



**Burleson Community Service  
Development Corporation Agenda**

Monday, April 20, 2026  
4:30 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 and take possible action on the minutes from the March 23, 2026 Community Services Corporation (Type B) Board meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

**B.** Consider and take possible action on a resolution amending the corporation's operating budget (Resolution4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757. *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*

**C.** Consider and take possible action on an amendment to Resolution 4B032326AmendAnnualBudget by amending the Capital Improvement Plan. *(Staff Contact: Randy Morrison, P.E., Director of Capital 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**

6. **ADJOURN**

**CERTIFICATE**

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I hereby certify that the above agenda was posted on this the 9th of April 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

**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.


**Community Service Development Corporation (Type B)**

**DEPARTMENT:** City Secretary’s Office  
**FROM:** Monica Solko, Deputy City Secretary  
**MEETING:** April 20, 2026

**SUBJECT:**

Consider and take possible action on the minutes from the March 23, 2026 Community Services Corporation (Type B) Board meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>High Performing City Organization</b>                      Providing Exceptional, People Focused Services</p>	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

**SUMMARY:**

The Burleson 4B Community Services Corporation Board duly and legally met on March 23, 2026 for a regular meeting.

**RECOMMENDATION:**

Board may approve the minutes as presented or approve with amendments.

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

N/A

**REFERENCE:**

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Monica Solko, TRMC  
Deputy City Secretary  
[msolko@burlesontx.com](mailto:msolko@burlesontx.com)  
817-426-9682

**BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION (4B)**  
**MARCH 23, 2026**  
**DRAFT MINUTES**

**Board Members Present:**

Phil Anderson  
 Chris Fletcher  
 Victoria Johnson  
 Dan McClendon, President

Joy Larabell  
 James Luckie

**Board Members Absent:**

Antony Cognasi

**Staff Present:**

Tommy Ludwig, City Manager  
 Harlan Jefferson, Deputy City Manager  
 Eric Oscarson, Deputy City Manager  
 Amanda Campos, City Secretary  
 Monica Solko, Deputy City Secretary  
 Matt Ribitzki, Deputy City Attorney

**1. CALL TO ORDER – Time: 4:45 p.m.**

President Dan McClendon called the meeting to order. **Time: 4:45 p.m.**

**2. CITIZEN APPEARANCE**

- No speakers.

**3. GENERAL****A. Minutes from the February 16, 2026 Community Services Corporation (Type B) Board meeting. (Staff Contact: Lisandra Leal, Assistant City Secretary)**

Motion was made by Victoria Johnson and seconded by Chris Fletcher to approve.

Motion passed 6-0, with Antony Cognasi absent.

**B. 4B032320262ndAmendAnnualBudget, resolution amending Resolution 4B102025AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented a resolution to the board.

Motion was made by Victoria Johnson and seconded by Chris Fletcher to approve.

Motion passed 6-0, with Antony Cognasi absent.

- C. 4B032320264thAmendmAnnualBudget, resolution amending the corporation's operating budget (Resolution4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the amount of \$28,000, and by increasing anticipated revenues by \$28,000. (Staff Contact: Kevin Hennessey, Deputy Director of Finance)**

Kevin Hennessey, Deputy Director of Finance, presented a resolution to the board.

Motion was made by Chris Fletcher and seconded by Victoria Johnson to approve.

Motion passed 6-0, with Antony Cognasi absent.

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

- None.

#### **5. RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene into Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

##### **A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071.**

- No Executive Session needed.

#### **6. ADJOURN**

There being no further discussion President Dan McClendon adjourned the meeting.

