
Live Stream at <https://www.burlesontx.com/watchlive>

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. CALL TO ORDER

Invocation - Bob Massey, Retired Burleson Pastor

Pledge of Allegiance to the US Flag

Texas Pledge:

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible

2. PUBLIC PRESENTATIONS

A. Proclamations

B. Presentations

- Receive a report to recognize the selected Employee of the Quarter for the 4th Quarter of 2025 and the Employee of the Year for 2025. (Staff Contact: Wanda Bullard, Deputy Director of Human Resources)

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A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.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 December 15, 2025 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*
- B. Consider and take possible action on a resolution approving the annual report for Old Town right-of-way use agreements and city-wide public parking and public sidewalk agreements. *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- C. Consider and take possible action on a resolution to request authorizing sponsorship of the proposed public events for calendar year 2026 in accordance with Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*
- D. Consider and take possible action on a grazing lease for Russell Farm with Bryan Voegelé for one (1) year, with four (4) automatic renewals in the amount of \$500. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*
- E. Consider and take possible action on a change order to a construction contract (CON#168-08-2025) with Pipe Crew LLC, for the Waterline Replacement and Upsizing (Taco Casa) Project in the amount of \$13,667.60 for a revised total contract amount of \$106,892.60 (Project WA2506). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
- F. Consider and take possible action on a resolution to reject all bids received in response to ITB 2025-017 (Project 197409). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

6. **DEVELOPMENT APPLICATIONS**

- A. 2245 SW Wilshire Blvd (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. (First and Final Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended approval 8-0)
- B. 1500 CR 602, Voluntary Annexation (Case 25-260): Hold a public hearing and consider and take possible action on an ordinance for the voluntary annexation of approximately 80.122

acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 1500 CR 602. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (No Planning and Zoning Commission action was required for this item)

- C. 1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. (First and Final Reading) (*Staff Contact: Tony D. McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended disapproval 8-0)

7. GENERAL

- A. Hold a public hearing and consider and take possible action on an ordinance amending ordinances CSO#1215-12-2019 and CSO#200-06-2022, to modify the Preliminary Plat, Final Plat, and Replat policies; selecting the Development Assistance Committee as the approval body for Preliminary Plats, Final Plats, and Replats. (First Reading) (*Staff Contact: Tony D. McIlwain, Development Services Director*)
- B. Consider and take possible action on a Resolution ordering the May 2, 2026 General Election, electing the Mayor, Place 2, Place 4, and Place 6. (*Staff Contact: Amanda Campos, City Secretary*)
- C. Consider and take possible action on a Joint Election Resolution with the Burleson Independent School District for the May 2, 2026 General Election. (*Staff Contact: Amanda Campos, City Secretary*)
- D. Consider and take possible action on an interlocal agreement with Johnson County for the use of the Johnson County Sub-Courthouse located at 247 Elk Dr, Room 212, for the May 2, 2026 General Election, as the polling location. (*Staff Contact: Amanda Campos, City Secretary*)

8. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion, and provide staff direction on an overview of the 2025 Mosquito Season. (*Staff Contact: Errick Thompson, Director of Public Works*)
- B. Receive a report, hold a discussion, and provide staff direction on a proposed Neighborhood Empowerment Zone incentive policy. (*Staff Contact: Tony D. McIlwain, Development Services Director*)
- C. Receive a report, hold a discussion and provide staff direction regarding plaza maintenance. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

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 City's interlocal agreement with Johnson County with an effective date on or about November 15, 2019, regarding jurisdiction of plat approval in the City's ETJ
 - Receive a report and hold a discussion regarding a potential development agreement with a property owner of approximately 138 acres in Johnson County, Texas
 - Receive a report and hold a discussion regarding the City's Chapter 43 Texas Local Government Code Development Agreements with Selma Goodnight and Mamie Goodnight dated on or about November 30, 2007
 - Receive a report and hold a discussion regarding the City's Chapter 43 Texas Local Government Code Development Agreements
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
- Certain parcels of real property necessary for roadway improvements on and around County Road 1020 in Johnson County, Texas where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
 - Certain parcels of real property necessary for wastewater improvements on and around County Road 1020 in Johnson County, Texas 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**

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 23rd of December 2025, 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 (\$306,724), the City's

portion of the property tax bill in dollars for the current fiscal year (FY24-25) is \$2,032.66, the City's portion of the property tax bill for the upcoming fiscal year (FY25-26) for the same property if the proposed budget is adopted is estimated to be \$2,213.93, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY25-26) 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 \$2,021.62.

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.


City Council Regular Meeting

DEPARTMENT: City Secretary's Office
FROM: Monica Solko, Deputy City Secretary
MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on the minutes from the December 15, 2025 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<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</p>

SUMMARY:

The City Council duly and legally met on December 15, 2025 for a regular council meeting.

RECOMMENDATION:

Council 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 CITY COUNCIL REGULAR MEETING
DECEMBER 15, 2025
DRAFT MINUTES**

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present

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

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation – Anthony Penick, Chaplain, Texas Health Huguley Hospital

Pledge of Allegiance to the US Flag

Texas Pledge: *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

2. PUBLIC PRESENTATIONS

A. Proclamations

- **None.**

B. Presentations

- **2025 National Procurement Institute's Achievement of Excellence in Procurement Award (*Staff Contact: Andrea Anderson, Purchasing Manager*)**
- **Receive a report to recognize the City of Burleson for earning the Texas Comptroller's Transparency Star Awards, which honor local governments that demonstrate exceptional transparency in specific areas of public finance. (*Presenter: Kelly Hancock, Acting Texas Comptroller*)**
-Item was presented after Community Interest Items

C. Community Interest Items

- Thank you for joining us for Santa's Breakfast, the Christmas Parade, city's Tree Lighting and Drone show. Thank you to all the staff for helping with all the events.
- New program offered by the Burleson Police Department, Protecting Our Kids in a Digital World. This program provides practical, eye-opening education for parents and families. Thank you to staff and Chief Cordell.
- Join us, Farmer's Market, in January and February, in the Plaza.
- Join us, City Fest, February 5, 4:30 p.m. at the Brick.
- Thank you to staff for the Veteran's Tribute and thank you to all who have served our country for their dedication and sacrifice.

B. Presentations - MOVED

- **Receive a report to recognize the City of Burleson for earning the Texas Comptroller's Transparency Star Awards, which honor local governments that demonstrate exceptional transparency in specific areas of public finance. (Presenter: Kelly Hancock, Acting Texas Comptroller)**

3. CHANGES TO POSTED AGENDA

A. Items to be continued or withdrawn

- None.

B. Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.

- Add item 7G to consent agenda.
- Remove item 5J.

4. CITIZEN APPEARANCES

- John Hoffman, 901 Merion Drive, came forward to discuss a ban on bitcoin ATM's in the city.

5. CONSENT AGENDA

A. Minutes from the November 3, 2025 regular council meeting and November 17, 2025 special council meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

B. CSO#5992-12-2025, minute order ratifying the actions on the Burleson 4A Corporation Board on December 15, 2025 regarding a resolution authorizing a lease amendment between the Burleson 4A Economic Development Corporation and FWAVE, LLC, (4A121222FWAVE2ndAmendLease) of approximately 6 acres and 31,650 square feet located at 921 S. Burleson Boulevard, Burleson, Texas. (Staff Contact: Alex Philips, Director of Economic Development)

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- C. CSO#5993-12-2025, minute order ratifying a Burleson 4A Economic Development Corporation resolution amending the corporation's operating budget (Resolution 4A081825AnnualBudget) for Fiscal Year 2025-2026 for the purpose of increasing appropriations to accommodate the rolling forward of encumbrances from the prior year in the amount of \$15,632. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- D. CSO#5994-12-2025, minute order ratifying a Burleson Community Service Development Corporation resolution amending the corporation's operating budget (Resolution 4B081825AnnualBudget) for Fiscal Year 2025-2026 for the purpose of increasing appropriations to accommodate the rolling forward of encumbrances from the prior year and various operating items in the amount of \$289,114. (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- E. CSO#5995-12-2025, resolution adopting prevailing wage rates under Texas Government Code Chapter 2258 for public works construction contracts. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- F. CSO#5996-12-2025, resolution approving the submission of the grant application for the Bullet-Resistant Components for Law Enforcement Vehicles Project to the Office of the Governor. (Staff Contact: Billy Cordell, Chief of Police)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- G. CSO#5997-12-2025, minute order authorizing an expenditure of \$124,445.16 on a contract renewal with United Healthcare (UHC) (CSO #5321-12-2023) for third party administration of the medical and dental plans and the fully-insured**

vision plan for 2026. (Staff Contact: Wanda Bullard, Deputy Director of Human Resources).

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- H. CSO#5998-12-2025, minute order authorizing an expenditure of \$383,589.62 on a contract renewal with Symetra (CSO #5320-12-2023) for life and disability insurance for benefit Plan Year 2026. (Staff Contact: Wanda Bullard, Deputy Director of Human Resources).**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- I. CSO#5999-12-2025, amendment to a professional services agreement with GFT Infrastructure, Inc. for additional consulting and design services for the Quiet Zone Improvements at CR 714/Dobson Street and UPRR crossing in the amount of \$65,688.00 for a revised total contract amount of \$102,657.00 (Project 167361). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- ~~J. CSO#6000-12-2025, minute order for the spending authorization for employee costs for Sports Facility Management (CSO#5948-10-2025) in the amount of \$522,390. (Staff Contact: Jen Basham, Director of Parks and Recreation) - REMOVED~~**

Item 5J was removed from the agenda.

- K. CSO#6001-12-2025, purchase of maintenance equipment from Professional Turf Products in the amount of \$263,554.69 through the BuyBoard Cooperative Purchasing Program, Contract #706-23, for use by the third-party management operator of the Chisenhall Sports Complex, SFC. (Staff Contact: Jen Basham, Parks and Recreation Director)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- L. Ordinance amending Chapter 58 Parks & Recreation, Section 58-4 of the code of ordinances permitting the sale of alcohol at Chisenhall Sports Complex. (First Reading) (Staff Contact: Jen Basham, Director of Parks and Recreation)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- M. CSO#6002-12-2025, contract with Stryker for the purchase of the equipment to supports two Pierce Custom Velocity PUC engines and two Horton 603 Type I Ambulances. (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- N. CSO#6003-12-2025, contract with ZOLL Medical Corporation for the purchase of the equipment to supports two Pierce Custom Velocity PUC engines and two Horton 603 Type I Ambulances. (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- O. CSO#6004-12-2025, contract with Metro Fire Apparatus Specialist, Inc. for the purchase of the equipment to supports two Pierce Custom Velocity PUC engines and two Horton 603 Type I Ambulances. (Staff Contact: Casey Davis, Fire Chief)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

7. GENERAL – ADDED TO CONSENT AGENDA

- G. CSO#6001-12-2025, contract in the form of a renewal insurance application/insurance policy with Stealth Partner Group, managing general underwriter, and Berkshire Hathaway Specialty Insurance for stop-loss insurance for Plan Year 2026 in the amount of \$1,033,320.00. (Staff Contact: Wanda Bullard, Deputy Director of Human Resources)**

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

8. REPORTS AND PRESENTATIONS - MOVED

- C. Receive a report, hold a discussion, and provide staff direction regarding public engagement for the potential implementation of a stormwater utility and fee. (Staff Contact: Errick Thompson, Director of Public Works)**

Erick Thompson, Director of Public Works, presented an update on the proposed Stormwater Utility initiative, including background on Burleson's drainage system, growth-related impacts, regulatory requirements, and identified capital needs totaling approximately \$146 million. Staff reviewed the impervious-area-based fee structure, including a three-tier residential rate and non-residential billing methodology, which is projected to generate approximately \$3.7–\$4.0 million annually for dedicated stormwater maintenance and capital improvements. Staff also summarized recent community outreach and engagement efforts, including town hall meetings, targeted stakeholder meetings, and an online drainage survey.

The following representatives from religious institutions spoke in opposition to the proposed fee structure as currently presented.

- Pastor Chris Wigley, First Baptist Church, Burleson.
- Pastor Andrew Wolfenbarger, Joshua Baptist Church, Burleson.
- Reverend Kyland Dobbins, First United Methodist Church, Burleson,
- Pastor Doug Riggs, Open Door Church, Burleson.
- Pastor Bob Parker, The Boulevard Baptist Church, Burleson.
- Paul Keys, Pathway Church, Burleson.

Speakers expressed appreciation for staff transparency and collaboration, while raising concerns about the financial impact on churches and faith-based nonprofits. Requests included consideration of statutory exemptions, fee caps, credits for onsite drainage improvements, phased implementation, or a formal appeals process. Speakers highlighted the significant community services provided by churches, including food assistance, counseling, emergency response support, and partnerships with city departments.

- Bill Janusch, 117 NE Cliton Street, came forward emphasized the importance of addressing stormwater infrastructure needs and public safety risks associated with flooding and erosion

Council members acknowledged the need for a dedicated funding source for stormwater infrastructure and recognized that current funding levels are insufficient to address ongoing and future drainage needs. Council discussed concerns related to the proposed tiered fee structure, equity impacts on residents, businesses, and religious institutions, and the statutory discretion available for exemptions or adjustments. Several Council members expressed interest in revisiting the fee structure, evaluating exemptions or reductions for faith-based organizations, and further refining the proposal following additional discussion and public input.

Council directed staff to pause implementation of the Stormwater Utility, defer the previously anticipated January public hearing, and bring the item forward for further discussion at the upcoming Council retreat. Staff confirmed that no additional implementation steps or public hearing notices would be initiated until further direction is provided by Council.

6. DEVELOPMENT APPLICATIONS

- A. CSO#6005-12-2025, ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “GR” General Retail for future development located at 212 S Warren (Case 25-239). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-0)**

Emilio Sanchez, Deputy Development Services Director, presented an ordinance to the city council.

Mayor Fletcher opened the public hearing. **Time: 7:13 p.m.**

Janis Pollock, 1241 W. Green Oaks, Arlington, came forward to ask what types of commercials would be allowed with the zoning change.

Mayor Fletcher closed the public hearing. **Time: 7:18 p.m.**

Motion made by Adam Russell and seconded by Victoria Johnson to approve.

Motion passed 7-0.

- B. CSO#6006-12-2025, ordinance for a zoning change request from “A” Agricultural to “GR” General Retail for future development located at 2220 W FM 917 (Case 25-285). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-0)**

Emilio Sanchez, Deputy Development Services Director, presented an ordinance to the city council.

Mayor Fletcher opened the public hearing. **Time: 7:22 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 7:23 p.m.**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

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 terms of payment and prepayment on 2012 Burleson, Texas, Water Utility Revenue Bonds

- Receive a report and hold a discussion regarding the regulation of virtual currency and Texas law, including Chapters 1, 152, and 160 of the Texas Finance Code
- Receive a report and hold a discussion regarding IA investigations 2025-058, 2025-065, and 2025-090
- Receive a report and hold a discussion regarding Case 25-90522, *Razzoo's, Inc., et al.*, in the U.S. Bankruptcy Court for the Southern District of Texas
- Receive a report and hold a discussion regarding the City's right-of-way use agreements and Part VI of Chapter 70 of the City of Burleson Code of Ordinances
- Receive a report and hold a discussion regarding Chapter 351 of the Texas Tax Code and City's hotel occupancy tax

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

- Receive a report and hold a discussion on real property commonly known as 921 S Burleson Blvd in Burleson, Johnson County, Texas

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 Act

Motion was made by Victoria Johnson and seconded by Alexa Boedeker to convene into executive session. **Time: 7:23 p.m.**

Motion passed 7-0.

Motion was made by Adam Russell and seconded by Dan McClendon to reconvene into open session. **Time: 7:42 p.m.**

Motion passed 7-0.

7. GENERAL

A. CSO#6007-12-2025, resolution nominating candidates to fill a vacancy on the Board of Directors for the Central Appraisal District of Johnson County. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)

Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services, presented items 7A and 7B as one presentation to the city council.

Motion made by Larry Scott and seconded by Adam Russell to nominate Ignacio Hernaiz.

Motion passed 7-0.

B. CSO#6008-12-2025, resolution nominating candidates to fill a vacancy on the Board of Directors for the Tarrant Appraisal District. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)

Motion made by Alexa Boedeker and seconded by Larry Scott to nominate Sayeda Syed.

Motion passed 7-0.

- C. CSO#6009-12-2025, construction contract with CLW Water Group, LLC for construction services on the Industrial Blvd. Pump Station Expansion (RFCSP 2025-003) in the amount of \$22,458,400, with a project contingency of \$1,684,380, for a total amount of \$24,142,780 (WA2301). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented items 7C, 7D and 7E as one presentation to the city council.

Motion made by Dan McClendon and seconded by Larry Scott to approve.

