



City Council  
City Council Regular Meeting Agenda

Tuesday, September 02,  
2025  
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 - Frank Pace, Minister, Wings of Hope

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

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A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.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 August 18, 2025 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*
- B. Consider and take possible action on a resolution to accept two grant awards from the Texas A&M Forest Service totaling \$120,000 over three years—\$20,000 for the Canopy for Community Resilience Tree Planting Initiative and \$100,000 to support the establishment of a full-time Urban Forester position. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*
- C. Consider and take possible action on the First Amendment Resolution to the prior resolution (CSO#5720-01-2025) authorizing a Local On-System Agreement with the Texas Department of Transportation (TxDOT) to improve SW Alsbury Blvd. and NW John Jones Drive intersection. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
- D. Consider and take possible action on a minute order authorizing the rate increase proposed by Waste Connections, Inc., as permitted under the existing contract, effective October 1, 2025. *(Staff Contact: Lauren Seay, Deputy Director of Administrative Services)*
- E. Consider and take possible action on an interlocal agreement with the Johnson County Special Utility District (JCSUD) for placement of JCSUD's Water Line Facilities within the City of Burleson's right-of-way and reimbursement for upsizing of the Water Line Facility from 8-inch to 12-inch in association with the Alsbury Phase 2 Project. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
- F. Consider and take possible action on an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel. (First Reading) *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*

- G. Consider and take possible action on ordinances amending Chapter 26, *Courts* and Chapter 34, *Environment*, of the Code of Ordinances. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)
- H. Consider and take possible action on an ordinance approving the 2025-2026 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)
- I. Consider and take possible action on an ordinance amendment to Chapter 2 and Chapter 6 of the Code of Ordinances (Boards, Commissions, Committees) and City Council Policy #40 (Boards). (Final Reading) (Staff Contact: Amanda Campos, City Secretary)
- J. Consider and take possible action on a minute order authorizing three new bike trail features funded and constructed by the Fort Worth Mountain Bike Association (FWMBA) at Chisenhall Hike and Bike Trail. (Staff Contact: Jen Basham, Director of Parks and Recreation)
- K. Consider and take possible action on a minute order to adopt the FY 2025-2026 Strategic Plan. (Staff Contact: Janalea Hembree, Assistant to the City Manager)

## **6. BUDGET AND TAX RATE**

- A. Hold a public hearing on the Fiscal Year 2025-2026 proposed annual budget. This budget will raise more total property taxes than last year's budget by an amount of \$3,115,704, which is a 7.38 percent increase, and of that amount \$873,089 is tax revenue to be raised from new property added to the tax roll this year. (Staff Contact: Kevin Hennessey, Interim Director of Finance)
- B. Hold a public hearing on the proposed ad valorem tax rate for Tax Year 2025. The proposed tax rate is \$0.7218 per \$100 valuation. The proposed tax rate exceeds the no-new-revenue tax rate. (Staff Contact: Kevin Hennessey, Interim Director of Finance)
- C. Hold a public hearing on the City of Burleson's schedule of fees, including the reauthorization of building permit fees. (Staff Contact: Kevin Hennessey, Interim Director of Finance)
- D. Consider and take possible action on an ordinance adopting the budget for Fiscal Year 2025-2026 beginning October 1, 2025, and terminating September 30, 2026, and making appropriations for each fund; repealing conflicting ordinances; providing a savings clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. This budget will raise more total property taxes than last year's budget by an amount of \$3,115,704, which is a 7.38 percent increase, and of that amount \$873,089 is tax revenue to be raised from new property added to the tax roll this year. (First Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)
- E. Consider and take possible action on an ordinance levying the ad valorem property tax of the City of Burleson for Tax Year 2025 on all taxable property within the corporate limits of the city on January 1, 2025, and adopting a tax rate of \$0.7218 per \$100 of valuation for Tax Year 2025; providing for revenues for payment of current municipal maintenance and operation expenses and payment of interest and principal on outstanding City of Burleson debt; providing for enforcement of collections; repealing conflicting ordinances; providing a savings

clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. The proposed tax rate exceeds the no-new-revenue tax rate. (First Reading) *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*