**Time: 4:55 p.m.**

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Monica Solko  
Deputy City Secretary


**Community Service Development Corporation (Type B)**

**DEPARTMENT:** Finance  
**FROM:** Kevin Hennessey, Deputy Director of Finance  
**MEETING:** April 20, 2026

**SUBJECT:**

Consider and take possible action on a resolution amending the corporation’s operating budget (Resolution4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757. (*Staff Contact: Kevin Hennessey, Deputy Director of Finance*)

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>High Performing City Organization</b> Providing Exceptional, People Focused Services</p>	<p>1.4 Be a responsible steward of the city’s financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.</p>

**SUMMARY:**

Amending the City budget for the Fiscal Year 2025-2026 to accommodate a contract for Bartlett Park Soccer Complex concession management; appropriating start up costs in the newly established Bartlett Park Soccer Complex Fund (\$260,757), and the 4B Fund supporting these new costs; transfer to the Bartlett Park Soccer Complex Fund (\$95,607), establishing working capital for SFC (\$100,000).

**RECOMMENDATION:**

Approve the ordinance amending the City budget for Fiscal Year 2025-2026 by increasing anticipated revenues and appropriations in various funds.

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

On August 18, 2025, the 4B Board approved the budget and Capital Improvement Plan.

On September 2, 2025, the City Council held a public hearing and conducted the first reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On September 8, 2025, the City Council approved the second reading of the City's 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the 4B Board approved an amendment to the annual operating and five-year Capital Improvement Plan (CIP).

On October 20, 2025, the City Council approved a budget amendment.

On December 15, 2025, the 4B Board approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On December 15, 2025, the City Council approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On February 16, 2026, the 4B Board approved an amendment to the annual operating budget.

On February 16, 2026, the City Council approved a budget amendment.

On March 23, 2026, the 4B Board approved an amendment to the annual operating budget and five-year Capital Improvement Plan (CIP).

On March 23, 2026, the City Council approved a budget amendment and five-year Capital Improvement Plan (CIP).

**REFERENCE:**

CSO#5910-09-2025

**FISCAL IMPACT:**

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
<b>Total Impact</b>	<b>260,757</b>	<b>456,364</b>

**STAFF CONTACT:**

Kevin Hennessey  
Deputy Director of Finance  
[khennessey@burlesontx.com](mailto:khennessey@burlesontx.com)  
817-426-9648



# Fiscal Year 2025-2026 Mid-Year Budget Amendment

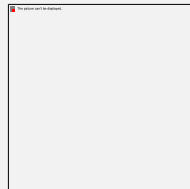
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PRESENTED TO THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION ON  
APRIL 20, 2026

# Overview



Total Fiscal Impact of the Budget Amendment



Purpose of the Budget Amendment by Fund



Fiscal Impact of the Budget Amendment by Fund

# Fiscal Impact of the Budget Amendment

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
<b>Total Impact</b>	<b>260,757</b>	<b>456,364</b>

## 4B Fund

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Bartlett Park SFC agreement needs for the new Bartlett Park Soccer Complex Fund - \$95,607

Bartlett Park SFC start up Working Capital - \$100,000

# 4B Fund

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Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer to Bartlett Park	-	95,607	Bartlett Park SFC set-up costs
Recreation	Transfer to Bartlett Park	-	100,000	Bartlett Park SFC Working Capital
	<b>Total Proposed Budget Amendment</b>	-	<b>195,607</b>	

Bartlett Park  
Soccer  
Complex Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	<b>Total Transfer from 4B</b>	<b>195,607</b>	<b>100,000</b>	

**City Field Operating Costs**

Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	<b>Total City Field Operating Costs</b>	<b>15,650</b>	<b>33,658</b>	

**SFC Concession Operating Costs**

Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale	-	27,225	SFC Operating Expenditures: F&B
	<b>Total SFC Concession Operating Costs</b>	<b>49,500</b>	<b>34,489</b>	

**SFC One-Time Set Costs**

Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	<b>Total SFC One-Time Set Costs</b>	<b>-</b>	<b>92,610</b>	

	<b>Total Proposed Budget Amendment</b>	<b>260,757</b>	<b>260,757</b>	
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# Bartlett Park Soccer Complex Fund

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Working capital is the funding set aside to keep operations running smoothly by covering expenses as they occur, even when revenues and expenses happen at different times- \$100,000