Motion passed 7-0.

- D. CSO#6010-12-2025, professional services agreement with UES Professional Solutions 44, LLC for providing construction materials testing and related quality control services for the Industrial Blvd. Pump Station Expansion project in the amount of \$110,790.00 (WA2301). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

- E. CSO#6011-12-2025, resolution amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

Motion made by Victoria Johnson and seconded by Phil Anderson to approve.

Motion passed 7-0.

- F. CSO#6012-12-2025, construction contract with J&L Construction, LLC for construction services on the Intersection Improvements for SW Alsbury Boulevard & NW John Jones Drive (ITB 2025-017) in the amount of \$1,632,420.17, with a project contingency of \$163,242.00, for a total amount of \$1,795,662.17 (Project 197409). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

No action was taken. Staff directed to bring back to the first meeting in January.

- G. CSO#6013-12-2025, contract in the form of a renewal insurance application/insurance policy with Stealth Partner Group, managing general underwriter, and Berkshire Hathaway Specialty Insurance for stop-loss insurance for Plan Year 2026 in the amount of \$1,033,320.00. (Staff Contact: Wanda Bullard, Deputy Director of Human Resources)- MOVED**

Item 7G was added to the consent agenda.

- H. CSO#6014-12-2025, ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations to various funds by \$2,806,782 to accommodate the rolling forward of encumbrances from the prior year and various operating items; and time is of the essence. (First and Final Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Kevin Hennessey, Deputy Director of Finance, presented an ordinance to the city council.

Motion made by Adam Russell and seconded by Dan McClendon to approve.

Motion passed 7-0.

- I. CSO#6015-12-2025, ordinance amending the City operating budget (CSO#5560-09-2024) for Fiscal Year 2024-2025 by increasing appropriations to various funds in the amount of \$1,079,074 to reconcile operating and capital needs; and finding time is of the essence. (First and Final Reading) (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Kevin Hennessey, Deputy Director of Finance, presented an ordinance to the city council.

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

Motion passed 7-0.

8. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion, and provide staff direction on the May 2026 General Election electing Mayor, Place 2, Place 4, and Place 6. (Staff Contact: Amanda Campos, City Secretary)**

Amanda Campos, City Secretary, discussed preparations for the May 2026 General Election, which will include the election of the Mayor and City Council Places 2, 4, and 6.

- Johnson County requested the use of the City Council Workroom for Early Voting during the Primary Election, and Council agreed.
- Council also requested the use of the Johnson County Subcourthouse for Early Voting and Election Day polling for the General Election.
- The City will conduct a joint election with Burleson ISD for BISD Place 3 and Place 4, sharing election resources, workers, equipment, and voting hours, with costs split evenly while maintaining separate ballots.
- The reappointment of Election Judges Hilda Robinson and Joan Coubarous was supported, and continued use of Hart InterCivic voting equipment was confirmed.

- Legislative updates were reviewed, including changes to business day calculations for school districts, recalculation of ballot quantities, increased felony penalties for election-related offenses, curbside voting distance requirements, anticipated continuous voting days, updated reporting procedures combining Early Voting and Election Day results, Central Counting Station requirements, and the use of a Signature Verification Committee for pre-verification of ballot signatures.
- The election order is scheduled for consideration at the January 5 Council meeting.

Larry Scott left the dais as 9:01 p.m. and returned at 9:03 p.m.

B. Receive a report, hold a discussion, and provide staff direction regarding the Computer Aided Dispatch (CAD) implementation for Burleson Public Safety. (Staff Contact: James Grommersch, Chief Technology Officer)

James Grommersch, Chief Technology Officer, gave city council an update on the Computer Aided Dispatch (CAD) implementation. The City initially planned to transition to CentralSquare's cloud-hosted OSSI environment to enhance redundancy, resiliency, and high availability for first-responder applications, with the implementation scoped for two months. However, after five months of work, extensive technical reviews, and five stress tests, the Cloud instance was still not ready for Burleson to transition. Given the urgent need to move off legacy hardware, which had reached end-of-life and was generating errors, BTX-IT decided to rehost the OSSI instance on newer on-premises hardware originally purchased for CAD Enterprise. The transition began on December 2, 2025, to ensure continuity of operations and minimize the risk of instability or service interruptions for first responders, with completion anticipated on December 5, 2025. The OSSI software remains a viable solution for the City, and once the new hardware approaches end-of-life, the City will revisit a cloud migration, allowing CentralSquare additional time to mature and stabilize their cloud offering before adoption.

C. Receive a report, hold a discussion, and provide staff direction regarding public engagement for the potential implementation of a stormwater utility and fee. (Staff Contact: Errick Thompson, Director of Public Works)

Item 8C was discussed above prior to 6 Development Applications.

9. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

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 terms of payment and prepayment on 2012 Burleson, Texas, Water Utility Revenue Bonds
- Receive a report and hold a discussion regarding the regulation of virtual currency and Texas law, including Chapters 1, 152, and 160 of the Texas Finance Code
- Receive a report and hold a discussion regarding IA investigations 2025-058, 2025-065, and 2025-090
- Receive a report and hold a discussion regarding Case 25-90522, *Razzoo's, Inc., et al.*, in the U.S. Bankruptcy Court for the Southern District of Texas
- Receive a report and hold a discussion regarding the City's right-of-way use agreements and Part VI of Chapter 70 of the City of Burleson Code of Ordinances
- Receive a report and hold a discussion regarding Chapter 351 of the Texas Tax Code and City's hotel occupancy tax

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

- Receive a report and hold a discussion on real property commonly known as 921 S Burleson Blvd in Burleson, Johnson County, Texas

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 Act

Motion was made by Victoria Johnson and seconded by Adam Russell to convene into executive session. **Time: 9:07 p.m.**

Motion passed 7-0.

Motion was made by Dan McClendon and seconded by Adam Russell to reconvene into open session. **Time: 10:53 p.m.**

Motion passed 7-0.

11. ADJOURN

Motion made by Adam Russell and seconded by Dan McClendon to adjourn.

Mayor Chris Fletcher adjourned the meeting.

+

Time: 10:53 p.m.

Monica Solko
Deputy City Secretary

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a resolution approving the annual report for Old Town right-of-way use agreements and city-wide public parking and public sidewalk agreements.
(Staff Contact: Tony D. McIlwain, Development Services Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On April 15, 2024, the City Council approved an ordinance that amended Burleson Code of Ordinances, Chapter 70, "Streets, Sidewalks, and Other Public Places". The changes to Chapter 70 also provided for new processes involving the review and approval of right-of-way use agreements requested within Old Town, as well as any requests for the use of public parking and public sidewalk areas within the city.

The purpose of this item is to approve an annual report of Old Town right-of-way use agreements as well as city-wide public parking and public sidewalk agreements.

There are seven active Old Town establishments that have approved right-of-way use agreements: Grumps, Babe's, Eagle's Point, Old Town Station, Spice Rack and Old Texas Brewing Company, BTX Old Town LLC and BTX Condominium Association Inc. There are no agreements involving public city sidewalks and/or public parking. They remain in conformance with previously approved Council actions.

RECOMMENDATION:

Recommend approval of a resolution for the annual report of Old Town Right-of-Way Use agreements.

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

January 21, 2025: Council approved a resolution for the annual report of Old Town right-of-way use agreements and city-wide public parking and public sidewalk agreements.

April 15, 2024: Council approved an ordinance that amended Burleson Code of Ordinances, Chapter 70, "Streets, Sidewalks, and Other Public Places".

REFERENCE:

[City of Burleson, TX USE OF STREETS AND SIDEWALKS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



Annual Report on Old Town Right-of-Way Use Agreements and City-Wide Public Parking and Public Sidewalk Agreements

PRESENTED TO CC– 1.5.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

Previous Council Action

- ❖ On April 15, 2024, the City Council approved an ordinance that amended Burleson Code of Ordinances, Chapter 70, “Streets, Sidewalks, and Other Public Places”.
- ❖ The changes to Chapter 70 also provided for new processes involving the review and approval of right-of-way use agreements requested within Old Town, as well as any requests for the use of public parking and public sidewalk areas within the city.
- ❖ As part of the changes to Chapter 70, Council made the decision to review and consider agreements annually through an information report agenda item, which is the purpose of this item.

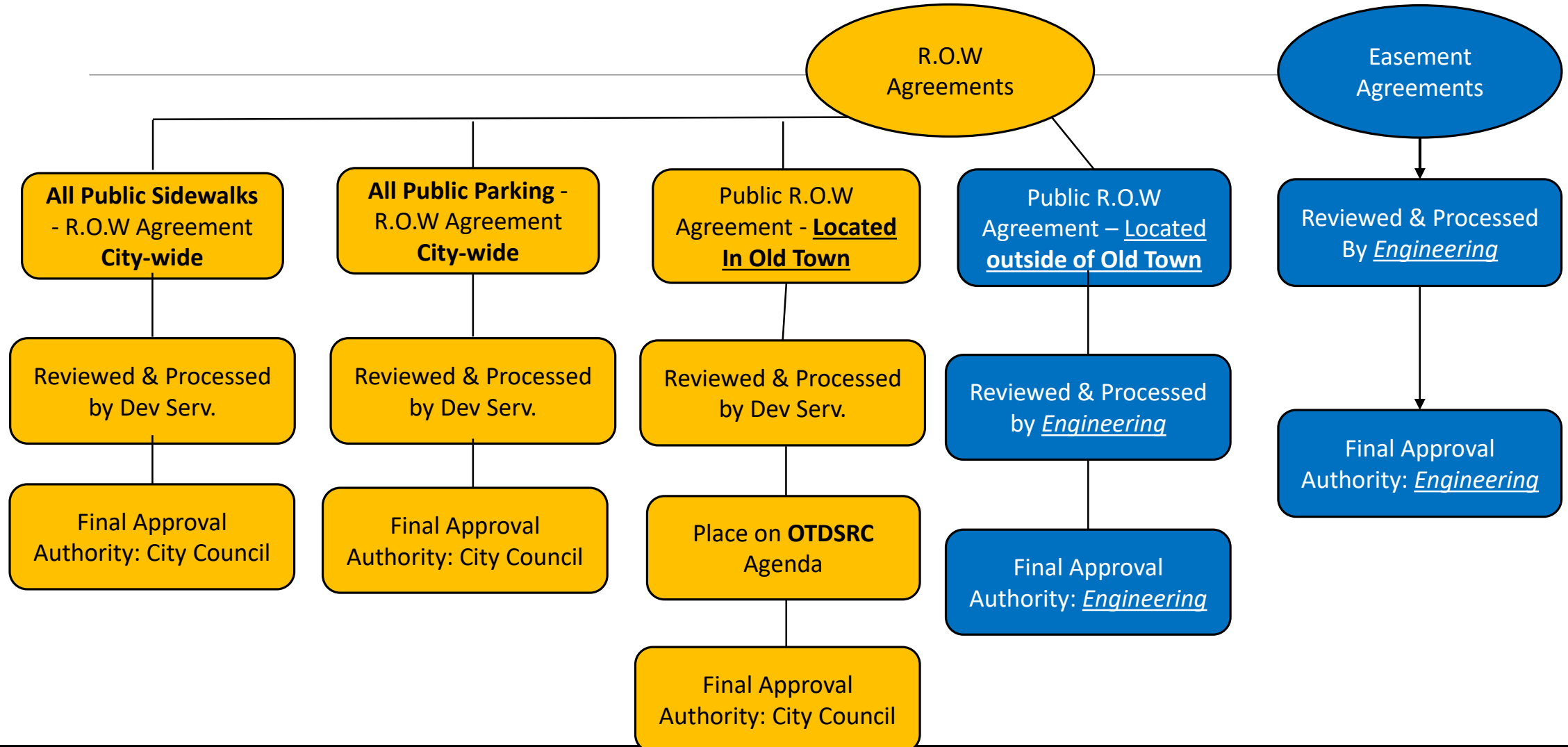
REVISED REVIEW AND APPROVAL PROCESS

- ❖ The Council approved a new form agreement along with the following changes:
 - Public Works- Engineering will review and administratively approve easement use agreements (city-wide) and right-of-way use agreements that are located outside of Old Town.
 - All right-of-way use agreements located in Old Town will proceed to the Old Town Design Standards Review Committee for review and then to City Council for consideration. All public parking and public sidewalks use agreements will proceed directly to City Council for consideration.
 - Approved right-of-way use agreements will be filed with the City Secretary's office instead of the County Clerk.

REQUIREMENTS AND RESTRICTIONS

- ❖ Chapter 70-194 details requirements and restrictions relating to right-of-use agreements and restrictions on uses of the sidewalk or public parking. Some of the requirements include, but are not limited to:
 - Applicant must maintain general liability insurance
 - Applicant must maintain liquor liability insurance coverage (if applicable)
 - Applicant must remain current on all taxes
 - Applicant must provide cash or surety bond sufficient to cover removal costs of amenities if incurred by city of public utility provider
- ❖ All agreements approved prior to the ordinance changes to Chapter 70 are grandfathered from these requirements.

CURRENT FLOW CHART



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

- ❖ There are several, active Old Town establishments that have approved right-of-way use agreements:
 - Grumps
 - Babe's
 - Eagle's Point
 - Old Town Station
 - Spice Rack
 - Old Texas Brewing Company
 - BTX Old Town LLC and BTX Condominium Association Inc. (135 & 139 Ellison Street)
- ❖ There are no documented code compliance citations; six of the seven properties show as being current with previous tax levies; and required insurances show as current.

ACTIVE OLD TOWN R-O-W USE AGREEMENTS

City Council approved a 380 Agreement with Grumps in September of 2010 that included utilizing the right of way to provide second story seating and patio.

The ROW Use Agreement was administratively approved by Engineering as a revocable agreement in July of 2011.

Grumps Burgers



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

An agreement was administratively approved in 2014 to Paradigms for Success, on behalf of their tenant, Babe's Chicken, to allow to-go parking spaces within the Ellison Street right-of-way.

Babe's



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

A right of way use Agreement was issued and administratively approved for the dumpster enclosure by action of commercial site plan being approved by City Council in August of 2012.

Eagle's Point



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

A right of way use agreement was administratively approved for an outdoor patio area located within the Renfro Street right of way in May of 2019.

Old Town Station



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

There are three right of way use agreements at this location.

The first agreement is for a patio, located within the alley, that administratively approved in March of 2012.

Spice Rack



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

Spice Rack

City Council approved a second agreement to allow for the use of a landscape and non parking space area for tabletop dining in April of 2021.

City Council approved a subsequent third agreement to provide for the installation of a canopy and wooden support beams over the tabletop dining in December 2023.



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

There are multiple right of way use agreements at this location.

The first one was approved in 2014 for the grease trap located in the back of the building. The Baker Foundation, which is the property owner, applied for that agreement.

Old Texas Brewing Company



ACTIVE OLD TOWN R-O-W USE AGREEMENTS

The second agreement is for the use of 4 parking stalls out front of the establishment for a 850' square feet of outdoor dining area, umbrellas, concrete planters and associated improvements. City formally accepted an perpetual use agreement in March 2016.

City approved a third agreement in February 2024 to allow for a removable black-roofed canopy with black railings, poles clad with wood type that meets Old Town standards, decorative metal and wood fence and removable bollards.

Old Texas Brewing Company



ELLISON ST BUILDING ROW USE AGREEMENT (approved 10.6.25)



ELLISON ST BUILDING ROW USE AGREEMENT (approved 10.6.25)



ELLISON ST BUILDING ROW USE AGREEMENT (approved 10.6.25)



ELLISON ST BUILDING ROW USE AGREEMENT (approved 10.6.25)



ELLISON ST BUILDING ROW USE AGREEMENT (approved 10.6.25)



RECOMMENDATION

- ❖ Staff recommends Council approve the Annual Report on Old Town Right-of-Way Use Agreements and City-Wide Public Parking and Public Sidewalk Agreements.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, APPROVING AN ANNUAL REPORT ON OLD TOWN RIGHT-OF-WAY USE AGREEMENTS AND CITYWIDE PUBLIC PARKING AND PUBLIC SIDEWALK AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“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 April 15, 2024, the City Council approved an ordinance that amended Burleson Code of Ordinances, Chapter 70, “Streets, Sidewalks, and Other Public Places”, and

WHEREAS, the changes to Chapter 70 also provided for new processes involving the annual review and approval of right-of-way use agreements requested within Old Town, as well as any requests for the use of public parking and public sidewalk areas within the city; and

WHEREAS, the City Council has reviewed the annual report on Old Town right-of-way use agreements prepared by City staff.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council approves the annual report on Old Town right-of-way use agreements and city-wide public parking and public sidewalk agreements.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney


City Council Regular Meeting

DEPARTMENT: Parks and Recreation
FROM: Jen Basham, Director of Parks and Recreation
MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a resolution to request authorizing sponsorship of the proposed public events for calendar year 2026 in accordance with Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Great Place to Live Through Expanded Quality of Life Amenities</p>	<p>4.2 Provide high-quality recreation opportunities, events and facilities for residents</p> <p>4.3 Provide outstanding cultural, educational and entertainment opportunities</p>

SUMMARY:

On December 12, 2022, City Council approved an amendment to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances. One result of the amendment was , events that are requesting an in-kind donation of over \$500 from the city including but not limited to the items below, would require Council approval for their public event.

