



Economic Development Corporation (Type A) Agenda

Monday, December 11, 2023
4:45 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the Board 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 Board. Each speaker will be allowed three minutes to speak.

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

3. **GENERAL**

A. Consider approval of the minutes from the November 13, 2023 Economic Development Corporation (Type A) meeting. (*Staff Contact: Amanda Campos, City Secretary*)

B. Consider approval of resolution 4A12112023ChisholmSummitLakewoodDr authorizing the reimbursement of R.A. Development, Ltd., for costs associated with installation of pedestrian and street lighting along Lakewood Drive pursuant to an existing Chapter 380 and Economic Development and Performance Agreement in the amount of \$599,413.50. (*Staff Presenter: Errick Thompson, Director of Public Works & Engineering*)

4. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

5. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board 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.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

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

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

6. **ADJOURNMENT**

CERTIFICATE

I hereby certify that the above agenda was posted on this the 6th of December 2023, by 5:30 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

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.

Economic Development Corporation (Type A)

DEPARTMENT: City Secretary's Office
FROM: Amanda Campos, City Secretary
MEETING: December 11, 2023

SUBJECT:

Consider approval of the minutes from the November 13, 2023 Economic Development Corporation (Type A) meeting. (*Staff Contact: Amanda Campos, City Secretary*)

SUMMARY:

The Burleson 4A Economic Development Corporation Board duly and legally met on November 13, 2023.

RECOMMENDATION:

- 1) Board may approve the minutes as presented or approve with amendments.

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Amanda Campos, TRMC
Deputy City Secretary
acampos@burlesontx.com
817-426-9665

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
November 13, 2023
DRAFT MINUTES

BOARD MEMBERS PRESENT:

Phil Anderson, Place 2
 Ronnie Johnson, Place 4
 Larry Scott, Place 1
 Dan McClendon, President, Place 3
 Adam Russell, Place 5

BOARD MEMBERS ABSENT:

Staff present:

Tommy Ludwig, City Manager
 Amanda Campos, City Secretary
 Monica Solko, Deputy City Secretary
 Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 4:15 P.M.

President Dan McClendon called the meeting to order. **Time: 4:15 P.M.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

- A. Consider approval of the minutes from the October 2, 2023 Economic Development Corporation (Type A) meeting. (Staff Contact: Amanda Campos, City Secretary)**

Motion by Ronnie Johnson and seconded by Adam Russell to approve.

Motion passed 5-0.

- B. Resolution 4A111323ChishomSummit HooperPark, requesting the City Council pass an intention to reimburse resolution that includes an amount not to exceed \$1,650,000 for capital projects related to Chisholm Summit roadway infrastructure and industrial business park capital improvements. (Staff Presenter: John Butkus, Finance Director)**

John Butkus, Finance Director, presented a resolution to the board.

Motion by Adam Russell and seconded by Larry Scott to approve.

Motion passed 5-0.

- C. Resolution 4A11132023NationalDCP a Performance Agreement between the Burleson 4A Economic Development Corporation and National DCP, LLC for an 85,000 cold storage facility located at 3005 S. Interstate 35W in Highpoint East Business Park in Burleson, Texas. (Staff Presenter: Alex Philips, Economic Development Director)**

Alex Philips, Economic Development Director, presented a resolution to the board.

Motion by Phil Anderson and seconded by Ronnie Johnson to approve.

Motion passed 5-0.

- D. Resolution 4A11132023ChisholmSummitLakewoodDr authorizing the reimbursement of R.A. Development, Ltd., for costs associated with burying United Cooperative Services existing overhead electric lines along Lakewood Drive pursuant to an existing Chapter 380 and Economic Development and Performance Agreement in an amount not to exceed \$669,139.33. (Staff Presenter: Errick Thompson, Director of Public Works & Engineering)**

Errick Thompson, Director of Public works and Engineering, presented a resolution to the board.

Motion by Ronnie Johnson and seconded by Adam Russell to approve.

Motion passed 5-0.

4. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion and provide staff direction regarding landscaping along Lakewood Drive. (Staff Presenter: Errick Thompson, Director of Public Works & Engineering)**

The board opted to hear the discussion with the entire council.

5. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

6. RECESS INTO EXECUTIVE SESSION

- A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**
- 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

- No executive session needed.

7. ADJOURN

There being no further discussion President Dan McClendon adjourned the meeting.
Time: 4:34 P.M.

Monica Solko
Deputy City Secretary

Economic Development Corporation (Type A)

DEPARTMENT: Public Works & Engineering

FROM: Errick Thompson, Director

MEETING: December 11, 2023

SUBJECT:

Consider approval of resolution 4A12112023ChisholmSummitLakewoodDr authorizing the reimbursement of R.A. Development, Ltd., for costs associated with installation of pedestrian and street lighting along Lakewood Drive pursuant to an existing Chapter 380 and Economic Development and Performance Agreement in the amount of \$599,413.50. (*Staff Presenter: Errick Thompson, Director of Public Works & Engineering*)

SUMMARY:

On June 7, 2021, the City Council approved a Chapter 380 and Economic Development and Performance Agreement (Agreement). Per the agreement, the Developer is responsible for designing and constructing Lakewood Drive, which is currently under construction. Parkway and pedestrian street lighting along Lakewood Drive is planned as part of the project.