The City will take on responsibility for managing and scheduling the fields to support league play and tournaments. This includes routine operating costs such as maintenance, staffing, and coordination. These costs are partially offset by field use fees and tournament related revenue- \$33,658

# Bartlett Park Soccer Complex Fund

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SFC will operate the concession stands year-round, including outdoor pool season. Their operations are expected to generate revenue that helps offset their day-to-day costs, such as staffing, inventory, and supplies- \$34,489

To launch a quality concession experience, SFC is requesting an upfront investment in equipment and supplies. These are one-time costs to establish operations and deliver the level of service expected at the complex- \$92,610

# Bartlett Park Soccer Complex Fund

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## 4B Subsidy & Working Capital

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	<b>Total Transfer from 4B</b>	<b>195,607</b>	<b>100,000</b>	

# Bartlett Park Soccer Complex Fund

## City Field Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	<b>Total City Field Operating Costs</b>	<b>15,650</b>	<b>33,658</b>	

# Bartlett Park Soccer Complex Fund

## SFC Concession Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale		27,225	SFC Operating Expenditures: F&B
	<b>Total SFC Concession Operating Costs</b>	<b>49,500</b>	<b>34,489</b>	

# Bartlett Park Soccer Complex Fund

## SFC One-Time Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
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Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	<b>Total SFC One-Time Set Costs</b>	-	<b>92,610</b>	

Bartlett Park  
Soccer  
Complex Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	<b>Total Transfer from 4B</b>	<b>195,607</b>	<b>100,000</b>	

**City Field Operating Costs**

Recreation	Activity Fees	15,650	-	BTX League Revenue
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Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	<b>Total SFC One-Time Set Costs</b>	<b>-</b>	<b>92,610</b>	

	<b>Total Proposed Budget Amendment</b>	<b>260,757</b>	<b>260,757</b>	
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# Recommendation / Action Requested

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Move to approve a resolution requesting a Mid-Year Budget Amendment to increase in revenues of \$260,757, and an increase in appropriations totaling \$456,364 in various funds to accommodate operating needs for Fiscal Year 2025-2026.

# Questions / Comments

Item B.



# Appendix



## Total Revenue & Expenses - 5-Year Detail

Revenue	June-Sept. 2026	Year 1	Year 2	Year 3	Year 4	Year 5
Food & Beverage	\$49,500	\$82,500	\$86,625	\$90,956	\$95,504	\$100,279
<b>Total Revenue</b>	<b>\$49,500</b>	<b>\$82,500</b>	<b>\$86,625</b>	<b>\$90,956</b>	<b>\$95,504</b>	<b>\$100,279</b>
<b>Cost of Goods Sold</b>	<b>June-Sept. 2026</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Food & Beverage	\$27,225	\$45,375	\$47,644	\$50,026	\$52,527	\$55,154
<b>Total Cost of Goods Sold</b>	<b>\$27,225</b>	<b>\$45,375</b>	<b>\$47,644</b>	<b>\$50,026</b>	<b>\$52,527</b>	<b>\$55,154</b>
<b>Gross Margin</b>	<b>\$22,275</b>	<b>\$37,125</b>	<b>\$38,981</b>	<b>\$40,930</b>	<b>\$42,977</b>	<b>\$45,126</b>
<i>% of Revenue</i>	45%	45%	45%	45%	45%	45%
Facility Expenses	\$1,440	\$2,400	\$2,436	\$2,758	\$2,799	\$2,841
Operating Expense	\$2,730	\$4,550	\$4,676	\$4,807	\$4,943	\$5,084
Management Payroll	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes/Benefits/Bonus	\$3,094	\$5,156	\$5,414	\$5,685	\$5,969	\$6,267
<b>Total Operating Expenses</b>	<b>\$7,264</b>	<b>\$12,106</b>	<b>\$12,526</b>	<b>\$13,250</b>	<b>\$13,711</b>	<b>\$14,192</b>
<b>EBITDA</b>	<b>\$15,011</b>	<b>\$25,019</b>	<b>\$26,455</b>	<b>\$27,681</b>	<b>\$29,266</b>	<b>\$30,933</b>
<i>% of Revenue</i>	30.3%	30.3%	30.5%	30.4%	30.6%	30.8%
<i>F&amp;B Equipment &amp; Set Up Costs</i>	<i>(\$192,610)</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Total Net Income</b>	<b>(\$177,599)</b>	<b>\$25,019</b>	<b>\$26,455</b>	<b>\$27,681</b>	<b>\$29,266</b>	<b>\$30,933</b>