Cost of policing of the event
Cost of medical services at the event
Cost of public works services at the event
Cost of parks and recreation services at the event
Waiver of building rental fee

There are 11 public events or rentals for the calendar year 2026 that are requesting in-kind donations over \$500 for review, consideration, and approval. Those events are as follows:

Burleson/Joshua Girl Scout Unit 224 Leaders - Facility Rental

- Amount Requested: \$900
- Dates: January 8 – December 3, 2026 (9 dates)

Bold City Church - Facility Rental

- Amount Requested: \$9,984
- Date: Sundays from January 11 – December 27, 2026 (52 dates)

Business over Breakfast – Facility Rental

- Amount Requested: \$2,820
- Dates: Last Tuesday of every month (12 dates)

AARP - Facility Rental

- Amount Requested: \$3,000
- Date: Thursdays from February 5 – April 9, 2026 (10 dates)

American Red Cross Blood Drive - Facility Rental

- Amount Requested: \$3,080
- Dates: March 13 – November 13, 2026 (5 dates)

Light Up the Night – Staff Support & Stage Rental

- Amount Requested: \$4,585
- Date: April 11, 2026

City on the Hill – Staff Support & Stage Rental

- Amount Requested: \$4,445
- Date: May 9, 2026

BTX Honey Tour Bike Ride – Staff Support & Stage Rental

- Amount Requested: \$4,570
- Date: May 23, 2026

Independence Day Parade – Staff Support

- Amount Requested: \$8,700
- Date: July 4, 2026

Toys for Tots – Staff Support & Stage Rental

- Amount Requested: \$4,445
- Date: The first week of December 2026 (1-day)

Christmas Parade of Lights – Staff Support

- Amount Requested: \$7,685
- Date: December 5, 2026.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

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

On December 9, 2024, a resolution was approved by council authorizing sponsorship of the proposed public events for calendar year 2025 in accordance with Chapter 70.

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201



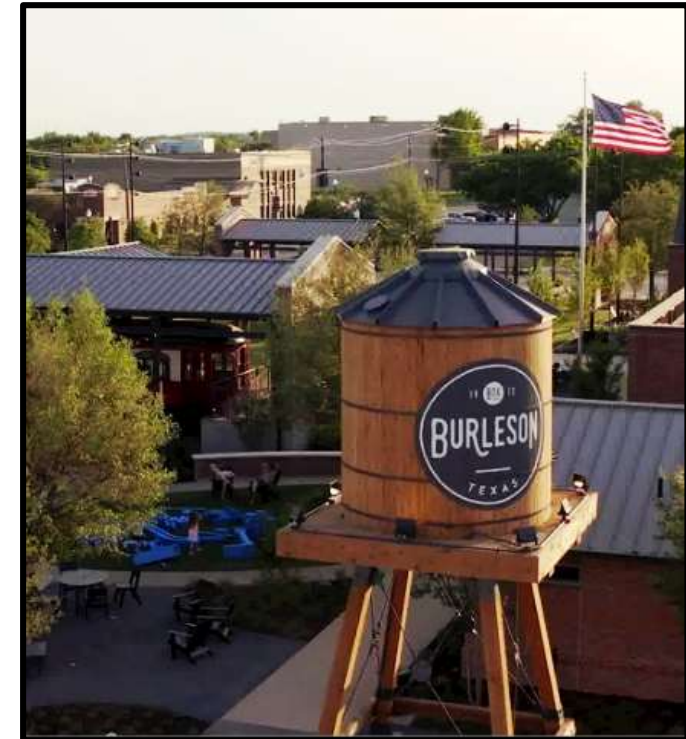
PUBLIC EVENTS

CITY COUNCIL JANUARY 5, 2026

STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

Background

- Amendment to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances was approved by City Council on **December 12, 2022.**
- Summary of Ordinance Amendment - Events that need Council approval are now as follows:
 - Non-city public events that will close or impacts a public street, sidewalk, or trail, not to include neighborhood block parties.
 - **Events that are requesting a donation of over \$500 from the city including but not limited to the following:**
 - **Cost of policing of the event**
 - **Cost of medical services at the event**
 - **Cost of public works services at the event**
 - **Cost of parks and recreation services at the event**
 - **Waiver of building rental fee**



Upcoming Public Requests

1. **Burleson / Joshua Girl Scout Unit 224: January 8 – December 3, 2026**
 - *Key Organizer: Jennifer Monjack*
2. **Bold City Church: Sundays from January 11 – December 27, 2026**
 - *Key Organizer: Chad Swaringen*
3. **Business over Breakfast: Final Tuesday of every month (begins January 27, 2026)**
 - *Key Organizer: Burleson Area of Chamber Commerce*
4. **AARP: Thursdays from February 5 – April 9, 2026**
 - *Key Organizer: Sandra Jones*
5. **American Red Cross Blood Drive: March 13 – November 13, 2026**
 - *Key Organizer: Melissa Rodriguez with American Red Cross*
6. **Light Up the Night: April 11, 2026**
 - *Key Organizer: Center for ASD*
7. **City on the Hill: May 9, 2026**
 - *Key Organizer: Crazy 8 Ministries*
8. **BTX Honey Tour Bike Ride: May 23, 2026**
 - *Key Organizer: Burleson Area of Chamber of Commerce*
9. **Independence Day Parade: July 4, 2026**
 - *Key Organizer: Burleson Lion Club*
10. **Toys for Tots: The first week of December 2026 (1-day)**
 - *Key Organizer: Marine Corps League, Jack Mattson*
11. **Christmas Parade: December 5, 2026**
 - *Key Organizer: Burleson Rotary Club*

Burleson/Joshua Girl Scout Unit 224



Event Organizer: Jennifer Monjack

Organizer Background: Currently this service unit 224 covers Burleson and Joshua zip codes and school districts. They have over 20 troops and around 300 girls enrolled this year. The troop leaders typically meet for two hours on the first Thursday of the month.

- **Event Details:**

- **Event Date:** 9 Rentals from January 8 – December 3, 2026
- **Event Location:** BRiCk Meeting Room
- **Event Time:** 6 pm – 8 pm

- **Event Description:**

- Monthly troop leader meeting

- **Associated Partnership Cost: \$900**

- Rental space amount requested (Parks and Recreation): includes meeting room space.

- **Additional information:**

- Event history: This monthly reservation began in 2023.



Bold City Church

Event Organizer: Chad Swaringen

Organizer Background: Bold City Church is a new local church plant serving Burleson and the surrounding area, with a strong focus on families, youth, and community engagement. Our heart is to build a long-term, consistent partnership with the city, not simply a one-time rental.

•Event Details:

- **Event Date:** Sundays, January 11 – December 27, 2026
- **Event Location:** BRiCk Meeting Rooms, 1 Court, & KidZone
- **Event Time:** 6 am – 12 pm

•Event Description:

- Local church plant

•Associated Partnership Cost: \$9,984

- Rental fee for 52 Sundays - \$48,984
- Rental fee with requested discount - \$39,000

•Additional information:

- Event history: This is a new request



Business Over Breakfast



Event Organizer: Burleson Area Chamber of Commerce

Organizer Background: The Burleson Area Chamber of Commerce is a 500+ member strong organization dedicated to promoting businesses and business opportunities in the Burleson area.

•Event Details:

- **Event Date:** Final Tuesday of every month beginning January 27, 2026 (12 dates)
- **Event Location:** BRiCk Gymnasium (standard meeting place) and Russell Farm Art Center (2-months, June and July).
- **Event Time:** 7:30am-9:00am

•Event Description:

- The goal of Business over Breakfast is to provide an opportunity to market Chamber businesses and organizations to the community by creating a space for networking and relationship building.

•Associated Cost: \$2,820

- Rental space amount requested (Parks and Recreation): includes meeting room space and staff support for set up assistance.

•Additional information:

- Event history: This monthly program began in 2023.



AARP

Event Organizer: Sandra Jones

Organizer Background: AARP is a free tax service for the community. This organization has utilized the BRiCk for several years.

- **Event Details:**

- **Event Date:** Thursdays, February 5 – April 9, 2026
- **Event Location:** BRiCk Meeting Room A
- **Event Time:** 8 am – 2 pm

- **Event Description:**

- Free tax service for the community.

- **Associated Partnership Cost: \$3,000**

- Rental space amount requested (Parks and Recreation): includes meeting room space.

- **Additional information:**

- Event history: AARP has utilized the BRiCk for several years.



American Red Cross Blood Drive

Event Organizer: Melissa Rodriguez

Organizer Background: American Red Cross has used the parking lot of the BRiCk to run blood drives from their mobile bus. Due to scheduling conflicts with their bus they are requesting to use the BRiCk Meeting Rooms on occasion throughout the year for community blood drives.

- **Event Details:**

- **Event Date:** 5 Rentals from March 13 – November 13, 2026
- **Event Location:** BRiCk Meeting Rooms
- **Event Time:** 9 am – 4 pm

- **Event Description:**

- Blood drive

- **Associated Partnership Cost: \$3,080**

- Rental space amount requested (Parks and Recreation): includes meeting room space.

- **Additional information:**

- Event history: Blood drives at the Brick began in 2023.



Light Up the Night

Event Organizer: Center for ASD

Organizer Background: The Center for ASD was founded in March of 2009. It's mission is to assist families affected by autism, both emotionally and financially.

•Event Details:

- **Event Date:** April 11, 2026
- **Event Location:** BRiCk Parking Lot (near BISA soccer fields)
- **Event Time:** 6:30pm-9:30pm

•Event Description:

- Free community autism awareness event which includes a glow walk and a variety of kids activities.

•Associated Partnership Cost: \$4,585 (estimate)

- **City mobile stage request (Parks and Recreation):** includes stage and staff support.
- **Special event permitting fee**

•Additional information:

- **Event history:** This event has been held since 2022.



City on the Hill

Event Organizer: Crazy 8 Ministries

Organizer Background: Crazy 8 Ministries is a faith-based organization founded in March of 2011. It's mission is to attach suburban poverty barriers that hinder individuals and families by providing a variety of services.

•Event Details:

- **Event Date:** May 9, 2026
- **Event Location:** BISD Parking Lot
- **Event Time:** 6:30pm-9:30pm

•Event Description:

- Crazy 8 Ministries' mission for this event: "A day of free family fun that spotlights the collaboration of services & opportunities working together as the body of Christ in order to transform our community into a 'City on a Hill'."

•Associated Partnership Cost: \$4,445 (estimate)

- **City mobile stage request (Parks and Recreation):** includes stage and staff support.
- **Special event permitting fee**

•Additional information:

- Event history: This event has been held since 2022.



BTX Honey Tour Bike Ride

Event Organizer: Burleson Area Chamber of Commerce

Organizer Background: The Burleson Area Chamber of Commerce is a 500+ member strong organization dedicated to promoting businesses and business opportunities in the Burleson area.

- **Event Details:**

- **Event Date:** May 23, 2026
- **Event Location:** Centennial High School (starting point)
- **Event Time:** Ride begins at 8 a.m.

- **Event Description:**

- Community bike ride that spans across several cities within Johnson county. Cities include Burleson, Alvarado, Grandview, and Rio Vista.

- **Associated Partnership Cost: \$4,570 (estimate)**

- Includes stage & staff support
- Special event permitting fee

- **Additional information:**

- Event history: This will be the 25th year for this event.



Independence Day Parade



Event Organizer: Burleson Lion's Club

Organizer Background: The Burleson Lion's Club is a community service organization of men and women who volunteer their time to humanitarian causes. They were founded in 1917 and the organization's motto is: "WE SERVE."

- **Event Details:**

- **Event Date:** July 4, 2026
- **Event Location:** Mayor Vera Plaza
- **Event Time:** 9am-11am

- **Event Description:**

- **Burleson Lion's Club:** Organizes Independence Day parade, vendors, and acts as primary event contact.
- **City of Burleson:** Provides Burleson police officers for public safety purposes, street closures, trash cans/pick up, and signage in nearby neighborhoods regarding parking.

- **Associated Partnership Cost: \$8,700 (estimate)**

- Public safety staffing
- Public works staffing
- Special event permitting fee

- **Additional information:**

- Event history: This event has been held in our community for 10+ years by the Burleson Lion's Club.



Toys for Tots

Event Organizer: Marine League Corps, Jack Mattson

Organizer Background: Jack Mattson is an affiliate of the Marine League Corps. His mission is provide Christmas gifts to economically challenged children for the holiday season through the Toys for Tots program.

- **Event Details:**

- **Event Date:** The first week of December 2026 (1-day)
- **Event Location:** Burleson High School
- **Event Time:** 6:30pm-9:30pm

- **Event Description:**

- Community toy drive to provide Christmas gifts to economically challenged children for the holiday season through the Toys for Tots program.

- **Associated Partnership Cost: \$4,445 (estimate)**

- **City mobile stage request (Parks and Recreation):** includes stage and staff support.
- **Public safety staffing**
- **Special event permitting**

- **Additional information:**

- Event history: This event has been held since 2022.



Christmas Parade of Lights

Event Organizer: Burleson Rotary Club

Organizer Background: The Burleson Rotary Club is a community service organization that are committed to making lasting changes in our community and globally. Their motto is "Service Above Self."

- **Event Details:**

- **Event Date:** December 5, 2026
- **Event Location:** Mayor Vera Plaza
- **Event Time:** 6pm-8pm

- **Event Description:**

- Burleson Rotary Club: Organizers Christmas parade, vendors, and acts primary event contact.
- City of Burleson: Provides Burleson police officers for public safety purposes, street closures, trash cans/pick up, and signage in nearby neighborhood regarding parking.

- **Associated Partnership Cost: \$7,685 (estimate)**

- Public safety staffing
- Public works staffing
- Special event permitting fee

- **Additional information:**

- Event history: This event has been held in our community for 10+ years by the Burleson Rotary Club.



Options

Consider approval of a resolution authorizing sponsorship of proposed public events for calendar year 2026 in accordance to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances.

- ***Approve*** donations as proposed
- ***Approve*** donations ***with changes***
- ***Deny*** donations



QUESTIONS & FEEDBACK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, AUTHORIZING IN-KIND SPONSORSHIPS OF CERTAIN EVENTS TAKING PLACE IN CALENDAR YEAR 2026, INCLUDING SPECIFIC PUBLIC EVENTS IN ACCORDANCE WITH CHAPTER 70 “STREETS, SIDEWALKS, AND PUBLIC PLACES” OF THE CITY OF BURLESON CODE OF ORDINANCES.

