THE CITY OF BURLESON TEXAS

Regular Meeting Agenda

Monday, November 09, 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 - Jesse Shook, Pastor of Ovation Church in Burleson

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

B. Presentations

-Recognize the Parks and Recreation Department for achieving national accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA). *(Staff Presenter: Allison Smith, Deputy Director of Parks and Recreation)*

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A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.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 October 19, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

B. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation adoption of a resolution authorizing dedication of a variable width right-of-way and associated utility easement to United Electric Cooperative Services, Inc. for electrical facilities associated with the Hooper Business Park Detention Pond project (DV2201). (*Staff Contact: Randy Morrison, PE, Director of Capital Engineering*)

C. Consider and take possible action on amending Council Policy #40 City Boards, Commissions, & Committees Appointment Process by adding a statement of preference for members to only serve on one board if possible. *(Staff Contact: Amanda Campos, City Secretary)*

D. Consider and take possible action on a minute order adopting the 2027 Council Meeting Calendar. *(Staff Contact: Amanda Campos, City Secretary)*

E. Consider and take possible action on an Ordinance amending Chapter 10 Buildings and Building Regulations, Art. II, Division 3 Building Codes and Standard Board, Appendix B, Art. I, Chapter 11 Board of Adjustments, and Chapter 6 Animal Care and Control, Section 6-16 Animal Shelter Advisory Committee. (First Reading) (*Staff Contact: Amanda Campos, City Secretary)*

F. Consider and take possible action on an amended Council Policy 36 delegating authority for determining construction procurement methods under Chapter 2269 of the Texas Government Code and making other minor amendments. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*

G. Consider and take possible action on a minute order authorizing the expenditure to Taylor, Olson, Adkins, Sralla, & Elam, LLP, for legal services in the amount of $300,000. *(Staff Contact: Matt Ribitzki, Senior Deputy City Attorney/Director of Legal Services)*

H. Consider and take possible action on a resolution establishing the City Council's priorities for the 90th Legislative Session. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

I. Consider and take possible action on an ordinance amending Chapter 14, "Businesses", of the Code of the Ordinances by amending various sections of Article XII "Short -Term Rental

Registration" to provide for new definitions, to provide that the hotel occupancy tax ordinance be satisfied to receive a short-term rental permit or any renewal, to provide that any short-term rental permit may be denied or revoked for failure to comply with the hotel occupancy ordinance, and to provide that short-term rentals must collect and remit tax pursuant to the City's hotel occupancy tax ordinance. *(Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

J. Consider and take possible action on an ordinance amending Article II, "Hotel Occupancy Tax" of Chapter 74, "Taxation", of the Code of Ordinances by amending the definitions in the chapter, to provide additional language regarding remittance, to provide that the city manager may request additional documentation for reports, to provide additional remedies to the city for violations and imposing interest and penalties for late payments, to provide language making it a misdemeanor offense to violate the chapter, to provide language specifying the city's use of tax monies received and requiring the city maintain certain books and accounts, and to provide collection procedures upon the sale of a hotel. *(Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

K. *C*onsider and take possible action on a 3rd amendment to the 1445 Agreement *(i.e. subdivision platting ILA)* with Johnson County (CSO# 6135-05-2026) for platting authority within the city's extraterritorial jurisdiction (ETJ). *(Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)*

L. Consider and take possible action on an amendment to the City of Burleson Wholesale Water Contract (CSO#6286-07-2010) between the City of Fort Worth and the City of Burleson to allow the City of Burleson to construct a portion of the proposed Southside II Transmission Main Extension Project with the Stone Rd. / Village Creek Parkway Widening and Reconstruction Project (ST2309). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

M. 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)*

N. Consider and take possible action on a minute order appointing Errick Thompson, Director of Public Works, as voting member and Michelle McCullough, Deputy Director of Development Services and City Engineer, as alternate member of the City of Fort Worth's Wholesale Water and Wastewater Customer Advisory Committee for fiscal year 2027. *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

O. Consider and take possible action on a Cooperative Purchasing Agreement with Rush Truck Centers through The BuyBoard Purchasing Cooperative (Contract #724-23) for the purchase of two replacement vehicles in the amount of $177,471.60. *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

P. Consider and take possible action on Repeal of City Ordinance Division 4 "Public Safety Communications Department" to Article III "Departments" of Chapter 2 "Administration", comprised of Section 2-121 Department Created (Public Safety Communications Department) and 2-122 through 2-140 (Reserved). (First Reading) (*Staff Contact: Billy Cordell, Chief of Police*)

Q. Consider and take possible action on a purchasing agreement with Solid Border for maintenance and support of Palo Alto security appliance in the amount of $214,742.50 *(Staff Contact: Hugo Rodriguez, Deputy Chief Technology Officer)*