Burleson Community Service Development Corporation  
**Resolution \_\_\_\_\_**

**WHEREAS**, the Burleson Community Service Development Corporation, known as the “Type B Corporation”, was incorporated and certified in June 1993 under the authorization of the Development Corporation Act of 1979; and

**WHEREAS**, the City of Burleson, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, on August 18, 2025, the Board of Directors of the Type B Corporation (“Board”) approved a budget for Fiscal Year 2025-2026 in approving Resolution 4B081825AnnualBudget (the “Original Budget”); and

**WHEREAS**, the City Council of the City of Burleson later ratified the Type B Corporation’s action to approve the Original Budget; and

**WHEREAS**, on October 20, 2025, December 15, 2025, February 16, 2026, and March 23, 2026, the Board approved amendments to the Original Budget through resolutions (collectively with amendment the “Budget”); and

**WHEREAS**, the City Council of the City of Burleson later ratified the Type B Corporation’s actions to approve the Budget amendments; and

**WHEREAS**, the Board has reviewed a proposed amendment to the Budget attached hereto as Exhibit A and incorporated herein by reference for all purposes (the “Amended Budget”); and

**WHEREAS**, the Board finds that the Amended Budget sets forth the use of tax proceeds for the upcoming fiscal year, which includes promotional expenses, administrative expenses and other expenses that are incident to placing projects of the Type B Corporation into operation, costs of projects of the Type B Corporation, including payments of bonds or other obligations, and maintenance and operating expenses of projects of the Type B Corporation previously approved at an election; and

**WHEREAS**, the Board finds that the use of the tax proceeds as described in the Amended Budget meets the requirements of Sections 501.152 and 505.103 and Subchapter G of Chapter 505 of the Texas Local Government Code, specifically Sections 505.302 and 505.303; and

**WHEREAS**, the Board desires to approve the Amended Budget, and finds the Amended Budget will further the purposes of the Type B Corporation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION THAT:**

**Section 1.**

The Amended Budget is hereby adopted; and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases, and other expenditures as proposed in the Amended Budget. In addition to those amounts set forth in the Budget, the Type B Corporation authorizes the transfer or expenditure of Type B sales tax revenue in FY 2025-2026 for the following purposes set forth in the Amended Budget as set forth in the following funds below:

1. Increasing appropriations in the 4B Fund in the amount of \$195,607, and
2. Increasing appropriations in the Bartlett Park Soccer Complex Fund in the amount of \$260,757.

Additionally, the Type B Corporation anticipates an increase in revenues to the Bartlett Park Soccer Complex Fund in the amount of \$260,757.

**Section 2.**

The Type B Corporation respectfully requests that the City Council ratify this resolution.

**Section 3.**

The Secretary of the Type B Corporation is hereby directed to publish notice of this action following ratification by the City Council as required by law.

Passed and Approved and **SO RESOLVED** this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed:

Attest:

\_\_\_\_\_  
President of Type B Corporation

\_\_\_\_\_  
Secretary of the Type B Corporation

## Exhibit "A"

<b>Fund</b>	<b>Proposed Revenues</b>	<b>Proposed Expenditures</b>
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
<b>Total Impact</b>	<b>260,757</b>	<b>456,364</b>

**Community Service Development Corporation (Type B)**

**DEPARTMENT:** Capital Engineering


**FROM:** Randy Morrison, P.E., Director of Capital Engineering

**MEETING:** April 20, 2026

**SUBJECT:**

Consider approval of an amendment to Resolution 4B032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>Dynamic &amp; Preferred City</b> Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program</p>

**SUMMARY:**

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget. On September 2, 2025, the Council ratified the 4B budget. On September 8, 2025 the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025 and March 23, 2026, the Burleson Community Service Development Corporation and City Council adopted a resolutions to amend the City's FY 2026-2030 CIP. Since the latest amendment to the CIP, staff has prepared recommended updates to the CIP for Board approval.