WHEREAS, the City of Burleson, Texas (“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, Chapter 70 “Streets, Sidewalks, and Public Places” of the City of Burleson Code of Ordinances requires that the City Council approve public events that request resources of at least five hundred dollars (such as the cost of policing the event, cost of providing medical services, cost of public works services, cost of parks and recreation services, and waiver of rental fees) from the City; and

WHEREAS, there are six different public events for calendar year 2026 that are requesting in-kind sponsorship of over five hundred dollars, the list of events and additional information being more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference for all purposes (the “Public Events”); and

WHEREAS, the City Council has reviewed the Public Events and desires to approve the sponsorship of the Public Events in accordance with Chapter 70 of the Code of Ordinances; and

WHEREAS, there are five different organizations for calendar year 2026 that are seeking a waiver or reduction of room rental fees and/or staff support of over five hundred dollars that are events generally open to the public but are not Public Events, the list of the rentals and additional information being more specifically described in Exhibit “B”, attached hereto and incorporated herein by reference for all purposes (the “Rentals”); and

WHEREAS, the City Council finds that the sponsorship of the Public Events and the approval of the Rentals are in the best interest of the citizens of the municipality, is for a public purpose, is for the good government, peace, and order of the municipality, and is for the trade and commerce of the municipality.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby approves the sponsorship of the Public Events in accordance with Article V “Public Events” of Chapter 70 “Streets, Sidewalks, and Public Places” of the Code

of Ordinances. The Public Events shall be required to meet all of the other requirements of Article V of Chapter 70 of the City of Burleson Code of Ordinances.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT “A”
Public Events

- **Light Up the Night: April 11, 2026**
 - Key Organizer: Center for ASD
 - Services provided by the City of Burleson: City mobile stage rental (includes staff stage support) and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$4,585
- **City on the Hill: May 9, 2026**
 - Key Organizer: Crazy 8 Ministries
 - Services provided by the City of Burleson: City mobile stage rental (includes staff stage support), and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$4,445
- **BTX Honey Tour Bike Ride: May 23, 2026**
 - Key Organizer: Burleson Area of Chamber of Commerce
 - Services provided by the City of Burleson: Public safety services for traffic control and overall event safety purposes, and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$4,570
- **Independence Day Parade: July 4, 2026**
 - Key Organizer: Burleson Lion Club
 - Services provided by the City of Burleson: Public safety and public works services for parade street closures, traffic control, and overall event safety purposes, and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$8,700
- **Toys for Tots: The first week of December 2026 (1-day)**
 - Key Organizer: Marine Corps League, Jack Mattson
 - Services provided by the City of Burleson: Public safety support for event traffic control for toy drop off route, city mobile stage rental (includes staff stage support), and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$4,445
- **Christmas Parade: December 5, 2026**
 - Key Organizer: Burleson Rotary Club
 - Services provided by the City of Burleson: Public safety and public works services for parade street closures, traffic control, overall event safety purposes, and waiver of special event permit fee.
 - Approximate cost of sponsorship: \$7,685

EXHIBIT “B”
Rentals

- **Business over Breakfast: Final Tuesday of every month (begins January 27, 2026)**
 - Key Organizer: Burleson Area Chamber of Commerce
 - Services provided by the City of Burleson: Burleson Recreation Center - Meeting room rental space and staff support for assistance in setting up
 - Approximate amount of room rental fees waived and cost for staff support: \$2,820
- **Burleson/Joshua Girl Scout Unit 224 – Leaders: January 8 – December 3, 2026**
 - Key Organizer: Jennifer Monjack
 - Services provided by the City of Burleson: Burleson Recreation Center - Meeting room rental space
 - Approximate amount of room rental fees waived: \$900
- **American Red Cross Community Blood Drive: March 13 – November 13, 2026**
 - Key Organizer: Melissa Rodriguez
 - Services provided by the City of Burleson: Burleson Recreation Center - Meeting room rental space
 - Approximate amount of room rental fees waived: \$3,080
- **AARP: Thursdays from February 5 – April 9, 2026**
 - Key Organizer: Sandra Jones
 - Services provided by the City of Burleson: Burleson Recreation Center - Meeting room rental space
 - Approximate amount of room rental fees waived: \$3,000
- **Bold City Church: Sundays from January 11 – December 27, 2026**
 - Key Organizer: Chad Swaringen
 - Services provided by the City of Burleson: Burleson Recreation Center - Meeting room, Gymnasium, and KidZone rental space
 - Approximate amount of room rental fees waived: \$9,984 (Organization would pay \$39,000 in rental fees)

City Council Regular Meeting

DEPARTMENT: Parks and Recreation


FROM: Jen Basham, Director of Parks and Recreation

MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a grazing lease for Russell Farm with Bryan Voegele for one (1) year, with four (4) automatic renewals in the amount of \$500. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Great Place to Live Through Expanded Quality of Life Amenities	4.3 Provide outstanding cultural, educational and entertainment opportunities

SUMMARY:

The Russell Farm Grazing Lease permits Bryan Voegele to graze cattle on approximately 12.8 acres at Russell Farm. This arrangement supports effective land use and enhances the visitor experience by allowing guests to enjoy seeing the cattle during their visits.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

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

The Russell Farm Grazing Lease was first approved on August 1, 2022.

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201



RUSSELL FARM GRAZING LEASE

CITY COUNCIL: JANUARY 5, 2026

STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION



BACKGROUND

- The Grazing Lease was first signed in August of 2022.
- The owner of the cows is Bryan Voegele who owns property behind and adjacent to Russell Farm.
- This agreement has been previously reviewed and approved and supported by the Boren family.
- The use agreement in place at the farm identifies portions of the property for the specific use of grazing.

GRAZING LEASE OVERVIEW

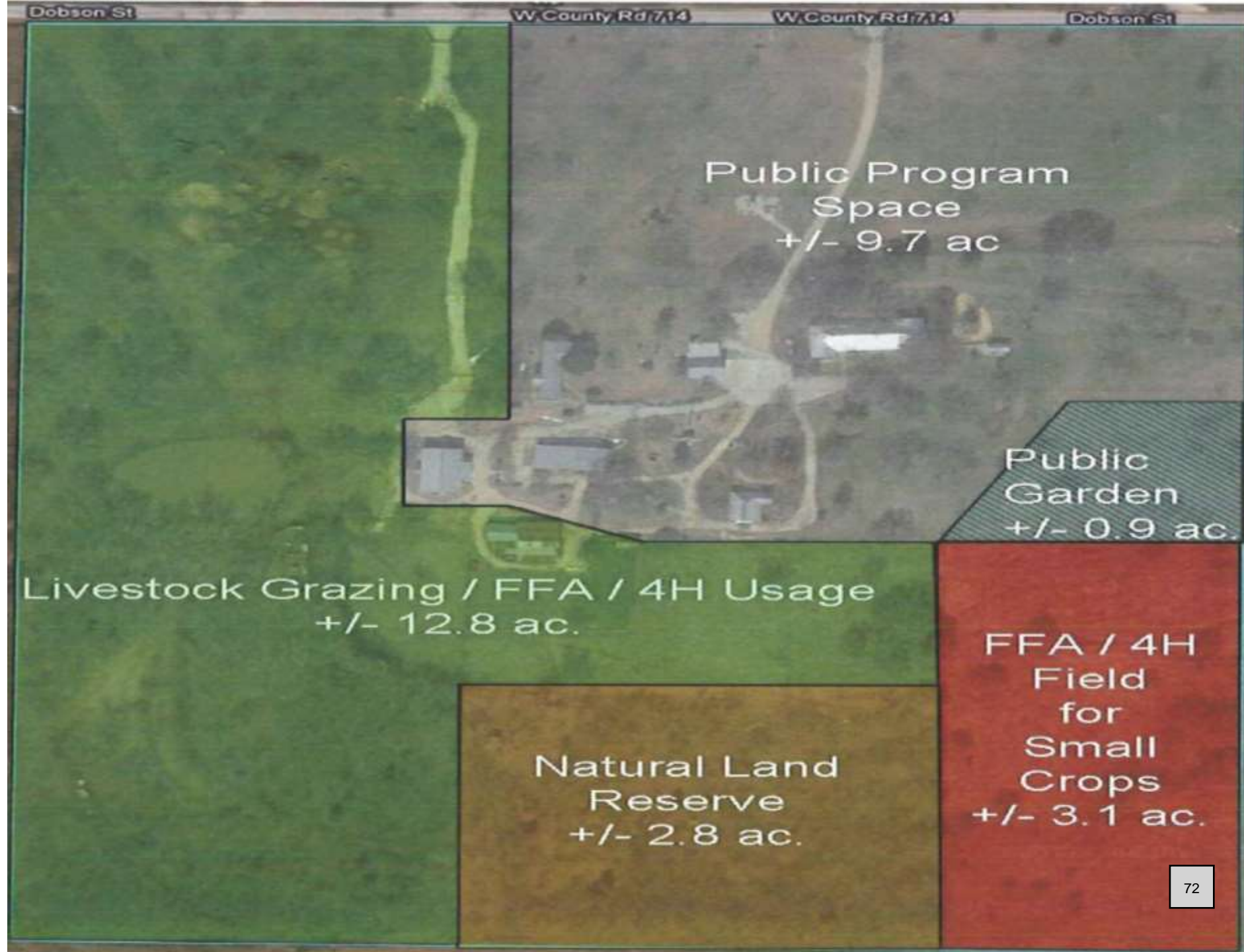
Key Items:

1. The lease will allow the lessee (Bryan Voegele) to utilize specified Farm property for up to eight cattle.
2. Terms: Lease shall be for a one (1) year term. Upon expiration, providing a termination has not been pursued, the lease shall automatically renew for four (4) additional one (1) year renewal terms. There is also a (30) day notice termination clause built into the lease.



LIVESTOCK GRAZING AREA

As outlined in the
use agreement.





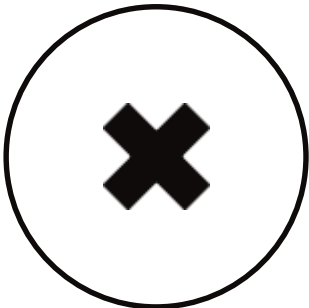
DIRECTION



Approve Grazing Lease



Approve with changes



Deny Grazing Lease

GRAZING LEASE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This Grazing Lease (this "Lease") is made and entered this 5th day of January, 2026, by and between PARTIES, the City of Burleson, Texas, a Texas Municipal Corporation ("Lessor") and Bryan Voegelé, a resident of Burleson, Texas ("Lessee"). In consideration of the mutual covenants and agreements set forth in this Lease, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Lessor and Lessee, Lessor does hereby lease to Lessee, and Lessee does hereby lease from Lessor, that certain tract of land situated in the City of Burleson, Johnson County, Texas, containing approximately 12.8 acres located off Dobson Street (W. County Road 714), Burleson, Texas, adjacent to Russell Farm, and more particularly described as in the shaded green portion entitled "Livestock Grazing/FFA/4H Usage" of the aerial photograph attached as Exhibit "A", attached hereto and made a part hereof for all purposes (the "Premises").

1. **TERM.** This Lease shall be for one (1) year term beginning on January 6, 2026, and ending on January 5, 2027 ("Initial Term"). Upon the expiration of the Initial Term of this Lease, provided this Lease has not been previously terminated pursuant the provisions of this Lease as may be set forth elsewhere herein, this Lease shall automatically renew for four (4) additional one (1) year Renewal Terms, unless on or before thirty (30) days prior to the then current Term of this Lease, either party has given notice of such party's intention not to renew this Lease for an additional one (1) year Renewal Term. The Initial Term and Renewal Term are hereby collectively referred to herein as the "Term".
2. **RENT.** Lessor agrees to lease the Premises to Lessee for and in consideration of Lessee's maintaining the property so that the grass/vegetation does not grow above the height of 24 inches and Lessee's compliance with the provisions established in this Grazing Lease Agreement. In addition to the above consideration, Lessee agrees to pay Lessor \$100.00 in rent annually. Lessee shall pay Lessor rent for the entire year on or before December 16th each year.
3. **FENCING.** Lessee shall maintain the fence and gates around the Premises.
4. **NO HAZARDOUS MATERIALS.** Lessee shall not permit any Hazardous Materials (as such term is hereinafter defined) to be brought onto, stored in, used in, or disposed of in, on, under or about the Premises. As used herein "Hazardous Materials" mean (a) any petroleum or petroleum products, radioactive materials, asbestos, urea formaldehyde foam insulation, transformers or other equipment that contains dielectric fluid containing levels of polychlorinated biphenyls, and radon gas, (b) any chemicals, materials, or substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," "contaminants," or "pollutants," or words of similar

import, under applicable law, and (c) any other chemical, material, or substance which is in any way regulated by applicable law.

5. USE OF PREMISES.

- (a) Lessee shall use the Premises solely for the purposes of grazing cattle and shall use the Premises for no other purpose. Lessee shall not keep more than eight (8) cows on the Premises.
- (b) Lessee agrees to rotate the animals and move them to an alternate grazing location when the grass is grazed out, to give the land a rest and allow the grass to re-grow.
- (c) Lessee agrees to feed cow's nutritional supplements as needed to maintain consistent growth and general health specifically in winter and summer months consistent with industry standards and best practices.

6. USE OF PREMISES BY LESSOR. Notwithstanding anything to the contrary herein, Lessee and Lessor agree that Lessor shall have the right to use the Premises occasionally to maintain the Premises. (Lessee is allowed on premises to feed and water their designated animals. Lessee must notify staff upon arrival to Russell Farm during off hours.

7. COMPLIANCE WITH ORDINANCES. Lessee agrees to comply with all City Ordinances, especially sections relating to livestock, animal nuisances, and sanitary conditions.

8. MAINTENANCE, REPAIR AND SURRENDER. At the termination of this Lease, Lessee shall surrender and deliver the Premises to Lessor, in the state of repair and condition comparable to the state of repair and condition as at the time Lessor delivered possession thereof to Lessee, reasonable wear and tear excepted. Specifically, without limitation, any damage to fences occurring during the course of this Lease shall be repaired by Lessee. Lessor shall have no obligation whatsoever to perform any maintenance, repairs or other services in connection with the Premises or this Lease.

9. UTILITIES; TAXES. Lessee shall pay for all utilities, including electricity, used by Lessee at the Premises.

10. USE OF LIVESTOCK AND ANIMALS BY CITY. Lessee agrees that Lessor may use the cattle on the premises for education purposes related to the Russell Farm Art Center. Lessee and Lessor will work in good faith to practically effectuate the terms of this section.

11. INSURANCE: Throughout the term of this Lease, Lessee shall carry and maintain, at Lessee's sole cost and expense, general liability insurance of an "occurrence" type against all claims, arising out of liability of Lessee for injury to persons or property damage occurring in or about the Premises or arising out of the use or occupancy thereof, at minimum combined single limit of \$1,000,000.00 each occurrence and \$1,000,000.00 as a general aggregate. General liability must be endorsed to include the City of Burleson named as Additional Insured on the policy and a Certificate of Insurance must be attached

to this Agreement and it must identify the name of the insurance carrier, policy number and expiration date and limits of liability and deductible.

12. INDEMNIFICATION. LESSEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS LESSOR AND LESSOR'S OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES, FROM AND AGAINST ANY ALL CLAIMS, DEMANDS, LIABILITIES, LOSSES, COSTS, DAMAGES, SUIT OR EXPENSES OF EVERY KIND (INCLUDING WITHOUT LIMITATION, ATTORNEYS' FEES, ACCOUNTANTS' FEES, COURT COSTS AND INTEREST) RESULTING OR ARISING FROM ANY AND ALL INJURIES TO, INCLUDING DEATH OF ANY PERSON OR DAMAGE TO ANY PROPERTY CAUSED BY THE OCCUPANCY OF THE PREMISES BY LESSEE AND/OR THE ACTS OR OMISSIONS OF LESSEE OR LESSEE'S AGENTS, EMPLOYEES OR CONTRACTORS. The terms of this provision shall survive the termination of this Lease Agreement.
13. DEFAULT. In the event Lessee fails to perform any or all of its obligations set forth in this Lease, Lessor shall give Lessee ten (10) days to cure any defect and Lessor may terminate this Lease if Lessee fails to cure the defect or to perform its Lease obligations.
14. MECHANICS LIENS. Lessee shall not permit any mechanic's liens to be filed against the Premises or Lessee's leasehold interest herein, and Lessee shall cause any such liens arising or alleged to arise as a result of Lessee's activities in the Premises to be paid and released of record without cost to Lessor within thirty (30) days following delivery by Lessor to Lessee of written notice regarding the existence of any such lien.
15. INSPECTION BY LESSOR. Lessor and Lessor's agents shall have the right to enter into and on the Premises at any reasonable time for the purpose of inspecting the Premises.
16. ASSIGNMENT AND SUBLEASE. Lessee may not assign this Lease or sublet any portion of the Premises without the prior written consent of Lessor.
17. ACCEPTANCE OF PREMISES; DISCLAIMER. LESSOR AND LESSEE RECOGNIZE, STIPULATE AND AGREE THAT LESSEE HAS ACCEPTED THE PREMISES IN ITS CURRENT "AS-IS", WHERE-IS" CONDITION AND WITH ALL FAULTS AND WITHOUT ANY WARRANTY, REPRESENTATION, EXPRESSED OR IMPLIED, CONCERNING THE CONDITION OR CHARACTERISTICS OF THE PREMISES, WITHOUT LIMITING THE FOREGOING, LESSOR MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONDITION OF THE PREMISES, OR THE FITNESS OF THE PREMISES FOR ANY PURPOSE.
18. UNDER TEXAS LAW (CHAPTER 87, CIVIL PRACTICE AND REMEDIES CODE), A FARM ANIMAL PROFESSIONAL OR FARM OWNER OR LESSEE IS NOT LIABLE FOR AN INJURY TO OR THE DEATH OF A PARTICIPANT IN FARM ANIMAL

ACTIVITIES, INCLUDING AN EMPLOYEE OR INDEPENDENT CONTRACTOR,
RESULTING FROM THE INHERENT RISKS OF FARM ANIMAL ACTIVITIES.

19. **TERMINATION.** This Lease Agreement may be terminated by either party upon at least thirty (30) days' prior written notice to the other party. If either party terminates this Lease Agreement prior to the completion of a full year, and Lessee has paid to Lessor the annual rent provided in Article 2 for the year, Lessee shall be entitled to a prorated refund of the annual rent calculated on a monthly basis. Both parties agree that for purposes of the calculation, a partial month of use shall be considered to be the same as a full month of use.

