0, with Victoria Johnson absent.

**D. CSO#5938-10-2025, minute order authorizing expenditures with Dell Marketing LP under DIR (DIR-CPO-5792), for computers, monitors, and peripherals for the fiscal year 2026 computer replacement program in the amount of $160,000. (Staff Contact: Hugo Rodriguez, Deputy Chief Technology Officer)**

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

Motion passed 6-0, with Victoria Johnson absent.

**E. CSO#5939-10-2025, resolution adopting the FY2025-2026 employee handbook. (Staff Contact: Cheryl Marthiljohni, Director of Human Resources)**

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

Motion passed 6-0, with Victoria Johnson absent.

**F. CSO#5940-10-2025, minute order authorizing the purchase of products and services from Amazon Business through the Choice Partners Cooperative Contract No. 22/045KN-01) for Fiscal Year 2025-2026 in the amount of $175,000. (Staff Contact: Lauren Seay, Deputy Director of Administrative Services)**

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

Motion passed 6-0, with Victoria Johnson absent.

**G. CSO#5941-10-2025, resolution finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)**

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

Motion passed 6-0, with Victoria Johnson absent.

**H. CSO#5942-10-2025, minute order authorizing the expenditure to Taylor, Olson, Adkins, Sralla, & Elam, LLP, for legal services in the amount of $325,000. (Staff Contact: Matt Ribitzki, Senior Deputy City Attorney/Director of Legal Services)**

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

Motion passed 6-0, with Victoria Johnson absent.

## 6. DEVELOPMENT APPLICATIONS

**A. CSO#5943-10-2025, right-of-way use agreement with BTX Old Town LLC and BTX Condominium Association Inc., for building balconies, signs, outdoor dining patio's with attached canopies, fencing, building lighting, downspouts, and awnings that were constructed in the right-of-way, for buildings addressed as 135 &139 W. Ellison Street. (Staff Contact: Tony McIlwain, Development Services Director) (Old Town Design Standards Review Committee recommended approval 8-0)**

Tony McIlwain, Development Services Director, presented a right-of-way use agreement for buildings addressed at 135 & 139 W. Ellison Street to the city council.

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

Motion passed 6-0, with Victoria Johnson absent.

## 7. GENERAL

**A. CSO#5944-10-2025, agreement with AP-Groundwork Venture L.L.C., a Texas limited liability company, and its successors or assigns, for a mixed-use, municipal management district known as TallGrass. (Staff Contact: Tony D. McIlwain, Development Services Director)**

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

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

Motion passed 6-0, with Victoria Johnson absent.

**B. CSO#5952-10-2025, reconsider the nomination for the Tarrant Appraisal District Board of Directors. (CSO#5926-09-2025)**

Janalea Hembree, Assistant to the City Manager, was present to answer any questions for council, no presentation.

During discussion, Councilman Larry Scott addressed the September 15, 2025, meeting and the resolution approving the nomination of Gary Losada for the Tarrant Appraisal District Board of Directors. He informed the Council that prior to tonight's meeting, Mr. Losada contacted him to withdraw from the race and recommended Vince Puente.

Sayeda Syed, 6705 Sapphire Cir. North, Colleyville, TX, candidate for the Tarrant Appraisal District Board of Directors spoke regarding her qualifications and asked that council would nominate her for the board.

Motion made by Alexa Boedker and seconded by Adam Russell to rescind nomination of Gary Losada and nominated Sayeda Syed and Vince Puente.

Motion passed 6-0, with Victoria Johnson absent.

**C. CSO#5945-10-2025, resolution nominating candidates for the election of members to the Central Appraisal District of Johnson County Board of Directors. (Staff Contact: Janalea Hembree, Assistant to the City Manager)**

Janalea Hembree, Assistant to the City Manager, presented a resolution to the city council.

Craig Hundley, P.O. Box 656, Grandview, TX, spoke on behalf of Jason C. Marbut and Ignacio Hernacio requesting that Council nominate both individuals to the Board of Directors for the Central Appraisal District (CAD) of Johnson County.

Peter Svendsen, 601 Hyde Park Blvd. Cleburne, TX, and current Chairman of the CAD Board of Directors addressed the Council to discuss his qualifications and requested their nominate for the board.

During discussion Mayor Fletcher expressed concerns about CAD's procedures and questioned the delays in proper evaluations. Mr. Svendsen acknowledged the issue, stating it is an oversight that the board is currently working to resolve. Councilwoman Boedeker raised concerns regarding the leadership of the CAD and the conduct displayed by board members during meetings. Mr. Svendsen responded by noting that he had only been serving as Chair for two months at the time of the referenced meeting. He took responsibility for the events that occurred that evening, stating that certain matters needed to be addressed and that improvements have been made since that meeting. Councilman Larry Scott raised concerns about the lack of professionalism with Mr. Svendsen and the handling of specific matters. Mr. Svendsen appreciated his honest feedback.

Bill Janusch Bill Janusch 117 NE Clinton St. Burleson, TX thanked council for their comments and for highlighting the issues within the Central Appraisal District of Johnson County. He expressed his appreciation for the Council diligence and thorough review of the matter.

Motion made by Alexa Boedeker and seconded by Larry Scott to nominate Jason Marbut and Ignacio Hernacio to the Central Appraisal District of Johnson County Board of Directors.

Motion passed 6-0, with Victoria Johnson absent.

**D. Ordinance establishing Standards of Care for childcare programs operated by the Parks and Recreation Department. (First Reading) (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented an ordinance to the city council.

Mayor Fletcher opened and continued the public hearing. Time: 6:48 p.m.

Mayor Fletcher closed the public hearing. Time: 6:48 p.m.

