



City Council
Regular Meeting Agenda

Monday, July 20, 2026
5:30 PM

Live Stream at <https://www.burlesontx.com/watchlive>

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. **CALL TO ORDER**

Invocation - Chris Wigley, Pastor, First Baptist Church Burleson

Pledge of Allegiance to the US Flag

2. **PUBLIC PRESENTATIONS**

A. Proclamations

B. Presentations

-Receive a report to recognize Atmos Energy for their \$5,000 donation to the Friends of the Burleson Public Library in support of Summer Reading programs. (*Staff Contact: Sara Miller, Deputy Director-Library*)

C. Community Interest Items

This is a standing item on the agenda of every regular meeting of the City Council. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

3. **CHANGES TO POSTED AGENDA**

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. **CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the City Council on an item NOT posted on the agenda, shall speak during this section.

A speaker card must be filled out and turned in to the City Secretary prior to addressing the City Council. Each speaker will be allowed three (3) minutes.

Please note that City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

Each person in attendance who desires to speak to the City Council on an item posted on the agenda, shall speak when the item is called forward for consideration.

5. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

- A. Consider and take possible action on the minutes from the June 15, 2026 regular council meeting. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*
- B. Consider and take possible action on a minute order ratifying the actions on the Burleson 4A Corporation Board on July 20, 2026, regarding a resolution authorizing a real estate contract between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the purchase of property located at 130 E. Renfro Street, Burleson, Texas in the amount of \$2,000,000 dollars. *(Staff Contact: Alex Philips, Director of Economic Development)*
- C. Consider and take possible action on a minute order ratifying the actions on the Burleson 4A Economic Development Corporation Board on July 20, 2026, regarding a Performance Agreement between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the development of the property located at 130 E. Renfro Street, Burleson, Texas. *(Staff Contact: Alex Philips, Director of Economic Development)*
- D. Consider and take possible action on a five-year professional services agreement with Hilltop Securities Asset Management for Arbitrage Rebate Compliance Services, in the amount of \$150,000. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*
- E. Consider and take possible action on an ordinance approving an Extraterritorial Jurisdiction (ETJ) boundary agreement between the Cities of Burleson and Fort Worth, subject to the release of approximately 108.7469 acres of land from Fort Worth's ETJ. (First and Final Reading) *(Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director)*
- F. Consider and take possible action reaffirming Council's action on a 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)*
- G. Consider and take possible action on an update to the 2nd amendment to the 1445 Agreement (i.e. subdivision platting ILA) with Johnson County (CSO# 6135-05-2026) (CSO#1189-11-2019) for platting, permitting and floodplain authority within the city's extraterritorial jurisdiction (ETJ). *(Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director)*
- H. Consider and take possible action on a community facilities contract with 2525 FTG-TULSA, LLC for reimbursement for the costs associated with the design and construction of

approximately 750 linear feet of water line in the amount of \$139,936.27. *(Staff Contact: Michelle McCullough, Deputy Director/City Engineer)*