20. **MISCELLANEOUS.**

(a) All notices and correspondence under this Lease shall be given by certified or registered mail to the parties at the following addresses:

If to Lessor:
City of Burleson
Attention: City Manager
141 W. Renfro
Burleson, Texas 76028

If to Lessee:
Bryan Voegelé
155 Lace Lane
Burleson, TX 76028

- (b) This Lease shall be binding upon and inure to the benefit of the parties to this Lease and their respective heirs, executors, administrators, legal representatives, successors and permitted assigns.
- (c) In the event any one or more of the provisions contained in this Lease shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Lease.
- (d) This Lease shall constitute the entire understanding of the parties with respect to the subject matter hereof and supersedes any and all prior agreements, written or oral, between the parties and no amendment, modification, or alteration of the terms hereof shall be binding upon the parties unless the same is in writing, dated after this Agreement and duly executed by both Lessor and Lessee.
- (e) This Lease shall be governed by the laws of the State of Texas and venue for any lawsuit involving this Lease shall be in Johnson County, Texas.
- (f) Nothing contained in this Lease shall be deemed or construed by the parties hereto, nor by any third party, as creating a relationship between the parties other than the relationship of Lessor and Lessee.
- (g) Nothing contained in this Lease shall be construed as a waiver of the Lessor's governmental immunity, or of any damage caps or limitations imposed by law, or any

other legal protections granted to the Lessor by law, except to the extent expressly provided or necessarily implied herein.

21. **TERMINATION FOR CONVENIENCE.** Notwithstanding anything herein to the contrary, the Lessor may terminate this Lease at any time and for any reason by providing the Lessee with ninety (90) days written notice of termination. In the event that this Lease is terminated prior to the end of a term, the Lessor shall reimburse Lessee pro rata share of rent for the portion of the then current Term that was not used following to the date of notice of termination.

This Lease is executed effective this _____ day of _____, 2026.

LESSOR:

CITY OF BURLESON

By: _____

Printed Name: Tommy Ludwig

Title: City Manager

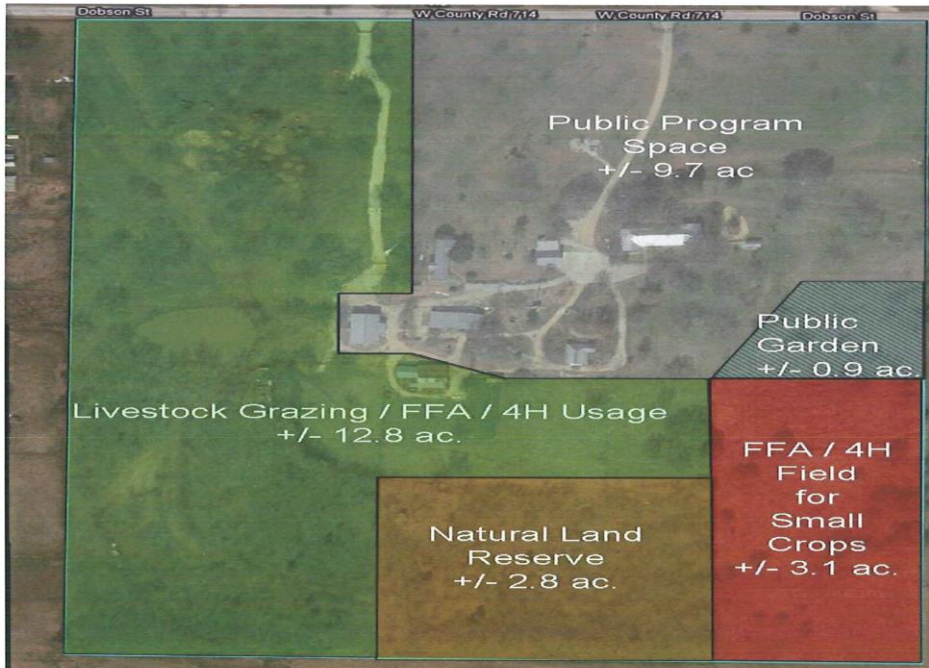
LESSEE:

By: _____

Printed Name: Bryan Voegele

Attachment "A"

Attachment B
Conceptual Land Use Plan for Russell Farms



Page 10

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, PE, Director of Capital Engineering

MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a change order to a construction contract (CON#168-08-2025) with Pipe Crew LLC, for the Waterline Replacement and Upsizing (Taco Casa) Project in the amount of \$13,667.60 for a revised total contract amount of \$106,892.60 (Project WA2506).
(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The Waterline Replacement & Upsizing (Taco Casa) Project addresses capacity and reliability issues with the existing 2" dead-end water line by upsizing, looping, and rehabilitating the line.

The project was advertised on July 11 and July 18, 2025, with proposals accepted through Bonfire from July 11 to July 31, 2025. The advertisement was sent to 748 vendors utilizing three commodity codes, and four submissions were received. The item did not meet the threshold for Council approval and was therefore authorized administratively. However, the formal solicitation process was utilized.

The additional services within this change order consist of installing a 5/8" service connection, 25 square yards of pavement replacement, and one 8" gate valve for the Waterline Replacement and Upsizing (Taco Casa) Project. These items were not originally identified within the scope of the project but were necessary, to complete the project.

RECOMMENDATION:

Consider and take possible action on a change order to a construction contract with Pipe Crew LLC, for the Waterline Replacement and Upsizing (Taco Casa) Project in the amount of \$13,667.60, for a revised total contract amount of \$106,892.60.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$13,667.60

Account Number(s): 5203101 70020

Fund: W/S Bond - Construction

Account Description: WSBndConst

STAFF CONTACT:

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

Waterline Replacement & Upsizing (Taco Casa) Project #WA2506 *CHANGE ORDER*

PRESENTED TO THE CITY COUNCIL

JANUARY 5, 2026

SUMMARY

The Waterline Replacement & Upsizing (Taco Casa) Project addresses capacity and reliability issues with the existing 2” dead-end water line by upsizing, looping, and rehabilitating the line.

The project was advertised on July 11 and July 18, 2025, with proposals accepted through Bonfire from July 11 to July 31, 2025. The advertisement was sent to 748 vendors utilizing three commodity codes, and four submissions were received. The item did not meet the threshold for Council approval and was therefore authorized administratively. However, the formal solicitation process was utilized.

BACKGROUND

The Waterline Replacement & Upsizing (Taco Casa) Project addresses capacity and reliability issues with the existing 2-inch dead-end water line, which was undersized and not part of a looped system.

The project replaced the old line with a new 8-inch PVC main and extended it to connect with another dead-end line to the northeast, creating a looped network that improves reliability, water circulation, and overall capacity.

Construction is complete, the new line is active, and the contractor is finishing final cleanup. The upgraded line will provide improved service and long-term system reliability for the area.

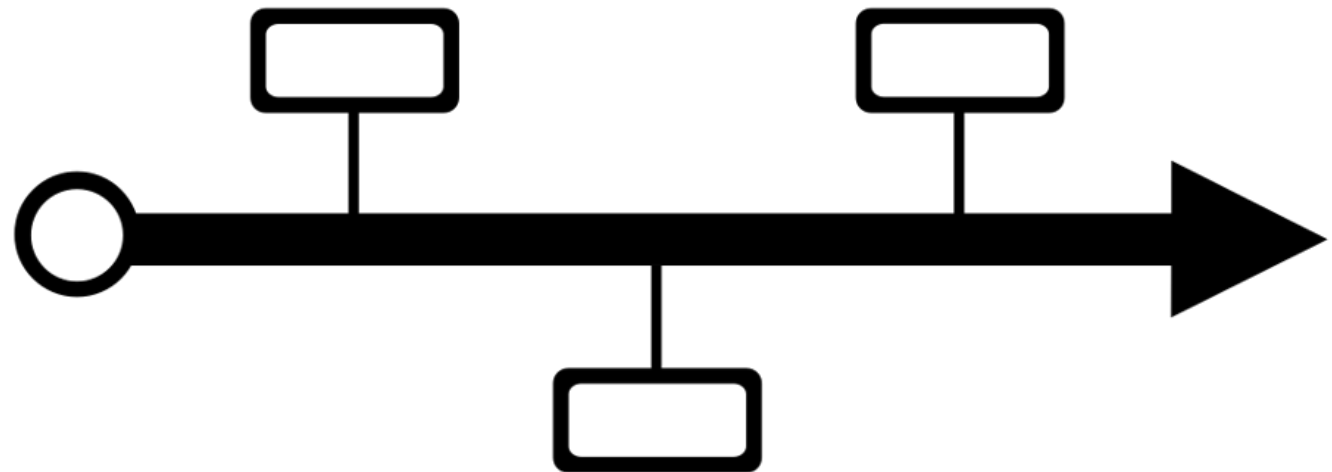


CONSTRUCTION CHANGE ORDER

- The additional construction within this change order consists of installing a 5/8" service connection, 25 square yards of pavement replacement, and one 8" gate valve for the completion of the Waterline Replacement and Upsizing (Taco Casa) Project.
 - Amendment Amount: \$13,667.60
 - Total Contract amount: \$106,892.60
-
- Amendment within budgeted funds (\$142,220 Construction Budget)
 - Change order necessary due to rehabilitation scope change – these items were not included within the original schedule of values for the Project

TIMELINE

- Contract Amendment: January 5, 2026
- Estimated Project Completion January 2026



ACTION REQUESTED

Consider and take possible action on a change order to a construction contract with Pipe Crew, LLC, for the Waterline Replacement and Upsizing (Taco Casa) Project in the amount of \$13,667.60, for a revised total contract amount of \$106,892.60.

Questions/Comments

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612



CONTRACT CHANGE ORDER NO. 1
TO
Pipe Crew, LLC
IN
THE CITY OF BURLESON, TEXAS

DATE: 12.08.2025 11:55AM
OWNER: The City of Burleson Texas
CONTRACTOR: Pipe Crew, LLC

The Contractor is directed by the Owner to make the following changes to the work specified in the above referenced contract:

SEE ATTACHED PAGES

Original Contract Amount	<u>\$93,225.00</u>		
Net INCREASE in Contract Amount from Previous Contract Change Order	<u>\$0.00</u>		
Net INCREASE in Contract Amount from this Contract Change Order	<u>\$13,667.60</u>	Current Increase (%)	<u>14.66%</u>
Revised Contract Total Amount	<u>\$106,892.60</u>	Overall Increase (%)	<u>14.66%</u>

Original Contract Completion Time	<u>60</u>	Original Completion Date	<u>11.17.2025</u>
Change in Contract completion Time from Previous Contract Change Order	<u>0</u>	Revised Completion Date	<u>11.17.2025</u>
Change in Contract completion Time from this Contract Change Order	<u>0</u>		

Recommended by:	<u>CITY OF BURLESON</u>	Accepted by:	<u>Pipe Crew, Llc</u>
By: Rodriguez, Cesar		Signed by:	
Title: Project Engineer		By: <i>Chance Bufo</i>	
		Title: principal	

Approved By Owner: CITY OF BURLESON

12/22/2025

By: _____
Title: _____

For Internal Use Only
City Council Financial
Transaction if:

Current Increase > 25%	
Overall Increase > 25%	



Current Increase >\$100,000	
Council Date	

Scope of Work:

Contract Change Order for 8" gate valve & existing pavement removal/replacement & 5/8" Service Connection.

Background

The additional services within this change order consist of installing a 5/8" service connection, 25 square yards of pavement replacement, and one 8" gate valve for the Waterline Replacement and Upsizing (Taco Casa) Project.

Item Number	Description	Quantity	Unit of Measure	Unit Price	Original Quantity	New Quantity	Pre-Change Order Item Value	Contract Change Order Total Amount
CO1.1	8" Gate Valve	1	EA	\$3,417.60	0	1	\$ 0.00	\$3,417.60
CO1.2	Existing Pavement Removal & Replacement	25	SY	\$ 140.00	0	25	\$ 0.00	\$3,500.00
CO1.3	5/8 " Service Connection	3	EA	\$2,700.00	0	3	\$ 0.00	\$6,750.00
								<u>\$13,667.60</u>

The work described in this contract change order consist of furnishing the additional quantities of materials, labor, equipment, tools and incidentals as specified above that is necessary to construct the work. All work and payments shall be in accordance with the contract plans and specifications referenced in the agreement for "Waterline Replacement & Upsizing (Taco Casa)" between the City of Burleson, Texas and Pipe Crew, LLC that was entered by both parties on .

End of Scope for work for City of Burleson Waterline Replacement & Upsizing (Taco Casa)

No. CO - 00001

Contract Change Order No. CO - 00001



CHANGE ORDER

To: CESAR RODRIGUEZ, PE Change Proposal No. : 3
Company: CITY OF BURLESON Project: TACO CASA
Date: November 19, 2025 City: BURLESON

Description of Work

This Change Order includes all costs associated with the following items:

THIS CHANGE PROPOSAL REPRESENTS THE FOLLOWING CHANGES IS QUANTITY:

No.	Description	Qty.	Unit M.	Unit	Extended
1	8 INCH GATE VALVE	1	EA	\$ 3,417.60	\$ 3,417.60
2	EXISTING PAVEMENT REMOVAL AND REPLACEMENT	25	SY	\$ 140.00	\$ 3,500.00
3	5/8" SERVICE CONNECTION	2.5	EA	\$ 2,700.00	\$ 6,750.00
				Subtotal:	\$ 13,667.60
				Total:	\$ 13,667.60

This change proposal has the same exclusions and qualifications as original proposal.
Days Added to Scope of Work:

Change Proposal # 03	\$ 13,667.60
----------------------	--------------

Accepted By: _____

Date: _____

Submitted By,

Chance Bufe
Pipe Crew, LLC
chance@pipecrew.com
C - (817) 657-1798

THE CITY OF
BURLESON
TEXAS

**Capital
Engineering**

**SPECIFICATIONS AND CONTRACT DOCUMENTS
FOR THE CONSTRUCTION OF**

**WATERLINE REPLACEMENT & UPSIZING
(TACO CASA)
PROJECT # WA2506**

**FOR THE
CITY OF BURLESON, TEXAS
CAPITAL ENGINEERING DEPARTMENT**

JULY 2025



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SECTION NUMBER	SUBJECT OF SECTION
1	Notice to Bidders
2	Instructions for Bidders
3	Prevailing Wage Rates for Municipal Construction in Burleson, Texas
4	Out of State Contractor Compliance to State Law
5	Affidavit Against Prohibited Acts
5A	Conflict of Interest (example Form 1295)
5B	Offeror Acknowledgment
6	Proposal
6A	Subcontractor List
7	Contract
8	Performance Bond
9	Payment Bond
10	Maintenance Bond
10A	Post Construction Forms
10A.1	Consent of Surety Company to Full Release of Retainage
10A.2	Contractor's Affidavit of Final Payment
11A	Special Provisions- Paving and Drainage Specifications
11B	Special Provisions – Water and Sanitary Sewer Specifications
12	General Notes/Plans/Standard Details

NOTICE TO BIDDERS

CITY OF BURLESON

ITB 2025-015 Waterline Replacement & Upsizing (Taco Casa) PROJECT NO. WA2506

Notice is hereby given that the City of Burleson is seeking bids for Waterline Replacement & Upsizing (Taco Casa). The deadline for submission is July 31, 2025 at 4:00PM CST. The bid opening will be virtual at 4:30PM. A link for the bid opening will be provided via Bonfire.

The project includes: the construction of approximately 360 LF of 8" C-900 PVC waterline, reconnection of 7 service lines of various sizes and concrete pavement removal and replacement.

Specifications and Contract Documents for this project shall be available for viewing and download in electronic (PDF) format at the City's e-procurement system, Bonfire
<https://burlesontx.bonfirehub.com/login> (registration is required) at no cost beginning July 11, 2025.

Any interpretations, corrections, clarifications, or changes to this Invitation to Bid will be issued via addendum. Addenda will be posted in Bonfire. It is the responsibility of the respondent to monitor the Bonfire website for addenda. Proposers shall acknowledge receipt of each addendum by submitting a signed copy with their submission. Oral explanations will not be binding.

POSTED THIS the 11th day of July 2025, in the Burleson City Hall, 141 West Renfro, Burleson, Texas.

