THE CITY OF BURLESON TEXAS

Burleson 4A Economic Development Corporation Agenda

Monday, November 09, 2026
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 and take possible action on the minutes from the September 21, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

   B. Consider and take possible action on 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*)

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

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

Texas Government Code Section 551.043 requires a governmental body to include a taxpayer impact statement on each meeting notice at which the governmental body will discuss or adopt a budget; however, the corporation does not establish a tax rate for the City of Burleson or have the authority to do so. Therefore, information from the taxpayer impact statement provided by the City of Burleson is reproduced below:

*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.

THE CITY OF BURLESON TEXAS

Department Memo

Economic Development Corporation (Type A)

DEPARTMENT: **City Secretary's Office**

FROM: **Monica Solko, Deputy City Secretary**

MEETING: **November 9, 2026**

SUBJECT:

Consider and take possible action on the minutes from the September 21, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	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 4A Economic Development Corporation Board duly and legally met on September 21, 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
817-426-9682

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 21, 2026
DRAFT MINUTES

BOARD MEMBERS PRESENT:
Larry Scott, Place 1
Phil Anderson, Place 2
Dan McClendon, President, Place 3
Alexa Boedeker, Place 4
Adam Russell, Vice-President, Place 5

BOARD MEMBERS ABSENT:

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 – 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 August 17, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

Motion by Phil Anderson and seconded by Alexa Boedeker to approve.

Motion passed 5-0.

B. 4A09182026LandSwap9028CR1019, resolution authorizing a contract for a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. *(Staff Contact: Tony McIlwain, Development Services Director)*

Tony McIlwain, Development Services Director, presented a resolution authorizing a contract for a land exchange. The RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park. The Burleson 4A Economic Development Corporation approved a resolution

authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action. The zoning change to multifamily use was approved by Council on August 17. This item represents the last step in the land swap process. The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The city would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019. Staff recommends approval of the resolution authorizing the land exchange.

Motion by Alexa Boedeker and seconded by Phil Anderson to approve.

Motion passed 5-0.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation 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**

No executive session.

6. ADJOURNMENT

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

Time: 4:49 P.M.

_____

Monica Solko
Deputy City Secretary

THE CITY OF BURLESON TEXAS

Department Memo

Economic Development Corporation (Type A)

DEPARTMENT: **Capital Engineering**

FROM: **Randall Morrison, PE, Director of Capital Engineering**

MEETING: **November 9, 2026**

SUBJECT:

Consider and take possible action on 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*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The City is completing the Hooper Business Park improvements and coordinating the remaining electrical service required for the project and associated water well and irrigation facilities.

United Cooperative Services (UCS) requires a utility easement across property associated with the Hooper Business Park before UCS can complete the electrical service. UCS has provided its required Utility Easement and Right-of-Way document and has staked the proposed easement alignment in the field.

CWC Land & Survey, LLC is preparing the legal description and survey exhibit that will be attached to the UCS easement as Exhibit A. Upon approval and execution of the easement, the completed easement documents will be provided to UCS so the remaining electrical service work can proceed.

RECOMMENDATION:

Consider and take possible action on 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).

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

None

REFERENCE:

None

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A
Account Number(s): N/A
Fund: N/A
Account Description: N/A
Procurement Method: N/A

STAFF CONTACT:

Randall Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

THE CITY OF BURLESON TEXAS

Hooper Business Park Detention Pond

UCS Utility Easement

Presented to the Burleson 4A Economic Development Corporation on November 9, 2026