R. Consider and take possible action on an interlocal agreement between the City of Burleson and the North Central Texas Council of Governments for the 2027 orthophotography (aerials) in the amount of $2,073.09 *(Staff Contact: Hugo Rodriguez, Deputy Chief Technology Officer)*

S. Consider and take possible action on a Letter of No Objection (LONO) for an encroachment on easement with Atmos Energy for the Hidden Creek Softball Complex Demolition Project (PC2605). (*Staff Contact: Randy Morrison, PE, Director of Capital Engineering*)

T. Consider and take possible action on Change Order Number 12 with 2L Construction, LLC for construction services on the Old Town – Ellison Parking and Street Realignment with Annex 3 Site (CSO# 5395-02-2024) in the amount of $60,548.80 for a total contract amount of $3,162,516.54 (Project 21PW02). *(Staff Contact: Randy Morrison, Director of Capital Engineering)*

U. Consider and take possible action on the Fifth Amendment to the Professional Services Agreement (CSO#1734-05-2021) with Teague Nall and Perkins, Inc. for the Intersection Improvements at SW Alsbury Blvd. at NW John Jones Dr. project in the amount of $46,170 for a total design cost of $317,070 (Project 197409). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

V. ETJ Release Petition for 1699 FM 731 (SE John Jones Drive) (REL26-002): Consider and take possible action on a resolution granting a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 19.58 acres of land addressed 1699 FM 731 (John Jones Drive). *(Staff Contact: Tony McIlwain, Development Services Director)* (No Planning and Zoning Commission action was required for this item)

W. Consider and take possible action on an ordinance ratifying the approval of an amended and restated real estate contract (CSO#6297-10-2026) for the purchase of city owned property located at 112 SE Gardens Boulevard, Burleson, Texas in the amount of $500,000 dollars. (First Reading) (*Staff Contact*: Alex *Philips, Director of Economic Development)*

X. Consider and take possible action on an ordinance ratifying the approval of an amended and restated Performance Agreement (CSO#6298-10-2026) between the City of Burleson and BTX Flex, LLC, Inc. for a commercial flex development located at 112 SE Gardens Boulevard in Burleson, Texas. (First Reading) *(Staff Contact: Alex Philips, Director of Economic Development)*

6. DEVELOPMENT APPLICATIONS

A. 114 W. Ellison Street (CSP26-015): Consider and take possible action on a resolution for a Commercial Site Plan with waivers to landscaping and building setback. *(Staff Contact: Tony D. McIlwain, Development Services Director*) *(The Old Town Design Standards Review Committee recommended approval by a vote of 7 to 0) (The Planning and Zoning Commission recommended approval by a vote of 6 to 0)*

7. GENERAL

A. Receive a report, hold a discussion, and provide staff direction on parking at Chisenhall Fields and consider and take possible action on an ordinance amending Article II "Parking" of Chapter 78 "Traffic and Vehicles" of the Code of Ordinances by adding section 78-55 "Standing, Stopping, or Parking Prohibited in Fire Lane," making it unlawful to park in a fire lane. (First Reading) *(Staff Contact: Eric Oscarson, Deputy City Manager)*

B. Consider and take possible action on a resolution authorizing Amendment 2 to the City of Burleson Wholesale Wastewater Contract (CSO#687-08-2017) between the City of Fort Worth and the City of Burleson, and authorizing the city manager to remit payment to the City of Fort Worth in the amount of $3,320,645.57 for the purchase of increased wastewater capacity in the Village Creek Main 257, Part 2B wastewater transmission line. *(Staff Contact: Michelle McCullough, PE, City Engineer)*

8. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction on proposed projects to submit for FY28 Federal Earmark funds. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

B. Receive a report, hold a discussion, and provide staff direction regarding the development of the Water and Wastewater Asset Management Plan. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

C. Receive a report, hold a discussion, and provide staff direction regarding street maintenance operations. *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

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 economic development agreement between Windmiller Properties, LLC, and the city of Burleson, Texas

-Receive a report and hold a discussion regarding the contract with the Burleson Youth Association for the operation of youth baseball leagues and tournaments at Chisenhall Fields Sports Complex

-Receive a report and hold a discussion regarding collection procedures on filed Hotel/Motel Occupancy Tax Reports with possible outstanding amounts owed under Chapter 74 of the Code of Ordinances

-Receive a report and hold a discussion regarding TMLIRP Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

C. Personnel Matters Pursuant to Section 551.074

-Conduct annual evaluation of the City Manager

-Conduct annual evaluation of the City Secretary

D. 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 Paris

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the **29th of October 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 ($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 statement 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 budget ordinance approved by the city council.*

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.