July 11, 2025
July 18, 2025
Fort Worth Star-Telegram

SECTION 2

INSTRUCTIONS TO BIDDERS

1. **PROPOSAL:**

- 1.1 The Proposal is included in these Bidding Documents; additional copies may be obtained from the City of Burleson, hereinafter called "OWNER".
- 1.2 All blanks on the proposal shall be completed electronically.
 - a. Bidder may use the original proposal forms included in these bid documents or the Bidder may substitute a computer-generated proposal for the original proposal included in these bid documents. The substitute submittal shall be word-for-word as written in the original proposal contained herein. The Bidder shall also sign the Substitute Proposal.
 - b. If the Substitute Proposal changes the intent of a bid item or contains an error in the quantities, unit prices, or extension of prices, the OWNER may reject the bid submitted.
 - c. The Bid price of each item on the form shall be stated in words and numerals. Words take precedence in case of a conflict. In the case of a conflict between the unit price indicated and the extended amount shown, the unit indicated multiplied by the state quantity shall govern.
- 1.3 The President or a Vice President (or other corporate officer accompanied by evidence of authority to sign) shall execute bids by corporations in the corporate name and the corporate seal shall be affixed and attested by the Secretary or an Assistant Secretary. The corporate address and state of incorporation shall be shown below the signature.
- 1.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title shall appear under the signature and at the official address of the partnership shall be shown below the signature.
- 1.5 All names shall be typed or printed below the signature.
- 1.6 The bid shall contain an acknowledgement of receipt of all Addenda (the numbers of which must be filled in on the Proposal).
- 1.7 The address and telephone number for communications regarding the bid shall be shown.
- 1.8 The bid shall be complete with prices stated for all alternates. The Bidder should be aware that the OWNER, to stay within the OWNER's

available funds could adjust the scope of the project. Alternates selected and revisions to limits of construction and resulting quantity adjustments will be identified in the Notice of Award and will be adjusted in the proposal contained in the executed contract.

2. **SUBMISSION OF BIDS:**

It shall be the Bidder's responsibility for the electronic delivery of his proposal at the proper place by the time stated in the Notice to Bidders. The mere fact that a proposal was dispatched will not be considered. Proposals must be submitted at <http://burlesontx.bonfirehub.com>. The BIDDER shall acknowledge receipt of any addenda.

3. **BID SECURITY:**

An approved bidder's bond made payable to the OWNER in an amount of five (5%) percent of the largest possible total of the bid may be required as a guarantee that, if awarded the contract, the Bidder will enter into a Contract and execute all necessary bonds. Bid securities will be returned to Bidders when the Contract award is made or bids are rejected.

4. **PERFORMANCE, PAYMENT AND MAINTENANCE BONDS:** Performance, Payment and Maintenance Bonds in the amount of not less than one hundred percent (100%) of the contract price conditioned upon the faithful performance of the contract, and upon payment of all persons supplying labor or furnishing materials, will be required upon the forms which are a part of the contract Documents. Bonds shall be executed by a surety company acceptable to and approved by the OWNER, authorized to do business in the State of Texas and acceptable for underwriting of risks as indicated by the latest revision, Treasury Department Circular 570, listing acceptable sureties on Federal Bonds. The period of the Maintenance Bond shall be two years from the date of acceptance of all work done under the Contract, to cover the guarantee as set forth in the Special Conditions.

5. **QUALIFICATION OF BIDDERS:**

All Bidders on this project must be qualified to perform work as outlined within the contract documents. The City of Burleson Capital and Engineering Department will verify the work history a subcontractors must also be qualified if applicable to the project: water and sewer, paving, storm drain, excavation and parkway and median landscape work (includes seeding, sod, irrigation and tree and shrubbery planting). Bidders must be familiar with the North Central Texas Council of Governments (NCTCOG) Standard Specifications for Public Works Construction, latest edition, and the construction methods, Standards and related Ordinances of the City of Burleson.

6. **BIDDERS KNOWLEDGE OF CONDITIONS:**

- 6.1 Prior to submission of a proposal, bidders shall make a thorough inspection of the site of work and a thorough examination of the plans and specifications, and shall become informed as to the nature of the work, labor conditions, federal, state and local Laws and Regulations, and all other matters that may affect the cost, progress, performance and time of completion of the Work.
- 6.2 Bidder shall notify OWNER of all conflicts, errors or discrepancies in the Contract Documents.
- 6.3 Bidder shall pay particular attention to providing methods of ingress and egress to adjacent private and public properties, procedures for protection existing improvements and disposition of all materials to be removed.
- 6.4 Information and data reflected in the Contract Documents with respect to underground facilities at or contiguous to the site is based upon information and data furnished to OWNER by owners of such underground facilities or other, and OWNER does not assume responsibility for the accuracy or completeness thereof.
- 6.5 The lands upon which the work is to be performed, rights-of-way and easements for access thereto and other lands designated for use by Contractor in performing the work are identified in the Contract Documents. All additional lands and access thereto required for temporary construction facilities or storage of materials and equipment not provided by OWNER, are to be obtained and, if necessary, paid by Contractor.
- 6.6 The submission of a bid will constitute an incontestable representation by Bidder that Bidder has complied with every requirement of the Article 6, that without exception the bid is premised upon performing and furnishing the work required by the Contract Documents and such means, method, techniques, sequences or procedures of construction as may be indicated in or required by the Contract Documents, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the work.

7. **AVAILABILITY OF UTILITY SERVICES**

OWNER shall not make available or guarantee any utility services to the Contractor such as (but not all inclusive) water, sewer, electricity, gas, or telephone for performance of his work in this contract. Contractor shall be solely responsible for completing all requirements, make all arrangements, and make all payments as necessary to procure any utility services necessary to complete the work as prescribed in this contract.

8. **INTERPRETATION OF DOCUMENT:**

If any person contemplating submitting a bid is in doubt as to the meaning of any part of the plans, specifications, or other proposed contract documents, they may submit to the OWNER a written request for an interpretation thereof at least five (5) days prior to opening of bids. The person submitting the request will be responsible for its prompt delivery. Any interpretation of these documents will be made only by addendum duly issued. Only questions answered by formal written Addenda are to be binding. Oral interpretations or clarification will be without legal effect. The OWNER will not be responsible for any other explanations or interpretations.

9. **STANDARD SPECIFICATIONS:**

9.1 All work for this project including but not limited to all grading, utility and paving improvements described in this Proposal and Construction Drawings shall be done in accordance with the *STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION* as issued by the North Central Texas Council of Government (NCTCOG); the latest edition with any revisions as may be modified by the special conditions of this Contract.

9.2 Asphaltic concrete and standard concrete pavement improvements done within TxDOT right of way, shall be done in accordance with the *STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES* as issued by The Texas Department of Transportation; the latest edition with any revisions as may be modified by the special conditions of this Contract.

10. **AWARD OF CONTRACT:**

10.1 OWNER reserves the right to reject any bid, to waive any and all informalities and to negotiate contract amendments with the successful Bidder, and the right to disregard all nonconforming, non-responsive, unbalanced or conditional bids. Also, OWNER reserves the right to reject the bid of any Bidder if OWNER believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard of criteria established by OWNER. Discrepancies in the multiplication of units of work and unit prices will be resolved in favor of the correct multiplication. Discrepancies between the unit price in words and the unit price in figures will be resolved in favor of the price in words. Discrepancies between the indicated sum of a column of figures and the correct sum therefore will be resolved in favor of the correct sum.

- 10.2 In evaluating bids, OWNER will consider the qualifications of the Bidder, whether or not the bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the bid form or prior to the Notice of Award.

11. **ALTERNATE BIDS:**

No bids for alternate work items shall be submitted except as shown on the Proposal. The OWNER reserves the right to choose either the base bid or alternate bid whichever is most advantageous to the OWNER. There will be no adjustments to unit prices bid due to the OWNER'S choice of alternate bids.

12. **EXECUTION OF CONTRACT**

- 12.1 The successful Bidder shall execute the formal Contract Agreement and required Bonds to the OWNER within fifteen (15) days after the Notice of Award.
- 12.2 A Notice to Proceed authorizing the Contractor to commence work will be issued after the Contract Documents have been executed by the OWNER.

13. **PROTECTION OF THE PUBLIC:**

For protection and convenience of the public and emergencies, the successful Bidder shall furnish the OWNER with a telephone number at which the contractor can be contacted 24 hours a day during the entire construction period of this project. This telephone number shall be furnished to the OWNER in writing prior to the beginning of construction.

14. **AFFIDAVIT AGAINST PROHIBITED ACTS:**

It shall be the successful Bidder's responsibility to complete this affidavit (Section 5 of the Contract Documents) prior to execution of the Contract by the OWNER (City of Burleson). Failure to complete this form may prohibit the contractor's ability to secure the Contract.

15. **WAGE RATES**

Contractor shall pay no less than the general prevailing rates for the Project location as determined in accordance with statutory requirements. The minimum rates for various labor classifications as established by the OWNER are included in the contract documents.

16. **SALES TAXES**

The OWNER qualifies as an exempt entity as defined by the statutes (Chapter 151.309) of the Tax Code of the State of Texas. The OWNER's purchasing department will issue exemption certificates. Comply with all statutes and rulings of the State Comptroller.

17. **GOVERNING DOCUMENTS:**

The Work shall conform to the requirements of these specifications and the details as shown therein. These contract documents are intended to be Primary. Requirements of any of the contract documents are as binding as if called for by all. In case of conflict between the referenced Specifications and the Special Project Specifications, the Special Project Specifications shall govern.

18. **SOIL INVESTIGATION:**

Investigation of soil and foundation conditions of the size and areas near the site is considered subsidiary to the paving portion of the work. A certified lab competent to do such investigations for subgrade stabilization shall be used to determine the amounts of cement or lime necessary for the structural ability of the roadway. It has been assumed to use the rate of 30# per square yard of lime or Portland cement as a minimum treatment, but the actual amount is to be verified by the lab prior to pavement work. A copy of the lab report shall be submitted to the OWNER for approval.

19. **REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK:**

All work that has been rejected or condemned shall be repaired, or if it cannot be repaired satisfactorily, it shall be removed and replaced at the contractor's expense. Defective materials shall be immediately removed from the site of the work. Work done without line and grade having been given, work done beyond the lines or not in conformity with the grades shown on the drawings or as given, save as herein provided, work done without proper inspection, or any extra or unclassified work done without written authority and prior agreement in writing as to prices, shall be done at the contractor's risk, and will be considered unauthorized, and at the option of the OWNER, may not be measured and paid for, and may be ordered removed at the contractor's expense. If the contractor fails to satisfactorily repair, replace or remove the rejected, condemned or unauthorized work or materials immediately upon receipt of written notice, the OWNER will have the authority to cause such remediation to be performed and to deduct the cost thereof from any monies due or to become due to the contractor.

20. **TRENCH SAFETY:**

- 20.1 A trench safety system must be provided for all trench excavations according to current OSHA requirements.
- 20.2 On all public projects bid by the OWNER (City of Burleson) or private projects to be constructed within right-of-way or easements to be conveyed to the City of Burleson, compliance with the current minimum Occupational Safety and Health Administration (OSHA) or other governmental agencies standards for trench safety will be required as part of the plans and specifications. Prior to start of construction a detailed trench safety system must be provided to the City by the contractor. This detailed trench safety system must meet all requirements by OSHA or other governmental agencies, and be designed and certified by a professional engineer licensed in the State of Texas.
- 20.3 A pay item shall be included in the plans and specifications for the trench safety system. Payment will be on a linear-foot basis and will be full compensation for labor, tools, materials, equipment and incidentals necessary to complete the work, including the removal of the trench safety system and back-filling the trench. Pursuant to Texas law, the City of Burleson has adopted a trench safety policy, which is addressed in Section 11 of the Specifications. Each bidder should be familiar with Section 11 prior to submitting a bid.

21. **BID TABULATION:**

A tabulation of all bids will be available after the contract has been awarded.

22. **ADDENDUM:**

- 22.1 The OWNER reserves the right to issue addendum(s) to the Plans, Proposal, Specifications, and Special Provisions. Addendums will be issued at <https://burlesontx.bonfire.com>
- 22.2 The Bidders will acknowledge the receipt of the addendum(s) by submitting a signed copy of the addendum(s) with the submission of their bid.
- 22.3 It shall be the Bidder's responsibility to ensure that they are aware of all addendum(s) issued by the OWNER.
- 22.4 Upon receipt of the addendum(s), the Bidder shall acknowledge the receipt of the addendum(s) in the appropriate spaces provided in the proposal.
- 22.5 **Bids that have not properly acknowledged addendum(s) will not be considered.**

SECTION 3

PREVAILING WAGE RATES FOR MUNICIPAL CONSTRUCTION IN BURLESON, TEXAS

The following minimum rates have been determined by the City of Burleson, Texas, in accordance with the statutory requirements and prevailing local wages:

"General Decision Number: TX20250257 01/03/2025

Superseded General Decision Number: TX20240257

State: Texas

Construction Type: Building

County: Johnson County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be

adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

ASBE0021-011 06/01/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation)....\$	31.32	7.52

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER.....\$	37.00	24.64

CARP1421-002 10/01/2023

	Rates	Fringes
MILLWRIGHT.....\$	32.02	11.27

ELEV0021-006 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....\$	49.71	37.885+a+b

FOOTNOTES:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday after Thanksgiving Day, Christmas Day, and Veterans Day.

ENGI0178-005 06/01/2020

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
(1) Tower Crane.....	\$ 32.85	13.10
(2) Cranes with Pile Driving or Caisson Attachment and Hydraulic Crane 60 tons and above.....	\$ 28.75	10.60
(3) Hydraulic cranes 59 Tons and under	\$ 32.35	13.10

IRON0263-005 06/01/2024

	Rates	Fringes
IRONWORKER (ORNAMENTAL AND STRUCTURAL)	\$ 28.64	7.93

PAIN0053-004 04/01/2014

	Rates	Fringes
PAINTER (Brush, Roller, and Spray (Excludes Drywall Finishing/Taping)).....	\$ 16.40 **	5.45

PLUM0146-003 05/01/2024

	Rates	Fringes
PIPEFITTER (Excludes HVAC Pipe Installation)	\$ 39.78	12.06

SUTX2014-033 07/21/2014

	Rates	Fringes
BRICKLAYER	\$ 20.18	0.00
CARPENTER, Excludes Drywall Hanging, Form Work, and Metal Stud Installation.....	\$ 15.12 **	2.94
CEMENT MASON/CONCRETE FINISHER...	\$ 13.45 **	0.00
DRYWALL FINISHER/TAPER	\$ 16.24 **	3.94
DRYWALL HANGER AND METAL STUD		

INSTALLER.....	\$ 16.20 **	3.40
ELECTRICAL INSTALLER (Sound and Communication Systems Only)Excludes Wiring.....	\$ 17.79	2.41
ELECTRICIAN (Alarm Installation Only).....	\$ 18.00	0.38
ELECTRICIAN (Low Voltage Wiring Only).....	\$ 14.88 **	2.15
ELECTRICIAN, Excludes Low Voltage Wiring and Installation of Alarms/Sound and Communication Systems.....	\$ 20.68	4.39
FORM WORKER.....	\$ 12.38 **	0.00
GLAZIER.....	\$ 15.93 **	2.37
HVAC MECHANIC (Installation of HVAC Unit Only).....	\$ 22.18	6.48
INSTALLER - SIDING (METAL/ALUMINUM/VINYL)	\$ 15.77 **	0.00
IRONWORKER, REINFORCING.....	\$ 12.19 **	0.00
LABORER: Common or General.....	\$ 11.91 **	2.64
LABORER: Mason Tender - Brick...\$	10.50 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.80 **	0.00
LABORER: Pipelayer.....	\$ 13.00 **	0.35
LABORER: Roof Tearoff	\$ 11.28 **	0.00
LABORER: Landscape and Irrigation	\$ 10.00 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe	\$ 13.06 **	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 13.93 **	0.00
OPERATOR: Bulldozer.....	\$ 18.29	1.31

OPERATOR: Drill.....	\$ 17.60 **	0.50
OPERATOR: Forklift.....	\$ 14.20 **	0.00
OPERATOR: Grader/Blade.....	\$ 12.95 **	0.00
OPERATOR: Loader	\$ 12.89 **	1.19
OPERATOR: Mechanic.....	\$ 17.52 **	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 18.44	0.00
OPERATOR: Roller	\$ 15.04 **	0.00
PLASTERER.....	\$ 15.30 **	0.00
PLUMBER (HVAC Pipe Installation Only).....	\$ 19.33	3.57
PLUMBER, Excludes HVAC Pipe Installation.....	\$ 24.00	2.71
ROOFER	\$ 15.70 **	0.58
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 18.25	3.02
SHEET METAL WORKER, Excludes HVAC Duct Installation	\$ 18.63	0.65
SPRINKLER FITTER (Fire Sprinklers).....	\$ 18.89	0.00
TILE FINISHER.....	\$ 11.22 **	0.00
TILE SETTER	\$ 12.00 **	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39 **	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50 **	0.00
TRUCK DRIVER: Water Truck	\$ 12.00 **	4.11

WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date,

6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations.

Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

"General Decision Number: TX20250026 01/03/2025

Superseded General Decision Number: TX20240026

State: Texas

Construction Type: Heavy

Counties: Johnson, Parker and Tarrant Counties in Texas.