Once the existing electric lines have been buried, UCS plans to begin installation of the pedestrian and parkway lighting for Lakewood from CR 1020 to FM 1902. A photometric analysis was performed to determine the optimal spacing for both pedestrian and street lighting. A photometric analysis provides guidance on the optimal number and spacing of poles based on the equipment available. The design includes a total of 121 lights consisting of 43 street light poles and 52 antique Washington pedestrian poles. The City's estimated cost of electricity per year is approximately \$2,200 based on the current UCS rates.

The total budget for burying existing overhead electric lines and installation of new infrastructure is \$3.5M with \$1.0M for burying the existing lines and \$2.5M for new infrastructure. The cost to bury the existing overhead electric is \$669,139.33 and was approved on November 13, 2023. UCS will be installing the required infrastructure to support the pedestrian and street light infrastructure at their cost. As a result, the City's capital cost for installing new infrastructure along the project is \$599,413.50, well within the \$2.5M budgeted for new pedestrian and street lighting.

The City's total cost to bury existing electric lines and install new pedestrian and street lighting is \$1,268,552.83.

RECOMMENDATION:

Approve a resolution 4A12112023ChisholmSummitLakewoodDr authorizing the reimbursement of R.A. Development, Ltd., for costs associated with installation United Cooperative Services pedestrian and street lighting along Lakewood Drive pursuant to an existing Chapter 380 and Economic Development and Performance Agreement in an amount not to exceed \$599,413.50

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

September 20, 2021 – Economic Development Corporation Board (EDCB) – Type A

- Reimbursement resolution to R.A. Development, Ltd. for roadway design costs
- Design Contract with Kimley Horn Associates for design review of Lakewood Drive

September 20, 2021 – City Council

- Reimbursement resolution to R.A. Development, Ltd. for sewer design costs and ratification of EDCB action on the reimbursement resolution to R.A. Development, Ltd. for roadway design costs
- Design Contract with Kimley Horn Associates for design review of Lakewood Drive and sanitary sewer facilities
- Ratification of EDCB action on the design contract with Kimley Horn Associates for design review of Lakewood Drive

October 3, 2022 – Economic Development Corporation Board (EDCB) – Type A

Reimbursement resolution to R.A. Development, Ltd. for roadway construction costs

October 3, 2022 – City Council

Reimbursement resolution to R.A. Development, Ltd. for roadway construction costs and ratification of EDCB action on the reimbursement resolution to R.A. Development, Ltd. for roadway construction costs

November 13, 2023 – Economic Development Corporation Board (EDCB) – Type A

Reimbursement resolution to bury existing UCS electric lines between CR 1020 and CR 1016.

November 13, 2023 – City Council

Minute order ratifying the 4A Economic Development Corporation Board's action

REFERENCE:

Resolution - 4A11132023ChisholmSummitLakewood

FISCAL IMPACT:

Budgeted Y/N: Y
Fund Name: 4A Bond Fund
Full Account #s: 4403101-70020
Amount: \$599,413.50
Project number: DV2303

STAFF CONTACT:

Errick Thompson, P.E. CFM®
Director of Public Works & Engineering
ethompson@burlesontx.com
817-426-9610

Lakewood Drive Pedestrian and Street Lighting

4A Economic Development Corporation Board
December 11, 2023





RA Development, Ltd

Item B.

Project Manager / Developer

Serves as project manager per 380 Agreement approved on June 7, 2021

Responsible for designing and constructing Lakewood Drive

Includes pedestrian and street lighting

4A Economic Development Corporation Board to reimburse RA Development, Ltd for costs associated with the construction of Lakewood Drive

Lakewood Drive

Item B.

4-lane divided roadway

10-foot shared path within parkway on both sides

Existing overhead electric lines to be buried from CR 1016 to CR 1020

Pedestrian and street lighting proposed from CR 1020 to FM 1902



Lakewood – currently under construction

Street Light Infrastructure

Item B.

Typical UCS Equipment



12 foot Antique Washington Light

Median



26 foot Standard Cobra Head

Intersections
where
appropriate



Typical switchgear / transformer



Item B.

Project Budget

Overall Budget for the 4A Economic Development Corp included
\$25M for Lakewood Drive

\$18M - Construction of Lakewood Drive (including
\$3M contingency)

**\$3.5M – Pedestrian/street lighting & burial of
overhead electric lines**

Item	Budget	Actual Cost
Bury existing overhead electric	\$1,000,000	\$669,139
New pedestrian and street lighting*	\$2,500,000	\$599,414
Total	\$3,500,000	\$1,268,553

*City's costs reduced as a result of UCS installation of infrastructure to support
new pedestrian and street lighting infrastructure

\$2.5M - Landscaping parkways and medians

EXAMPLE

Alsbury Blvd - Utilities buried as part of project
(Between Hulen Street and Candler Road)

Item B.