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

Motion passed 6-0, with Victoria Johnson absent.

**E. CSO#5946-10-2025, contract with Kimley Horn for the design and construction administration of Green Ribbon Improvements in the amount of $115,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented a contract to the city council.

Discussion included the price of the median and asked in the future if John Jones extends to six lanes will the city be liable to pay back the improvement to TXDot. The city will no be liable to payback the improvement to TXDot.

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

Motion passed 6-0, with Victoria Johnson absent.

**F. CSO#5947-10-2025, resolution for an advanced funding agreement with TxDOT for Green Ribbon Improvements along John Jones Dr. from Greenridge Dr to S.Towne Dr in the amount of $400,000. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented a resolution to the city council.

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

Motion passed 6-0, with Victoria Johnson absent.

**G. CSO#5948-10-2025, contract with Sports Facilities Companies for the management of Chisenhall Sports Complex in the amount of $1,100,000 over a five year period. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented a contract to the city council.

Discussion included if the contract is approved will it also include alcohol, the answer is no that will be a separate discussion.

Bill Janusch 117 NE Clinton St. Burleson, TX spoke in favor of approval of the contract.

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

Motion passed 6-0, with Victoria Johnson absent.

**H. CSO#5949-10-2025, amendment for the Burleson Youth Association contract (CSO#2024-04-2022). (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented a contract amendment to the city council.

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

Motion passed 6-0, with Victoria Johnson absent.

## 8. REPORTS AND PRESENTATIONS

**A. Receive a report, hold a discussion and provide staff direction regarding a possible policy associated with alcohol sales at Chisenhall Sports Complex. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented to the council a possible policy associated with alcohol sales at Chisenhall Sports Complex. The presentation included:

- Purpose & Context
- Key Restrictions
- Sales & Service Standards
- Liability & Insurance
- Oversight & Annual review

Council discussion included the opportunity to bring in additional capital through the sale of alcohol at Chisenhall Sports Complex. However, after reviewing the financial projections, it was noted that the revenue may not be worth it. Council Members Scott and Anderson expressed concerns about allowing alcohol at sporting events that involved children. They noted that many parents have indicated they do not want alcohol at youth sporting events. Staff responded by outlining possible restrictions, such as limiting alcohol sales to designated areas during mixed aged games, where tournaments for kids twelve (12) and under are held separately from adult games, or prohibiting alcohol entirely during such events. Mayor Fletcher and Council Members McClendon and Russell stated that not offering alcohol at sporting events hosted by Sports Facilities Companies could hinder the City's ability to attract and retain these events. They recommended allowing alcohol sales only for events organized by Sports Facilities Company, while prohibiting alcohol at events hosted by Burleson Youth Association.

Council directed staff to bring forth a policy permitting the sale of alcohol at Chisenhall Sports Complex with provisions allowing the City to cancel or withdraw if necessary.

**B. Receive a report, hold a discussion and provide staff direction regarding the Parks and Recreation Master Plan. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented to the council the Parks and Recreation Master Plan. The presentation included:

- Acknowledgement
- Introduction
- Divisions
- Mission, Vision, Values
- Community Impact
- What we heard
- Current Inventory
- Goals
- Strategic Framework
- Implementation
- Appendices

Council discussion included praise for the excellent work by the Parks Department in developing the Parks Master Plan. Members expressed appreciation for the inclusion of the arts center and the programming at Russel Farm Art Center. They voiced a desire to expand bicycle trails that will connect the city. Additionally, there was an interest in pursuing grants opportunities to support a bike trail loop. Council also expressed a desire to development a Master Plan for Hidden Creek Golf Course. It was noted for the record that going forward, Council does not support the use of 4B Community Services Corporation Board funds for park projects and prefers to focus on maintaining and enhancing existing facilities.

**C. Receive a report, hold a discussion and provide staff direction regarding the Public Art Master Plan. (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Eric Oscarson, Deputy City Manager, presented to the council the Public Art Master Plan. The presentation included:

- Plan Background – Why this plan, Plan Goals & Objectives, Community
- Community Engagement – Barn Quilts Project + History, Survey Results, Community Vison for Public Art
- Public Art – Public Art Typologies Defined, Public Art Site Selection Criteria, Public Art Projects for Consideration Project, Implementation Matrix.
- Public Art Administration – Public Art Advisory Board, Public Art Policy, Public Art Funding Opportunities.

No Discussion.

## 9. <u>CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS</u>

- None.

## 10. <u>RECESS INTO EXECUTIVE SESSION</u>

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**
   - Receive a report and hold a discussion regarding Chapter 395 of the Texas Local Government Code, the City's impact fees, and impact fees charged by other special districts in the city limits
   - Receive a report and hold a discussion regarding an informal reconciliation of certain City debt obligations
   - Receive a report and hold a discussion regarding City of Burleson, et al., v. Pecos Housing Finance Corporation, et al., Cause No. DC-C202500492, 18th District Court, Johnson County, Texas
   - Receive a report and hold a discussion regarding code enforcement issues at real property commonly known as 365 S Dobson and 393 S Warren St in Burleson, Johnson County, Texas

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 Vision

Motion was made by Dan McClendon and seconded by Adam Russell to convene into executive session. **Time: 8:17 p.m.**

Motion passed 6-0, with Victoria Johnson absent.

Motion was made by Adam Russell and seconded by Alexa Boedeker to reconvene into open session. **Time: 8:46 p.m**.

Motion passed 6-0, with Victoria Johnson absent.

## 11. ADJOURNMENT

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

Mayor Chris Fletcher adjourned the meeting.

**Time: 8:47 p.m.**

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Lisandra Leal
Assistant City Secretary