- I. Consider and take possible action on a minute order amending the Mobility Plan (CSO#5313-11-2023) to adopt the Alsbury Blvd concept plan from FM 731 to the Union Pacific railroad crossing, west of IH-35W and the alignment of Lakewood Drive, from County Road 1020 to County Road 1021. *(Staff Contact: Michelle McCullough, Deputy Director/City Engineer)*
 - J. Consider and take possible action on a minute order authorizing expenditures in the amount of \$84,581.67 over five fiscal years under the existing Communications System Agreement (CSO#1518-09-2020) for the City of Burleson's continued participation in the Fort Worth Regional Public Safety Radio System dispatch console software maintenance, upgrades, and support program. *(Staff Contact: Hugo Rodriguez, Deputy Chief Technology Officer)*
 - K. Consider and take possible action on a resolution approving the Texas Department of Transportation to establish speed limits in construction zones on the state-maintained highway system within the city limits and authorizing the city manager to execute any documents necessary for such purposes. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*
 - L. Consider and take possible action on a resolution approving the sale of certain real property acquired at a delinquent tax foreclosure sale (1.23 acres, Abstract 620, J M Survey – Appraisal District Account No. 126-0620-00920), accepting the transfer and conveyance of said property, and authorizing the mayor to execute a resale deed reflecting the same. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*
 - M. Consider and take possible action on an interlocal agreement with the Burleson Independent School District (BISD) to provide eleven (11) school resource officers for the fiscal year 2026-27 in the amount of \$1,428,679. *(Staff Contact: Wes Routson, Deputy Chief of Police)*
 - N. Consider and take possible action on a construction contract with Pace Construction Services, LLC, for Lakewood Drive and Hooper Business Park Landscape and Irrigation Improvements in the amount of \$2,129,900 with a project contingency of \$642,599 for a total of \$2,772,499. (DV2304) *(Staff Contact: Eric Oscarson, Deputy City Manager)*
 - O. Consider and take possible action on a demolition contract with Premier Site Services, LLC for construction services on the Hidden Creek Softball Complex Demolition Project (ITB 2026-021) in the amount of \$386,998.00, with a project contingency of \$38,699.80, for a total amount of \$425,697.80 (Project PC2605). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
 - P. Consider and take possible action on the First Amendment to the Professional Service Agreement with Pape-Dawson, for the CR914 from CR914A to CR1021 roadway improvement project in the amount of \$81,750.00, with a 10% contingency amount of \$17,308.16, for a total design cost of \$190,389.75 (Project ST2651). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
 - Q. Consider and take possible action on a resolution authorizing an agreement between the Texas Parks and Wildlife Department and the City of Burleson associated with the non-urban outdoor recreation grant in the amount of \$750,000. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*
-

- R. Consider and take possible action on an agreement with New York Life for life, disability, accident, critical illness, and hospital indemnity insurance benefits in an amount of \$428,940.09 with a contingency of \$3,258.47, for a total amount of \$432,198.66 for plan year 2027. *(Staff Contact: Wanda Bullard, Deputy Director of Human Resources)*
- S. Consider and take possible action on a minute order for a contract renewal with United Healthcare (UHC) and authorizing an expenditure of third-party administration of the medical plan (CSO# 5997-12-2025), dental plan, and vision plan in an amount of \$165,748.04 for plan year 2027. *(Staff Contact: Wanda Bullard, Deputy Director of Human Resources)*
- T. Consider and take possible action on a minute order approving an excused absence for Mayor Pro Tem, Council Place 5 Dan McClendon, for July 20, 2026 and August 3, 2026 regular council meetings. *(Staff Contact: Amanda Campos, City Secretary)*
- U. Consider and take possible action on an ordinance amending Section 82-14 "Drought Contingency; Regulations Authorized" of Division 3 "Drought Contingency and Water Conservation" of Article I "In General" of Chapter 82 "Utilities" of the Code of Ordinances concerning drought contingency penalties and enforcement. (First Reading) *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*
- V. Consider and take possible action on an ordinance amending Section 82-41 "Definitions" of Article II "Industrial Waste Discharge" of Chapter 82 "Utilities" of the Code of Ordinances to provide definitions for PFAS-related terms. (First Reading) *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*
- W. Consider and take possible action on an ordinance amending Section 82-43 "Discharge Prohibitions and Limitations" of Article II "Industrial Waste Discharge" of Chapter 82 "Utilities" of the Code of Ordinances to limit hauling or trucking waste with detectable quantities of PFAS and prohibiting PFAS or PFAS-related substances above baseline concentrations without a plan of correction implementing best management practices. (First Reading) *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*
- X. Consider and take possible action on an ordinance amending Section 82-233 "Testing of Assemblies" of Article V "Cross Connection Control Policy" of Chapter 82 "Utilities" of the Code of Ordinances to require backflow prevention assembly testing reports to be filed online. (First Reading) *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*
- Y. Consider and take possible action on an ordinance amending Section 82-240 "Backflow Prevention Assembly Testers" of Article V "Cross Connection Control Policy" of Chapter 82 "Utilities" of the Code of Ordinances to require backflow prevention assembly testers to be registered to submit test reports online. (First Reading) *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

