



City Council
Regular Meeting Agenda

Tuesday, September 08,
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 - Frank Pace, Minister of Wings of Hope

Pledge of Allegiance to the US Flag

2. **PUBLIC PRESENTATIONS**

A. Proclamations

B. Presentations

-Presentation of a Certificate of Appreciation to the Athena Society of Burleson in honor of its support and lasting contributions to the Burleson community. (*Recipient: Patsy Dumas, Athena Society of Burleson Director*)

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A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.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

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.

Speaker Rules for all speakers require each speaker to fill out a speaker card and provide to the City Secretary prior to addressing city council. Each speaker will be allowed three (3) minutes to address the city council. The speaker will not be interrupted by council or staff. Council and staff will wait until after the three (3) minutes to answer any questions or make comments. The presiding officer or any councilmember may request the city manager place the subject on a future council meeting.

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.

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 10, 2026 special council meeting and August 17, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*
- B. 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 2026 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 ACSC's reasonable ratemaking expenses. (First Reading) *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*
- C. Consider and take possible action on an ordinance approving the 2026-2027 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)*
- D. Consider and take possible action on a resolution authorizing street closures for an annual homecoming parade hosted by Burleson ISD on September 21, 2026. *(Staff Contact: Joni Van Noy, Economic Development Coordinator)*
- E. Consider and take possible action on a resolution authorizing street closures for an annual Fall Festival hosted by Open Door Church on October 23, 2026. *(Staff Contact: Joni Van Noy, Economic Development Coordinator)*
- F. Consider and take possible action on a Letter of No Objection (LONO) for an encroachment on easement with Energy Transfer Fuel, LP for the Stone Rd. / Village Creek Parkway Widening and Reconstruction Project (ST2309). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

- G. Consider and take possible action on a contract with CommFit for the purchase and installation of fitness equipment for the Burleson Recreation Center (BRiCk), through the BuyBoard Purchasing Cooperative, in the amount of \$146,333.26. *(Staff Contact: Eric Oscarson, Deputy City Manager)*
- H. Consider approval of a minute order authorizing the expenditure to Taylor, Olson, Adkins, Sralla, & Elam, LLP, for legal services in the amount of \$75,000. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*
- I. Consider and take possible action on a professional services agreement with Terracon Consultants, Inc. for geotechnical material testing services on Burleson Legacy Park - Phase 1 in the amount \$120,815.00, with a project contingency of \$12,081.50, for a total amount of \$132,896.50 (Project PK2311). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
- J. Consider and take possible action on Amendment No. 3 to the professional services agreement (CSO#5051-03-2023) with TNP, Inc. for additional professional services associated with the Hulen Street Widening project in an amount not to exceed \$144,340.00, with a contingency amount of \$30,000.00, for a total authorization of \$174,340.00 and a revised total contract amount of \$2,360,020.00 (Project ST2306). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering).*
- K. Consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. (Final Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)* (Planning and Zoning Commission recommend approval by a vote of 8 to 0)
- L. Consider and take possible action on a resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Police Headquarters Expansion Project. (FA2301) *(Staff Contact: Eric Oscarson, Deputy City Manager)*

6. BUDGET AND TAX RATE

- A. Hold a public hearing on the Fiscal Year 2026-2027 proposed annual budget. This budget will raise more total property taxes than last year's budget by an amount of \$991,712, which is a 2.12 percent increase, and of that amount \$543,173 is tax revenue to be raised from new property added to the tax roll this year. *(Staff Contact: Kevin Hennessey, Director of Finance)*
- B. Hold a public hearing on the proposed ad valorem tax rate for Tax Year 2026. The proposed tax rate is \$0.7298 per \$100 valuation. The proposed tax rate does not exceed the no-new-revenue tax rate. *(Staff Contact: Kevin Hennessey, 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, Director of Finance)*
- D. Hold a public hearing on an ordinance amending the Code of Ordinances by amending Chapter 82 "Utilities" to add Article VII "Municipal Drainage Utility System" Division 1 "Creation and Administration" to establish a Municipal Drainage Utility System; and providing for a drainage service, billing, exemptions, drainage charges, and appeals. *(Staff Contact: Kevin Hennessey, Director of Finance)*