Heavy Construction Projects (Including Water and Sewer Lines)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be

adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

PLUM0146-002 01/01/2024

	Rates	Fringes
PLUMBER/PIPEFITTER.....	\$ 38.28	12.81

SUTX1990-041 06/01/1990

	Rates	Fringes
CARPENTER.....	\$ 10.40 **	\$3.64
Concrete Finisher.....	\$ 9.81 **	
ELECTRICIAN.....	\$ 13.26 **	
Form Setter.....	\$ 7.86 **	
Laborers:		
Common.....	\$ 7.25 **	
Utility.....	\$ 8.09 **	
PAINTER.....	\$ 10.89 **	
Pipelayer.....	\$ 8.43 **	
Power equipment operators:		
Backhoe.....	\$ 11.89 **	3.30
Bulldozer.....	\$ 10.76 **	
Crane.....	\$ 13.16 **	3.30
Front End Loader.....	\$ 10.54 **	
Mechanic.....	\$ 10.93 **	
Scraper.....	\$ 10.00 **	
Reinforcing Steel Setter.....	\$ 10.64 **	

TRUCK DRIVER.....\$ 7.34 **

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey

rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that

classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
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The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

"General Decision Number: TX20250025 01/03/2025

Superseded General Decision Number: TX20240025

State: Texas

Construction Type: Highway

Counties: Archer, Callahan, Clay, Collin, Dallas, Delta, Denton, Ellis, Grayson, Hunt, Johnson, Jones, Kaufman, Parker, Rockwall, Tarrant and Wise Counties in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination,

	if it is higher) for all hours spent performing on that contract in 2025.
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The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SUTX2011-007 08/03/2011

	Rates	Fringes
CONCRETE FINISHER (Paving and Structures).....	\$ 14.12	**
ELECTRICIAN.....	\$ 19.80	
FORM BUILDER/FORM SETTER		
Paving & Curb.....	\$ 13.16	**
Structures.....	\$ 13.84	**
LABORER		
Asphalt Raker.....	\$ 12.69	**
Flagger.....	\$ 10.06	**
Laborer, Common.....	\$ 10.72	**
Laborer, Utility.....	\$ 12.32	**
Pipelayer.....	\$ 13.24	**
Work Zone Barricade Servicer.....	\$ 11.68	**
POWER EQUIPMENT OPERATOR:		
Asphalt Distributor.....	\$ 15.32	**
Asphalt Paving Machine.....	\$ 13.99	**
Broom or Sweeper.....	\$ 11.74	**
Concrete Pavement Finishing Machine.....	\$ 16.05	**
Concrete Saw.....	\$ 14.48	**
Crane Operator, Lattice		

Boom 80 Tons or Less.....	\$ 17.27	**
Crane Operator, Lattice		
Boom over 80 Tons	\$ 20.52	
Crane, Hydraulic 80 Tons		
or Less.....	\$ 18.12	
Crawler Tractor.....	\$ 14.07	**
Excavator, 50,000 pounds		
or less.....	\$ 17.19	**
Excavator, over 50,000		
pounds.....	\$ 16.99	**
Foundation Drill , Truck		
Mounted.....	\$ 21.07	
Foundation Drill, Crawler		
Mounted.....	\$ 17.99	
Front End Loader 3 CY or		
Less.....	\$ 13.69	**
Front End Loader, over 3 CY.	\$ 14.72	**
Loader/Backhoe.....	\$ 15.18	**
Mechanic	\$ 17.68	**
Milling Machine.....	\$ 14.32	**
Motor Grader, Fine Grade	\$ 17.19	**
Motor Grader, Rough.....	\$ 16.02	**
Pavement Marking Machine	\$ 13.63	**
Reclaimer/Pulverizer	\$ 11.01	**
Roller, Asphalt.....	\$ 13.08	**
Roller, Other	\$ 11.51	**
Scraper.....	\$ 12.96	**
Small Slipform Machine.....	\$ 15.96	**
Spreader Box	\$ 14.73	**
Servicer.....	\$ 14.58	**
Steel Worker (Reinforcing).....	\$ 16.18	**
TRUCK DRIVER		
Lowboy-Float.....	\$ 16.24	**
Off Road Hauler.....	\$ 12.25	**
Single Axle.....	\$ 12.31	**
Single or Tandem Axle Dump		
Truck	\$ 12.62	**
Tandem Axle Tractor with		
Semi Trailer.....	\$ 12.86	**
Transit-Mix	\$ 14.14	**
WELDER	\$ 14.84	**

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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END OF GENERAL DECISION"

THE STATE OF TEXAS §

COUNTY OF JOHNSON §

AFFIDAVIT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chance Bate, who is known to me or who was proved to me on the oath of Lorranna Phimmason (name of person identifying the acknowledging person) or who was proved to me through Texas Driver Licence (description of identity card or other document issued by the federal or state government containing the picture and signature of the acknowledging person) to be the person whose name is subscribed to this affidavit; and being by me first duly sworn, upon oath stated as follows:

"My name is Chance Bate. I am of sound mind and capable of making this affidavit. "I am a Principal for the Pipe Crew, LLC which company entered into a contract on the 31 day of July, 2025, for construction related to the Waterline Replacement & Upsizing (Taco Casa) project, and I am duly authorized on behalf of said company to hereby swear and affirm that all wages for labor on the above-referenced project are in strict compliance with the established prevailing wage rates as described in the contract documents for the referenced project, and all wages have been and will be paid and satisfied as the prevailing rates may change from time to time. Upon request by the City of Burleson, I shall allow a complete examination of the financial records relative to this project, including, but not limited to, cancelled checks, invoices and statements at any time, and allow the City of Burleson to interview any and/or all employees of the above said company or any and/or all employees of said Company's subcontractor or subcontractors. Also, I hereby agree on behalf of the above company, to be accountable for any and all penalties and/or fine provisions in accordance with the contract documents and relevant law.

[Signature]
AFFIANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of July 2025.

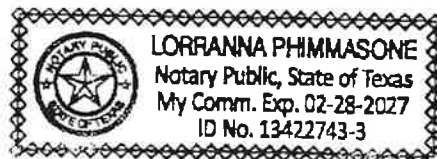
[Signature]

Notary Public In and For the State of Texas

Lorranna Phimmason

Notary's Printed Name

My Commission Expires:



Prevailing Wage Rates for Municipal Construction in Texas

SECTION NO. 4

OUT OF STATE CONTRACTOR COMPLIANCE TO STATE LAW

The State Legislature of the State of Texas at its 1985 Legislative Session passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, a non-resident bidder (out-of-state contractor whose corporate office or principal place of business is outside the State of Texas) bid projects in Texas at an amount lower than the lowest Texas resident bidder by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in the following statement must be filled out by all out-of-state or non-resident bidders in order for those bids to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder.

Non-resident contractor in _____ (give state), our principal place of business, is required to be _____ percent lower than resident bidders by State Law. A copy of the statute is attached.

Non-resident contractor in _____ (give state), our principal place of business, is not required to underbid resident bidders.

BIDDER

Pipe Crew LLC
Company

By Chance Bate
(Please Print)

6728 Collamore Blvd, Sct
Address

Car Bate
Signature

Collamore, Tx 76034
City State Zip

Preparer
Title (Please Print)

SECTION 5

AFFIDAVIT AGAINST PROHIBITED ACTS

I hereby affirm that I am aware of the provisions of the Texas Penal Code Sec. 36.02, 36.08, 36.09, and 36.10 (a copy of which follows), dealing with Bribery and Gifts to Public Servants. I further affirm that I will adhere to such rules and instruct and require all agents, employees, and sub-contractors to do the same. I am further aware that any violation of these rules subjects this agreement to revocation, my removal from bid lists, prohibiting future contract/subcontract work, revocation of permits, and prosecution.



Signature



Date

ATTEST (if corporation)

Date

TEXAS PENAL CODE

TITLE 8: OFFENSES AGAINST PUBLIC ADMINISTRATION

CHAPTER 36. BRIBERY AND CORRUPT INFLUENCE

36.02 BRIBERY

- (a) A person commits an offense if he intentionally or knowingly offers, confers or agrees to confer on another, or solicits, accepts or agrees to accept from another:
 - (1) any benefit as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion as a public servant, party official or voter;
 - (2) any benefit as consideration for the recipient's decision, vote, recommendation or other exercise of official discretion in a judicial or administrative proceeding;
 - (3) any benefit as consideration for a violation of a duty imposed by law on a public servant or party official; or
 - (4) any benefit that is a political contribution, as defined by Title 15, Election Code, if the benefit was offered, conferred, solicited, accepted or agreed to, pursuant to an express agreement, to take or withhold a specific exercise of official discretion if such exercise of official discretion would not have been taken or withheld but for the benefit; notwithstanding any rule of evidence or jury instruction allowing factual inferences in the absence of certain evidence, direct evidence of the express agreement shall be required in any prosecution under this subdivision.
- (b) It is no defense to prosecution under this section that a person whom the actor sought to influence was not qualified to act in the desired way whether because he had not yet assumed office, or he lacked jurisdiction or for any other reason.
- (c) It is no defense to prosecution under this section that the benefit is not offered or conferred or that the benefit is not solicited or accepted until after:
 - (1) the decision, opinion, recommendation, vote or other exercise of discretion has occurred; or
 - (2) the public servant ceases to be a public servant.
- (d) It is an exception to the application of Subdivisions (1), (2) and (3) of Subsection (a) of this section that the benefit is a political contribution accepted as defined by Title 15, Election Code.
- (e) An offense under this section is a felony of the second degree.

36.08 GIFT TO PUBLIC SERVANT BY PERSON SUBJECT TO HIS JURISDICTION

- (a) A public servant in an agency performing regulatory functions or conducting inspections or investigations commits an offense if he solicits, accepts or agrees to accept any benefit from a person the public servant knows to be subject to regulation, inspection or investigation by the public servant or his agency.
- (b) A public servant in an agency having custody of prisoners commits an offense if he solicits, accepts or agrees to accept any benefit from a person the public servant knows to be in his custody or the custody of his agency.
- (c) A public servant in an agency carrying on civil or criminal litigation on behalf of government commits an offense if he solicits, accepts or agrees to accept any benefit from a person against whom the public servant knows litigation is pending or contemplated by the public servant or his agency.
- (d) A public servant who exercises discretion in connection with contracts, purchases, payments, claims or other pecuniary transactions of government commits an offense if he solicits, accepts or agrees to accept any benefit from a person the public servant knows is interested in or likely to become interested in any contract, purchase, payment, claim or transaction involving the exercise of his discretion.
- (e) A public servant who has judicial or administrative authority, who is employed by or in a tribunal having judicial or administrative authority, or who participates in the enforcement of the tribunal's decisions, commits an offense if he solicits, accepts or agrees to accept any benefit from a person the public servant knows is interested in or likely to become interested in any matter before the public servant or tribunal.
- (f) A member of the legislature, the governor, the lieutenant governor or a person employed by a member of the legislature, the governor, the lieutenant governor or an agency of the legislature commits an offense if he solicits, accepts or agrees to accept any benefit from any person.
- (g) A public servant who is a hearing examiner employed by an agency performing regulatory functions and who conducts hearings in contested cases commits an offense if the public servant solicits, accepts or agrees to accept any benefit from any person who is appearing before the agency in a contested case, who is doing business with the agency, or who the public servant knows is interested in any matter before the public servant. The exception provided by Section 36.10(b) of this code does not apply to a benefit under this subsection.
- (h) An offense under this section is a Class A misdemeanor.

36.09 OFFERING GIFT TO PUBLIC SERVANT

- (a) A person commits an offense if he offers, confers or agrees to confer any benefit on a public servant that he knows the public servant is prohibited by law from accepting.
- (b) An offense under this section is a Class A misdemeanor.

36.10 NON-APPLICABLE

- (a) Sections 36.08 (Gift to Public Servant) and 36.09 (Offering Gift to Public Servant) of this code do not apply to:
- (1) a fee prescribed by law to be received by a public servant or any other benefit to which the public servant is lawfully entitled or for which he gives legitimate consideration in a capacity other than as a public servant;
 - (2) a gift or other benefit conferred on account of kinship or a personal, professional or business relationship independent of the official status of the recipient; or
 - (3) a benefit to a public servant required to file a statement under Chapter 421, Acts of the 63rd Legislature, Regular Session, 1973 (Article 6252-9b, Vernon's Texas Civil Statutes), or a report under Title 15, Election Code, that is derived from a function in honor or appreciation of the recipient if:
 - (A) the benefit and the source of any benefit in excess of \$50 is reported in the statement; and
 - (B) the benefit is used solely to defray the expenses that accrue in the performance of duties or activities in connection with the office which are non-reimbursable by the state or political subdivision;
 - (4) a political contribution as defined by Title 15, Election Code; or
 - (5) a gift, award or memento to a member of the legislative or executive branch that is required to be reported under Chapter 305, Government Code.
- (b) Section 36.08 (Gift to Public Servant) of this code does not apply to food, lodging, transportation or entertainment accepted as a guest and, if the donee is required by law to report those items, reported by the donee in accordance with that law.
- (c) Section 36.09 (Offering Gift to Public Servant) of this code does not apply to food, lodging, transportation or entertainment accepted as a guest and, if the donor is required by law to report those items, reported by the donor in accordance with that law.

SECTION 5A CONFLICT OF INTEREST

The Contractor covenants and agrees that Contractor and its officers, employees, and agents will have no interest, including personal financial interest, and will acquire no interest, either directly or indirectly, which will conflict in any manner with the performance of the services called for under this Contract. No officer or employee of the City shall have a financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies or services, except on behalf of the City or in compliance with the provisions of the City of Burleson Personnel Policies and Procedures Manual. Any violation of this provision shall render this contract voidable at the discretion of the City.

A person or business, and their agents, contract or enter into an agreement with the City, are required by Texas Local Government Code, Chapter 176, to file a conflict of interest questionnaire FORM CIQ. Form CIQ is available online at www.ethics.state.tx.us or electronically at www.tml.org/legal - Ethics Form ECIQ.

Sec. 176.002. APPLICABILITY TO CERTAIN VENDORS AND OTHER PERSONS.

- (a) This chapter applies to a person who:
 - (1) enters or seeks to enter into a contract with a local governmental entity; or
 - (2) is an agent of a person described by Subdivision (1) in the person's business with a local governmental entity.
- (b) A person is not subject to the disclosure requirements of this chapter if the person is
 - (1) a state, a political subdivision of a state, the federal government, or a foreign government; or
 - (2) an employee of an entity described by Subdivision (1), acting in the employee's official capacity.

Sec. 176.006. Disclosure requirements for vendors and other persons; questionnaire.

- (a) A person described by Section 176.002(a) shall file a completed conflict of interest questionnaire if the person has a business relationship with a local governmental entity and:
 - (1) has an employment or other business relationship with an officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A); or
 - (2) has given an officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1).

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the person:
 - (A) begins discussion or negotiations to enter into a contract with the local governmental entity; or
 - (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or
- (2) the date the person becomes aware:

The form must be filed with the City Secretary no later than seven days after the date the person or business contracts with the City. Such persons and businesses, and their agents, must also file an updated questionnaire not later than September 1 of each year in which the person or business contract begins, and within seven days after the date of an event that would make a filed questionnaire incomplete or inaccurate. An updated complete questionnaire is not required if the person or business filed a questionnaire or updated questionnaire after June 1 but before September 1.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of person who has a business relationship with local governmental entity.

None

2 ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

Name of Officer

None

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐ Yes

☐ No

None

B Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

None

C Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes

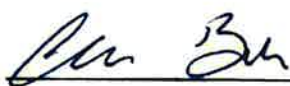
☐ No

None

D Describe each employment or business relationship with the local government officer named in this section.

None

4



Signature of person doing business with the governmental entity

7/31/2025

Date

Adopted 06/29/2007

Section 5B
Offeror Acknowledgment

Compliance with HB 89: Proposer agrees per HB 89 vendor shall not boycott Israel at any time while providing products or services to the City of Burleson.

☒ **Yes, we agree**

☐ **No, we do not agree**

Compliance with SB 252: Proposer agrees per SB 252 vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Burleson.

☒ **Yes, we agree**

☐ **No, we do not agree**

Compliance with SB 13: Proposer agrees per SB 13 vendor does not boycott energy companies as those terms are defined in the Texas Government Code § 809.001, and will not boycott energy companies during the term of any contract with the City of Burleson.

☒ **Yes, we agree**

☐ **No, we do not agree**

Compliance with SB 19: Proposer agrees per SB 19 vendor does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in the Texas Government Code § 2274.001, and that vendor will not so discriminate during the term of any contract with the City of Burleson.