Background

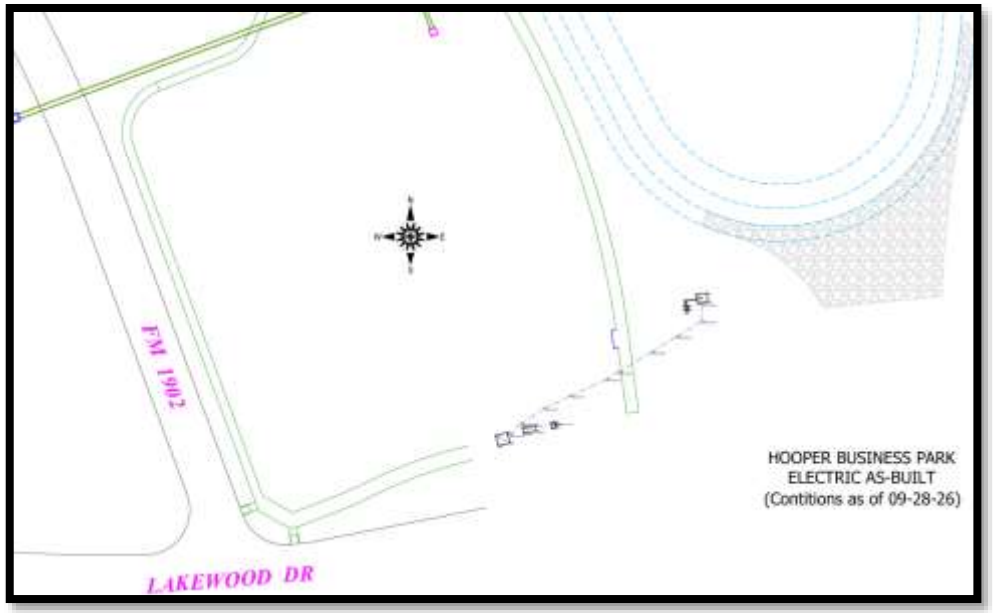
- Hooper Business Park improvements are nearing completion.
- Remaining work includes coordination of electrical service for the water well and related irrigation infrastructure.
- United Cooperative Services (UCS) requires a utility easement before completing the electrical service.



UCS Easement

- The easement will allow UCS to install, operate, maintain, repair, and replace its electrical facilities.
- The easement limits will be defined by the survey and legal description prepared by CWC Land & Survey.
- Execution of the easement is required before UCS will issue its final invoice and proceed with the remaining electrical service work.





Action Requested

Consider and take possible action on 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 project (DV2201).

Questions / Discussion

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

Burleson 4A Economic Development Corporation
RESOLUTION

WHEREAS, the Burleson 4A Economic Development Corporation, known as the "Type A Corporation", incorporated and certified on October 5, 2000, under the authorization of the Development Corporation Act of 1979; and

WHEREAS, the City is completing the Hooper Business Park Detention Pond (the "Project"), including coordination of the remaining electrical service necessary to support project-related water well and irrigation infrastructure; and

WHEREAS, United Electric Cooperative Services, Inc. ("United") requires a utility easement and right-of-way for the placement, construction, operation, maintenance, repair, replacement, and related access to electrical facilities serving the Project; and

WHEREAS, the proposed easement is located across portions of Lot 3, Block 2 and Lot 4, Block 2, Hooper Business Park, as recorded in Instrument No. 2025-174, Plat Records of Johnson County, Texas, and is more particularly described and depicted in Exhibit A attached hereto and incorporated herein for all purposes; and

WHEREAS, the Board finds that approval of the proposed Utility Easement and Right-of-Way is necessary to facilitate electrical service for the Project, serves a public purpose, and will further the purposes of the Type A Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1.

The Type A Corporation approves the dedication of a Utility Easement and Right-of-Way to United Electric Cooperative Services, Inc. over the property more particularly described and depicted in Exhibit A, for the installation, operation, maintenance, repair, replacement, and related access to electrical facilities serving the Hooper Business Park Project.

Section 2.

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

Section 3.

The City Manager, or designee, is authorized to take all actions necessary to effectuate the easement approved by this Resolution, including coordinating execution and recordation of the easement instrument by the appropriate grantor, and to execute any related documents on behalf of the City, subject to review and approval as to form by the City Attorney.

Section 4.

This Resolution shall take effect immediately upon its adoption, and it is so resolved.

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

SIGNED:

_____
President of Type A Corporation

ATTEST:

_____
Secretary of the Type A Corporation

Attachments:
Exhibit A