**RECOMMENDATION:**

Staff recommends approval of a resolution amending the five-year Capital Improvement Plan.

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

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget.

On September 2, 2025, the Council ratified the 4B budget.

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Burleson Community Service Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP.

On March 23, 2026, the Burleson Community Service Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP.

**REFERENCE:**

Resolution 4B032326AmendAnnualBudget

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Randy Morrison, PE  
Director of Capital Engineering  
[rmorrison@burlesontx.com](mailto:rmorrison@burlesontx.com)  
817-426-9612



# FY 2026-2030 4B CIP Amendment

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PRESENTED TO THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION ON  
APRIL 20, 2026

# 4B Updates

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August 18, 2025 4B Corp  
Approved FY26 Annual  
Budget

September 2, 2025 City  
Council Ratified the 4B  
Budget

September 8, 2025 City  
Council FY26 Annual  
Budget and 5-YR CIP

October 20, 2025 & March  
23, 2026, 4B Corp and City  
Council Amended FY26  
Annual Budget and 5-YR  
CIP

# CIP Changes

## 5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
PC2605	Hidden Creek Softball Fields Demo	Added \$500k allocation in FY26 per City Council direction in order to initiate the project upon the completion of the Spring 2026 season.	Necessary

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# Proposed 4B CIP Update FY26 – FY30

# 4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2605	Hidden Creek Softball Fields Demo		\$500,000					\$500,000
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCk Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	<b>Total</b>	\$90,000	<del>\$890,376</del> \$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	<del>\$6,579,881</del> \$7,079,881

# FY26 Bond Issuance Project List

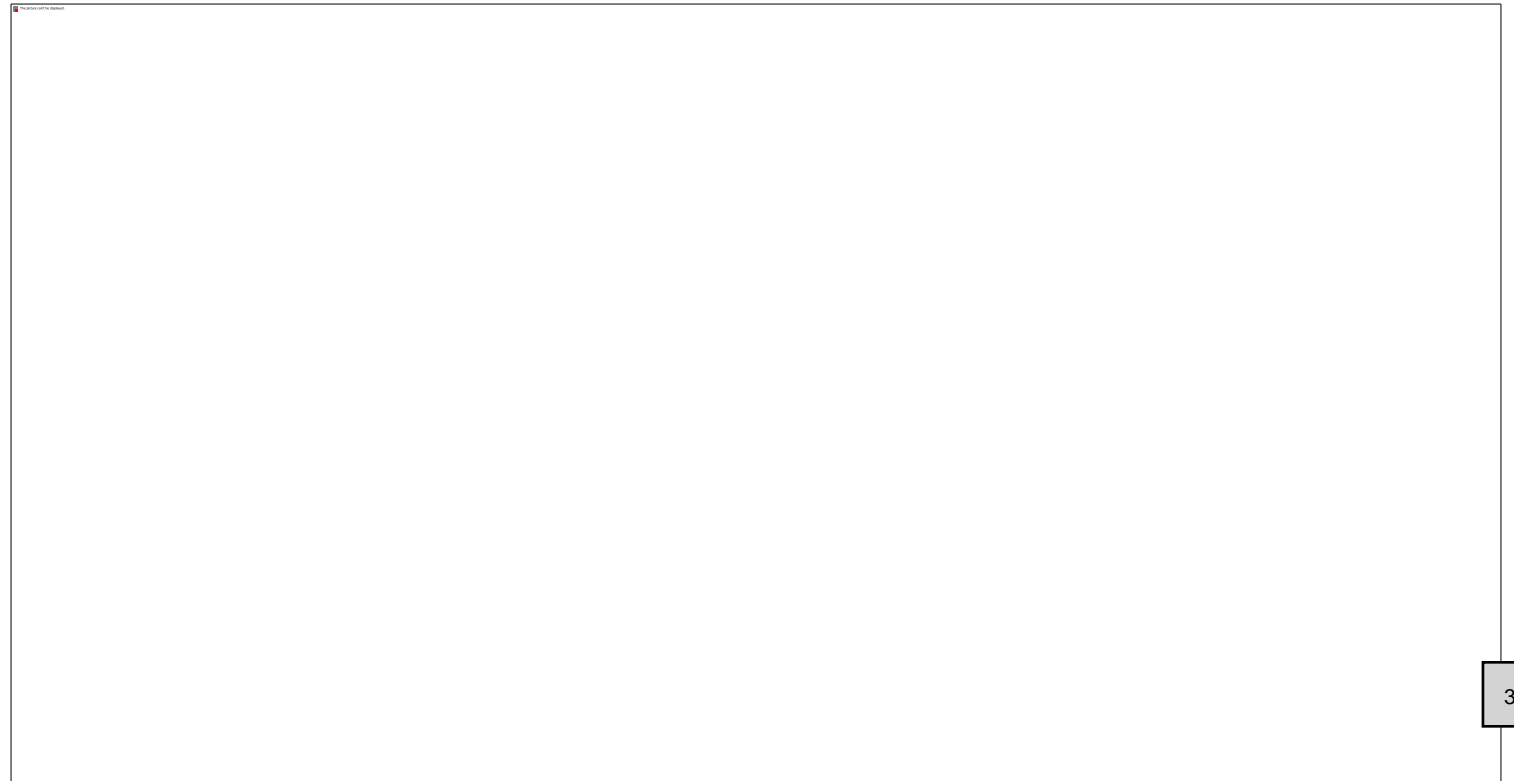
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## 4B Bonds

