THE CITY OF BURLESON TEXAS

Department Memo

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Michelle McCullough, City Engineer**

MEETING: **November 9, 2026**

SUBJECT:

Consider and take possible action on an interlocal agreement with Johnson County Special Utility District (JCSUD) and the North Johnson County Municipal Management District No 1 (NJCMMD) regarding placement of JCSUD water facilities within the Tallgrass Master Planned Community. *(Staff Contact: Michelle McCullough, P.E., CFM, City Engineer)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	1.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

Johnson County Special Utility District is one provider of water service to property owners within the City limits and the City's extraterritorial jurisdiction (ETJ) as allowed by their Certificate of Convenience and Necessity (CCN). A CCN authorizes and requires utilities to provide continuous and adequate service to every customer who requests service within a certified area. The CCN boundary defines the area within which a water provider holds the exclusive right to provide retail water and/or sewer.

Typically, JCSUD requires a separate 20-foot-wide water line easement adjacent to the property line on private property. This standard is appropriate for rural development, but as urban growth moves into JCSUD's CCN area the easement becomes a challenge for smaller lots.

Tallgrass is a master planned development proposed within the City's ETJ and will be managed by the North Johnson County Municipal Management District No. 1 (NJCMMD). The NJCMMD will be responsible for funding, constructing, operating and maintaining the rights of way within the subdivision including the public roadways. NJCMMD will also be responsible for funding the

design and construction of the water line improvements to serve the development, however, JCSUD will be responsible for maintaining their infrastructure once the improvements are completed and accepted.

The City of Burleson (Burleson) could annex all or portions of the Tallgrass development into the city in the future through a strategic partnership agreement. If the rights of way are annexed in the future, Burleson would assume ownership and maintenance of the roadways, sidewalks, signs, etc., therefore, Burleson and NJCMMD have worked with JCSUD on the terms of the interlocal agreement which allows for the following:

- JCSUD's water facilities may be located within the public right-of-way within the subdivision maintained by NJCMMD
- NJCMMD would be financially responsible for any future relocation of JCSUD water facilities if the district realigns any public roadway within the development in the future
- JCSUD will reimburse NJCMMD for the cost to restore grass, sidewalk, curbing, and pavement as a result of the repair/replacement of water facilities. All repairs will be coordinated with NJCMMD

The civil construction plans for the Tallgrass, Phase 1-1, have been reviewed and accepted. Construction is expected to begin late 2026 or early 2027. JCSUD requires the interlocal agreement to be executed before releasing the water line for construction.

JCSUD recognizes the growth the city is experiencing, which is more urban, with larger homes on smaller lots. Staff will continue to work with JCSUD, and as development continues within the JCSUD's CCN boundary, staff anticipates that additional interlocal agreements will be presented to the City Council for consideration.

The City Council has approved similar interlocal agreements for water facilities within the PF Farms Development, Chisholm Summit Master Planned Community and for water facilities located along Lakewood Drive recently constructed as part of the Lakewood Drive roadway improvements.

RECOMMENDATION:

Approve an interlocal agreement with Johnson County Special Utility District (JCSUD) and the North Johnson County Municipal Management District No 1 (NJCMMD) regarding placement of JCSUD water facilities within the Tallgrass Master Planned Community.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

NA

REFERENCE:

NA

FISCAL IMPACT:

NA

STAFF CONTACT:

Michelle McCullough, P.E., CFM
City Engineer
mmccullough@burlesontx.com
817-426-9616