4A EDCB Requested Action



Approve a resolution authorizing the reimbursement of R.A. Development, Ltd. for costs associated with pedestrian and street lighting along Lakewood Drive in an amount not to exceed \$599,413.50.





Questions/Discussions

Errick Thompson

Director of Public Works & Engineering

817-426-9610

ethompson@burlesontx.com

**Burleson 4A Economic Development Corporation
RESOLUTION 4A12112023ChisholmSummitLakewoodDr**

WHEREAS, the Burleson 4A Economic Development Corporation (“BEDC”), known as the 4A Corporation, was incorporated and certified on October 5, 2000, under the authorization of the Development Corporation Act of 1979 (the “Act”); and

WHEREAS, the City of Burleson, Texas (“City”), R.A. Development, Ltd. (“Developer”), the Burleson 4A Economic Development Corporation (“BEDC”), and other parties entered into that certain Chapter 380 and Economic Development and Performance Agreement, for the development of Chisholm Summit and Hooper Business Park (the “Agreement”); and

WHEREAS, the Agreement calls for the Developer to construct certain road improvements and for the BEDC to reimburse Developer for the funds paid for the construction of such sewer improvements; and

WHEREAS, the Developer is ready to contract with United Cooperative Services (“UCS”), the electric service provider for the area, for UCS to construct parkway and pedestrian lighting along Lakewood Drive, consisting of 121 lights, 43 street light poles, and 52 antique Washington pedestrian poles (the “Improvements”); and

WHEREAS, the Agreement requires that the City Council approve all construction costs for any roadway improvements prior to reimbursement; and

WHEREAS, the Developer submitted to the City and BEDC an estimated cost of construction from UCS for the Improvements in the amount of \$599,413.50 (the “Estimated Construction Costs”); and

WHEREAS, the BEDC finds that the construction of the Improvements in accordance with the Construction Costs will further the purposes and findings set forth in the Agreement; and

WHEREAS, the BEDC desires to authorize to the City Manager to review the actual receipts and invoices received from the Developer for costs actually incurred in the construction of the Improvements and to reimburse the Developer in accordance with the Agreement in an amount not to exceed the Estimated Construction Costs; and

WHEREAS, the BEDC, after review, desires to approve the reimbursement of the Estimated Construction Costs for the Improvements to the Developer in accordance with the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1

The BEDC hereby approves the reimbursement of the Estimated Construction Costs for the Improvements to the Developer in accordance with the Agreement.

Section 2

The City Manager is authorized to reimburse the Developer for costs actually incurred in the construction of the Improvements and set forth in the Estimated Construction Costs. The reimbursement amount shall not exceed the Estimated Construction Costs. Since UCS is performing the construction work for the Improvements, the reimbursement shall be paid to Developer upon Developer providing proof of payment to UCS for the Improvements.

Section 3

The findings set forth above in the recitals of this resolution are incorporated into the body of this resolution as if fully set forth herein.

Section 4

It is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5

That the terms and provisions of this resolution shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this resolution shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this resolution and the remainder of such resolution shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 6

The BEDC hereby respectfully requests that the City Council of the City of Burleson ratify this resolution and actions of the BEDC. Accordingly, this resolution shall take effect immediately after such ratification.


DULY RESOLVED by the Burleson 4A Economic Development Corporation on
the _____ day of _____, 20____.

Dan McClendon, President
Burleson 4A Economic Development Corporation

ATTEST:

Amanda Campos, Secretary
Burleson 4A Economic Development Corporation

(Seal)

		INVOICE	
Mail ATTN: Accounting Department PO BOX 290 Stephenville, TX 76401			Work Order Number: 1955016
			Date: 11/03/23
			Void After: 01/02/24
Or Call: Member Services Department at: 817.556.4000 or 254.965.3153			
Attention: JUSTIN BOND 141 WEST RENFRO STREET BURLESON, TX		Physical: CITY OF BURLESON LAKEWOOD DRIVE BURLESON, TX Email: justin@radev.biz MMCCULLOUGH@BURLESONTX.COM	
GL - Cash Type	Description of Services	Amount	
107.20 - 11	CONTRIBUTIONS IN AID OF CONSTRUCTION <div>Account # - 60600-086</div> *STREET LIGHT INFRASTRUCTURE PAYMENT MUST BE RECEIVED BEFORE CONSTRUCTION WILL COMMENCE. PLEASE DIRECT QUESTIONS TO: <div>Wes Burton 817.782.8316</div> <div>wes@ucs.net</div>		\$599,413.50
	Sub-Total		\$599,413.50
236.50 - 236	Taxes 8.25%		\$0.00
			\$599,413.50
Please mail payments to the attention of: Accounting Department - Paula Cupps or Karen Hall PLEASE REFERENCE WO # ON PAYMENT AND RETURN A COPY OF INVOICE WITH PAYMENT			

***THE TERMS OF THIS INVOICE ARE VALID FOR SIXTY (60) DAYS
FROM THE INVOICE DATE***