- Warren Park-Study - \$75,075
- Green Ribbon Phase 2- \$120,750
- Russell Farm – Master Plan - \$32,051
- Hidden Creek Softball Fields Demo - \$500,000
- Golf - \$262,500

# Board Considerations

**Consider and take possible action on a resolution amending the 4B five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.**



# Questions / Comments



**Burleson 4B Community Service Development Corporation  
RESOLUTION**

**WHEREAS**, the Burleson 4B Community Service Development Corporation, known as the “Type B Corporation”, incorporated and certified in June 1993, under the authorization of the Development Corporation Act of 1979; and

**WHEREAS**, on August 18, 2025, the Board of Directors (“Board”) of the Type B Corporation approved the budget for Fiscal Year 2025-2026 (the “Budget”) 4B081825AnnualBudget including the 5-year Capital Improvement Plan (CIP); and

**WHEREAS**, on October 20, 2025, the Board adopted Resolution 4B102025AmendAnnualBudget to amend the City’s Fiscal Year 2026-2030 Capital Improvement Plan; and

**WHEREAS**, on March 23, 2026, the Board adopted Resolution 4B032326AmendAnnualBudget to amend the City’s Fiscal Year 2026-2030 Capital Improvement Plan; and

**WHEREAS**, the Board desires to amend the 5-year Capital Improvement Plan (CIP) of the 4B Community Service Development Corporation for Fiscal Year 2026-2030, and finds the amendments to the CIP will further the purposes of the Type B Corporation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION THAT:**

**Section 1.**

The Type B Corporation approves the amendments to the five-year Capital Improvement Plan for Fiscal Year 2026-2030 attached as Exhibit A, attached hereto and incorporated herein by reference for all purposes.

**Section 2.**

The Type B Corporation respectfully requests that the City Council ratify this resolution.

PASSED, APPROVED, AND DULY RESOLVED by the Board, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

SIGNED:

ATTEST:

\_\_\_\_\_  
President of Type B Corporation

\_\_\_\_\_  
Secretary of the Type B Corporation

Attachments: Exhibit A

EXHIBIT A  
 RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

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	<b>Total</b>	\$90,000	\$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$7,079,881