- E. Hold a public hearing on an ordinance amending the Code of Ordinances by amending Article VII "Municipal Drainage Utility System" of Chapter 82 "Utilities" to add Division 2, "Municipal Drainage Utility Schedule of Drainage Charges" establishing a municipal drainage utility system fee; and providing a schedule of drainage charges. *(Staff Contact: Kevin Hennessey, Director of Finance)*
- F. Consider and take possible action on an ordinance amending the Code of Ordinances by amending Chapter 82 "Utilities" to add Article VII "Municipal Drainage Utility System" Division 1 "Creation and Administration" to establish a Municipal Drainage Utility System; and providing for a drainage service, billing, exemptions, drainage charges, and appeals. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- G. Consider and take possible action on an ordinance amending the Code of Ordinances by amending Article VII "Municipal Drainage Utility System" of Chapter 82 "Utilities" to add Division 2, "Municipal Drainage Utility Schedule of Drainage Charges" establishing a municipal drainage utility system fee; and providing a schedule of drainage charges. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- H. Consider and take possible action on an ordinance adopting the budget for Fiscal Year 2026-2027 beginning October 1, 2026, and terminating September 30, 2027, and making appropriations for each fund; repealing conflicting ordinances; providing a severability 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 \$991,712, which is a 2.12 percent increase, and of that amount \$543,173 is tax revenue to be raised from new property added to the tax roll this year. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- I. Consider and take possible action on an ordinance levying the ad valorem property tax of the City of Burleson for Tax Year 2026 on all taxable property within the corporate limits of the city on January 1, 2026, and adopting a tax rate of \$0.7298 per \$100 of valuation for Tax Year 2026; 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 severability 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 does not exceed the no-new-revenue tax rate. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- J. Consider and take possible action of an ordinance providing a Fiscal Year 2026-2027 schedule of fees for various City of Burleson services. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- K. Consider and take possible action of an ordinance providing Fiscal Year 2026-2027 rates for water and wastewater service. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- L. Consider and take possible action on an ordinance providing Fiscal Year 2026-2027 rates for collection and disposal of residential and non-residential solid waste, recyclables, and trash. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*
- M. Consider and take possible action on an ordinance adopting the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-27 to 2030-31. *(First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)*

- N. 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 2026-2027. (*Staff Contact: Kevin Hennessey, Director of Finance*)
- O. 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 2026-2027. (*Staff Contact: Kevin Hennessey, Director of Finance*)

7. DEVELOPMENT APPLICATIONS

- A. 449 E Renfro St/217 Village Creek Pkwy (ZC26-004): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 2.315 acres of land from PD, Planned Development to SP, Site Plan District, with an underlying zoning district of GR, General Retail with the additional use of Auto Laundry/Car Wash generally located at 449 E Renfro St/217 Village Creek Pkwy. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 4-1)

8. GENERAL

- A. Consider and take possible action on a resolution regarding the Central Appraisal District of Johnson County's Building Acquisition Proposal to purchase a building for use as its office. (*Staff Contact: Harlan Jefferson, Deputy City Manager*)
- B. Consider and take possible action on a resolution casting the City of Burleson's vote in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees 2026 Election. (*Staff Contact: Janalea Hembree, Director of Strategy and Innovation*)
- C. Consider and take possible action on a resolution authorizing a joint agreement for administration of community development block grant with Tarrant County. (*Staff Contact: Janalea Hembree, Director of Strategy and Innovation*)

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 the purchase, exchange, lease, or value of real property in Johnson County for park purposes
 - Lott v. City of Burleson, Texas*, Original Petition and Application for Writ of Mandamus, in the District Court, ____ Judicial District, Johnson County, Texas
 - Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
 - Economic Development Agreement between Windmill Properties, LLC, and the City of Burleson, Texas
- 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 in Johnson County for park purposes 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

-Project Polka

-Project Paris

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 27th of August 2026, 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 (\$301,997 for tax year 2025, \$297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is \$2,180, the City's portion of the property tax bill for the upcoming fiscal year (FY26-27) for the same property if the proposed budget is adopted is estimated to be \$2,151, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) 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 \$2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).***

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 (\$301,997 for tax year 2025, \$297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is \$2,180, the City's portion of the property tax bill for the upcoming fiscal

*year (FY26-27) for the same property if the proposed budget is adopted is estimated to be \$2,175, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) 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 \$2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).****

**The figures used in the statements are based on information received from the Johnson County Central Appraisal District and Tarrant Appraisal District.*

***The figures used in this statement are based on the city manager's proposed budget filed with the city secretary.*

****The figures used in this statement are based on the tax rate proposed by the city council on August 10, 2026.*

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.