- F. Consider and take possible action on an ordinance approving the 2025 tax rolls; and declaring an effective date. (First Reading) *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- G. Consider and take possible action of an ordinance providing a Fiscal Year 2025-2026 schedule of fees for various City of Burleson services. (First Reading) *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- H. Consider and take possible action of an ordinance providing Fiscal Year 2025-2026 rates for water and wastewater service. (First Reading) *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- I. Consider and take possible action on an ordinance providing Fiscal Year 2025-2026 rates for collection and disposal of residential and non-residential solid waste, recyclables, and trash. (First Reading) *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- J. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation Board's action to adopt an annual budget for Fiscal Year 2025-2026. *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- K. Consider and take possible action on a minute order ratifying the Burleson Community Service Development Corporation Board's action to adopt an annual budget for Fiscal Year 2025-2026. *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*
- L. Consider and take possible action of a resolution adopting the City of Burleson Investment Policy (formerly City Council Policy #30) and stating the City Council has reviewed the policy in accordance with Section XI. Investment Policy Adoption. *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*

## **7. DEVELOPMENT APPLICATIONS**

- A. 900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots. (First and Final reading) *(Staff Contact: Tony McIlwain, Development Services Director)* *(The Planning and Zoning Commission recommended approval 9-0)*
- B. 10732 CR 1020 (Case 25-191): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF16" Single-family dwelling district 16 to "A" Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* *(The Planning and Zoning Commission recommended approval 9-0)*
- C. 880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. *(First and Final Reading)* *(Staff Contact: Tony McIlwain, Development Services Director)* *(The Planning and Zoning Commission recommended approval 9-0)*

- D. 185 NW John Jones DR, Suite 150 (Case 25-095): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “C, Commercial”, to “C, Commercial” with a Specific Use Permit for a Liquor Store”. *(First and Final Reading) (This item was continued from the June 2, 2025 City Council meeting) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 4-2)*

## **8. GENERAL**

- A. Consider and take possible action on amendment to an agreement with Emergicon, LLC (CSO#4066-12-2022) through an interlocal agreement with the City of Euless (RFP 003-25) to add fire response billing and cost recovery services provided through Emergifire. *(Staff Contact: Casey Davis, Fire Chief)*
- B. Consider and take possible action on an ordinance establishing mitigation rates for emergency and non-emergency services. *(First Reading) (Staff Contact: Casey Davis, Fire Chief)*
- C. Consider and take possible action on a resolution adopting an emergency and non-emergency management and services billing policy. *(Staff Contact: Casey Davis, Fire Chief)*
- D. Consider and take possible action on a minute order appointing members to the City of Burleson boards, commissions, and committees for October 1, 2025 – September 30, 2028, terms and filling vacancies. *(Staff Contact: Amanda Campos, City Secretary)*

## **9. REPORTS AND PRESENTATIONS**

- A. Receive a report, hold a discussion and provide staff direction regarding the newly formed BTX Prepared Stakeholder Group. *(Staff Contact: Joe Laster, Emergency Operations Manager)*
- B. Receive a report, hold a discussion, and provide staff direction on a mixed-use, municipal management district known as Tall Grass. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

## **10. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS**

## **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**

- Receive a report and hold a discussion regarding a facility management agreement with Sports Facilities Management, LLC
- Receive a report and hold a discussion regarding the Amended Chapter 380 and Economic Development and Performance Agreement with the Burleson Community Service Development Corporation and Heim Burleson, LLC
- Receive a report and hold a discussion regarding the Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal Solid Waste with Waste Connections Lone Star, Inc.

- Receive a report and hold a discussion regarding Human Resources Code Chapter 42 and the City's youth programs and camps
- 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**

## **12. ADJOURN**

### **CERTIFICATE**

I hereby certify that the above agenda was posted on this the 26th of August 2025, by 6:00 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 \$2,143.69, 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.