6. **ETJ RELEASE**

- A. ETJ Release Petition for 6260 Conveyor Dr (REL26-003): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 2.4026 acres of land addressed as 6260 Conveyor DR. *(Staff Contact: Tony McIlwain, Development Services Director)* (No Planning and Zoning Commission action was required for this item)

7. **GENERAL**

- A. Consider and take possible action on a resolution awarding FY 2027 Hotel Occupancy Tax funds to tourism activities. *(Staff Contact: Alex Philips, Economic Development Director)*
- B. Consider and take possible action on a resolution approving several Old Town murals associated with the Echo Alley project. *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- C. Consider and take possible action on proposed amendments to City Council Policy #32, Financial Policy, and City Council Policy #41, Debt Management Policy. *(Staff Contact: Kevin Hennessey, Director of Finance)*
- D. Consider and take possible action on a resolution for a nomination to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees 2026 Term. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*
- E. Consider and take possible action on Council Policy #17, Establishing City Council Rules of Procedure for City Council Meetings, Section II Meeting Agendas. *(Staff Contact: Amanda Campos, City Secretary)*

8. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion, and provide staff direction on prehospital whole blood program in the Fire/EMS Department. *(Staff Contact: Josh Jacobs, Assistant Fire Chief)*
- B. Receive a report, hold a discussion, and provide staff direction on E-Bikes and electric vehicles in city parks and on city owned property. *(Staff Contact: Billy Cordell, Chief of Police)*
- C. Receive a report, hold a discussion, and provide staff direction regarding Fiscal Year (FY) 2026-2027 employee compensation and benefit strategies. *(Staff Contact: Cheryl Marthiljohni, Director of Human Resources)*
- D. Receive a report, hold a discussion, and provide staff direction on the proposed fee changes for the FY 2026-27 budget. *(Staff Contact: Natalie Turner, Budget and Fiscal Services Manager)*
- E. Receive a report, hold a discussion, and provide staff direction regarding the FY 2026-2027 budget supplemental requests and receive additional directions regarding the annual budget for fiscal year 2026-2027. *(Staff Contact: Tommy Ludwig, City Manager)*

9. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS

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**
-Receive a report and hold a discussion regarding a Rule 11 agreement and abatement plan for the property located at 393 S Warren St in Burleson, Johnson County, Texas

- Receive a report and hold a discussion regarding Chapter 311 of the Texas Tax Code and Tax Increment Reinvestment Zone Number Two, City of Burleson, Texas
- Receive a report and hold a discussion regarding the Chapter 380 and Economic Development and Performance Agreement (CSO#1775-06-2021), as amended, between the City of Burleson, the Burleson 4A Economic Development Corporation, R.A. Development, Ltd, et al.
- Receive a report and hold a discussion regarding an informal reconciliation of certain City debt obligations and the terms of payment and prepayment
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
 - Deliberation regarding the purchase, exchange, lease, or value of real property near County Road 914 generally from County Road 914A to County Road 1020 to be acquired for the construction and maintenance of a wastewater, street, and drainage project 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
 - Deliberation regarding the purchase, exchange, lease, or value of real property near Hulen St generally from Wilshire Blvd to Candler to be acquired for the construction and maintenance of a street project 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
 - Deliberation regarding the purchase, exchange, lease, or value of real property near Lakewood Dr to be acquired for the construction and maintenance of a street project 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
- 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**

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 9th of July 2026, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property (\$306,724), the City's portion of the property tax bill in dollars for the current fiscal year (FY24-25) is \$2,032.66, the City's portion of the property tax bill for the upcoming fiscal year (FY25-26) for the same property if the proposed budget is adopted is estimated to be \$2,213.93, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY25-26) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,021.62.

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.