☒ **Yes, we agree**

☐ **No, we do not agree**



Signature

7/31/2025

Date



Print Name

SECTION 6

PROPOSAL

To: The City of Burleson
141 W. Renfro
Burleson, TX 76028

For: Waterline Replacement and Upsizing (Taco Casa)
Project No. WA2506

TO THE CITY OF BURLESON, TEXAS:

The undersigned hereby proposes to furnish the equipment, fuel, labor, materials, power, tools, superintendence, transportation, and to perform the work required for the construction of the **Waterline Replacement and Upsizing (Taco Casa)**, OWNER **Project No. WA2506**, in the City of Burleson, Texas, for the following prices, which prices it is clearly and definitely understood shall include all construction materials and equipment as set out in the basis of payment in the contractual documents and maintaining same as required by the detailed specifications.

Contractor understands that these quantities are approximate and that the actual price paid by the City of Burleson, hereinafter called "OWNER" to the Contractor will be made based on the actual quantity installed in the field.

PROPOSAL FORM EXHIBIT 'A'

City of Burleson

Waterline Replacement & Upsizing (Taco Casa)

Item No.	Estimated Quantity	Unit	Item Description Total Unit Price Typed or Written in Words	Unit Price	Extension
101	1	LS	Site Preparation, Mobilization, Bonds, & Insurance <u>Eight thousand</u> _____ Dollars and <u>zero</u> Cents Per Lump Sum	\$ <u>\$8,000.00</u>	\$ <u>\$8,000.00</u>
102	1	LS	Erosion Control <u>two thousand one hundred</u> _____ Dollars and <u>zero</u> Cents Per Lump Sum	<u>\$2,100.00</u>	<u>\$2,100.00</u>
103	1	LS	Irrigation Repair (if necessary) <u>One thousand two hundred</u> _____ Dollars and <u>zero</u> Cents Per Lump Sum	<u>\$1,200.00</u>	<u>\$1,200.00</u>
201	325	LF	2" Temporary Water System with Temporary Connection to Existing Service Lines <u>Twenty Five dollars</u> _____ Dollars and <u>zero</u> Cents Per Linear Foot	<u>\$25.00</u>	<u>\$8,125.00</u>
202	360	LF	Furnish and Install 8" C-900 PVC Waterline <u>Ninety five dollars</u> _____ Dollars and <u>zero</u> Cents Per Linear Foot	<u>\$95.00</u>	<u>\$34,200.00</u>
203	5	EA	5/8" Service Connection <u>two thousand seven hundred</u> _____ Dollars and _____ Cents Per Each	<u>\$2,700.00</u>	<u>\$13,500.00</u>

PROPOSAL FORM EXHIBIT 'A'

City of Burleson

Waterline Replacement & Upsizing (Taco Casa)

Item No.	Estimated Quantity	Unit	Item Description Total Unit Price Typed or Written in Words	Unit Price	Extension
204	1	EA	1 1/2" Service Connection <u>Four thousand three hundred</u> _____ Dollars and <u>zero</u> Cents Per Each	\$ <u>4,300.00</u>	\$ <u>4,300.00</u>
205	1	EA	2" Service Connection <u>Five thousand</u> _____ Dollars and <u>zero</u> Cents Per Each	\$ <u>5,000.00</u>	\$ <u>5,000.00</u>
206	120	SY	Existing Concrete Pavement Removal and Replacement <u>One hundred and forty</u> _____ Dollars and <u>zero</u> Cents Per Square Yard	\$ <u>140.00</u>	\$ <u>16,800.00</u>
301			Total Base Proposal <u>Ninety three thousand</u> <u>two hundred one twenty five</u> Dollars and <u>zero</u> Cents	\$ <u>93,225.00</u>	

Successful BIDDER:

1. The undersigned bidder agrees to begin work within fifteen (15) calendar days after date of written notice to do so and to complete the work within 60 calendar days after the date on which he is required to begin; provided, however, that the OWNER'S construction funds are available.

Enclosed with this Proposal is a Bidder's Bond for Four thousand Six hundred ^{sixty one} ~~other~~ ^{dollars & twenty} ~~cents~~ ^{cents} (\$ 4,661.25) dollars, which it is agreed shall be collected and retained by the OWNER as liquidated damages if the OWNER accepts this bid within sixty (60) days after the opening of bids, and the undersigned bidder then fails to execute the contract and bonds with the said OWNER within ten (10) days after official notice of such acceptance; otherwise, said Bidder's Bond or Check shall be returned to the undersigned on demand. This sum of money is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages. The sum of money is fixed and agreed on between the bidder and OWNER because of the impracticability and extreme difficulty of fixing and ascertaining the actual damage to the owner.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of which is hereby acknowledged):

Addendum No. 1 Acknowledged - Con Bid / Chance Bid 7/31/2025

Addendum No. 2 _____

Addendum No. 3 _____

3. BIDDER is familiar with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
4. BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all necessary examinations, investigations, explorations, tests and studies which pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance or furnishing the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, and no additional examinations,

investigations, explorations, tests, reports or similar information or data are or will be required by BIDDER for such proposes.

5. BIDDER has reviewed and checked all information and data shown, indicated in the Contract Documents with respect to existing underground facilities at, or contiguous to the site and assumes responsibility for the accurate location of said underground facilities. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said underground facilities are or will be required by BIDDER in order to perform or furnish the Work at the Contract Price, within the contract time and in accordance with the other terms and conditions of the Contract Documents.
6. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham BID; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.
7. Total calendar days to complete all units (Note: Contractor has the option to construct all or some units simultaneously. Total calendar days to be determined based upon how Contractor intends to schedule the work. Schedules for various units may over lap at Contractors discretion). TOTAL DAYS: 60

BIDDER agrees that the work shall be substantially complete and ready for final payment within the number of calendar days listed herein from the date when the contract time commences to run. See Section 7 in regarding contract time.

8. BIDDER has included the cost of everything which will be needed to construct all the work called for in the specifications or the contract documents, in the unit cost for the bid items listed above. All such work for which there is not a specific bid item is considered subsidiary to the related major bid item and its cost is included in the appropriate bid item listed above.
9. BIDDER acknowledges that the quantities indicated in the previous schedule are not guaranteed and may be changed to conform with the Work. BIDDER has not detected any inaccuracies in the lengths, sized and quantities shown in the plans. The quantities as shown in the proposal are presumed to be the actual quantities required to construct the Work.
10. BIDDER acknowledges that the OWNER reserves the right to delete any portion of this project, as it may deem necessary to stay within the

OWNER's available funds. Should the OWNER elect to delete any portion, the contract quantities will be adjusted accordingly.

11. BIDDER has reviewed and understands the various additive alternate work scoped associated this project and has provided corresponding prices and time frames for each as requested in the proposal. Bidder acknowledges that the OWNER reserves the right to add or delete these alternates in any combination, as it may deem necessary to stay within the OWNER's available funds.
12. BIDDER accepts the provisions as to liquidated damages per the below schedule in the event of failure to complete the work on time.

Liquidated Damages Schedule

<u>Construction Contract Value</u>	<u>Liquidated Damages (per day)</u>
Less than \$100,000	\$240
Between \$100,000 and \$1,000,000	\$500
Greater than \$1,000,000	\$1,000

13. The terms used in the Bid which are defined in the *Standard Specifications for Public Works Construction*, published by the North Central Texas Council of Governments (NCTCOG), have the meanings assigned to them therein.

Respectfully Submitted,

BIDDER

Pipe Crew LLC
Company

By Chance But
(Please Print)

Principal
Title

6228 Colleyville Blvd, Ste A
Address

Colleyville Tx 76034
City State Zip

(Seal if corporation)

Submitted by Pipe Crew LLC

An Individual
A Corporation
A Partnership

Doing Business as Pipe Crew LLC

(Complete A or B below, as applicable)

[] A. The principal place of business of our company is in the State of Texas.

Non-resident bidders in the State of _____, our principal place of business, are required to be _____% lower than resident bidders by State Law.

A copy of statute is attached.

☒ B. The principal place of business of our company or our parent company or majority owner is in the state of Texas.

STATEMENT OF MATERIAL AND OTHER CHARGES

MATERIALS INCORPORATED INTO THE PROJECT: \$ 27,381.70
ALL OTHER CHARGES: \$ 65,843.3
*TOTAL: \$ 93,225.00

This total must agree with the total figure shown in the Item and Quantity Sheets in the bound contract.

For purpose of complying with the Texas Tax Code, the Contractor agrees that the charges for any material incorporated into the project in excess of the estimated quantity provided for herein will be no less than the invoice price for such material to the Contractor.

NOTE: THIS PAGE MAY REMAIN BLANK FOR THE INITIAL SUBMITTAL OF THE BID. THE COPY OF THIS FORM IN THE EXECUTED CONTRACTS IS REQUIRED TO BE FILLED OUT.

Section 6A

Anticipated Subcontractor List - None - CB.

Please list subcontractors anticipated to complete work on the project below and their scope of work.

This list is not a final vendor list. Substitutions, additions, and modifications will be allowed with written coordination and agreement by Owner.

[illegible]

SECTION 7

STATE OF TEXAS§

Contract

COUNTY OF JOHNSON §

PROJECT NO. WA2506

This Contract, made and entered into this 20th day of August, 2025, by and between the City of Burleson of Johnson County, Texas, a municipal corporation, hereinafter called "OWNER," and Pipe Crew, LLC hereinafter called "Contractor."

W I T N E S S E T H:

For and in consideration of the payment, agreements and conditions hereinafter mentioned, and under the conditions expressed in the bonds herein, Contractor hereby agrees to complete the construction of improvements described as follows:

Waterline Replacement & Upsizing (Taco Casa)

City of Burleson Project No. WA2506

in the City of Burleson, Texas, and all extra work in connection therewith, under the terms as stated in the Standard Specifications for Public Works Construction as it may be amended from time to time (hereinafter called "Standard Specifications"), and under the terms of the Special Provisions of this Contract; and at his, her or their own proper cost and expense to furnish all superintendence, labor, insurance, equipment, tools and other accessories and services necessary to complete the said construction in accordance with all the Contract documents, incorporated herein as if written word for word, and in accordance with the plans, which include all maps, plats, blueprints, and other drawings and printed or written explanatory manner therefore, and the specifications as prepared by OWNER, who has been identified by the endorsement of the Contractor's written proposal, these General Provisions of the Standard Specifications, the Special Provisions of this Contract, the payment, performance, and maintenance bonds hereto attached; all of which are made a part hereof and collectively evidence and constitute the entire Contract.

The Contractor hereby agrees to commence work within fifteen (15) days after the date written notice to do so shall have been given to him or her and to

complete the work within 60 calendar days after the date of written notice to commence work.

The OWNER agrees to pay the Contractor for completion of the Work in accordance with the Contract Documents in current funds based on the contract quantities and unit prices stated in the proposal or as modified by change order, the sum of which NINETY-THREE THOUSAND, TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$93,225.00) subject to additions and deductions, as provided therein.

Within the following thirty (30) days, Owner shall make partial payments to the Contractor for work performed during the preceding calendar month as estimated by the Owner or Owner's Representative. Ten percent (10%) of Each estimate shall be retained by the Owner until final completion and acceptance of all work covered by the Contract for contracts less than four hundred thousand dollars (\$400,000). Five percent (5%) of each estimate shall be retained by the Owner until final completion and acceptance of all work covered by the Contract for contracts greater than four hundred thousand dollars (\$ 400,000). Upon completion and acceptance of all work in compliance with the Contract, the Owner shall, within thirty (30) days, pay the Contractor the balance due under the terms and conditions of the Contract.

This Contract is entered into subject to the Charter and ordinances of OWNER, as they may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and federal laws. Situs of this Contract is agreed to be Johnson County, Texas, for all purposes including performance and execution.

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this Contract is held for any reason to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this Contract shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

OWNER reserves the right to terminate this agreement immediately upon breach of any term or provision of this Contract by Contractor; or, if any time during the term of this Contract, Contractor shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide Services in an efficient, timely, and careful manner and in strict accordance with the provisions of this Contract or fail to use an adequate number or quality of personnel and equipment to complete the work or fail to perform any of its obligations under this Contract, then OWNER shall have the right, if Contractor shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any manner it deems desirable, including engaging the Services of other parties therefore. Any such act by OWNER shall not be deemed a waiver of any other right or remedy of OWNER.

If after exercising any such remedy the cost to OWNER of the performance of the balance of the work is in excess of that part of the Contract sum which has not theretofore been paid to Contractor hereunder, Contractor shall be liable for and shall reimburse OWNER for such excess.

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but, each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

Contractor's status shall be that of an independent Contractor and not an agent, servant, employee or representative of OWNER in the performance of this Contract. No term or provision of, or act of Contractor or OWNER under this Contract shall be construed as changing that status.

This Contract embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties relating to matters herein; and except as otherwise provided herein, cannot be modified without the written agreement of the parties.

OWNER and Contractor each bind themselves, their successors, executors, administrators and assigns to the other party to this Contract. Neither OWNER nor Contractor will assign, sublet, subcontract or transfer any interest in this Contract without the written consent of the other party. No assignment, delegation of duties or subcontract under this Contract will be effective without the written consent of OWNER.

It is further agreed that one or more instances of forbearance by the OWNER in the exercise of its rights herein shall in no way constitute a waiver thereof.

In performing this Contract, Contractor agrees to use diligent efforts to purchase all goods and services from Burleson Businesses whenever such goods and services are comparable in availability, quality and price.

IN WITNESS WHEREOF, the parties of these presents have executed this agreement in the year and date first written above.

WITNESS:

By [Signature]
Signature
Kylee Bute
Typed/Printed Name
Managing Member
Title
3728 Killing Meadows Dr.
Address
Bedford Tx 76021
City State Zip

CONTRACTOR

Pipe Crew LLC
Company Name
83-4171303
Tax Identification Number:
By [Signature]
Signature
Chance Bute
Printed or Typed Name
Principal
Printed or Typed Title

ATTEST:

CITY OF BURLESON, TEXAS

Lisandra Leal
~~Amanda Campos~~ Lisandra Leal
City Secretary, Assistant

[Signature]
Tommy Ludwig
City Manager



THE STATE OF TEXAS §

Corporate Acknowledgment

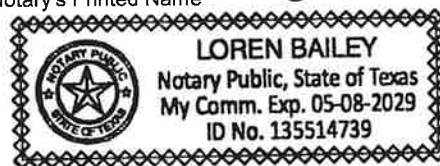
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, who is known to me or who was proved to me on the oath of _____ (name of person identifying the acknowledging person) or who was proved to me through Texas Drivers License (description of identity card or other document issued by the federal or state government containing the picture and signature of the acknowledging person) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for and as the act and deed of Pipe Crew LLC, a corporation of Tarrant County, Texas, and as Principal thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of August, 2025.

Loren Bailey
Notary Public In and For The State of Texas
Loren Bailey
Notary's Printed Name

My Commission Expires: 05-08-2029



THE STATE OF TEXAS §

City Acknowledgement

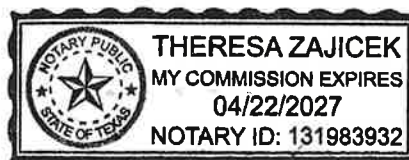
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tommy Ludwig, known to me to be a person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for and as the act of the City of Burleson, Texas, a Texas municipal corporation, and as City Manager thereof, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of August, 2025.

Theresa Zajicek
Notary Public In and For The State of Texas
Theresa Zajicek
Notary's Printed Name

My Commission Expires: 04/22/2027



Bond No. RCB0036797

EXECUTED IN TRIPLICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

Performance Bond

KNOW ALL BY THESE PRESENTS:

THAT Pipe Crew, LLC, of the City of Colleyville, County of Tarrant, State of Texas, hereinafter referred to as "PRINCIPAL," and RLI Insurance Company, a corporate surety/sureties organized under the laws of the State of Illinois and authorized to do business in the State of Texas, hereinafter referred to as "SURETY," (whether one or more), are held and firmly bound unto the **CITY OF BURLESON, TEXAS**, a municipal corporation located in Johnson County, Texas, hereinafter referred to as "CITY," in the amount of NINETY-THREE THOUSAND, TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$93,225.00), lawful money of the United States, to be paid in Burleson, Johnson County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, assigns, administrators and successors, jointly and severally; and firmly by these presents, the condition of this obligation is such that,

WHEREAS, PRINCIPAL entered into a certain written Contract with the City of Burleson dated the 20th day of August, 2025, a copy of which is attached hereto and made a part hereof, to furnish all materials, equipment, labor, supervision, and other accessories necessary for the construction of:

WATERLINE REPLACEMENT & UPSIZING (TACO CASA)

CITY OF BURLESON PROJECT NO. WA2506

in the City of Burleson, Texas, as more particularly described and designated in the above referenced Contract such Contract being incorporated herein and made a part hereof as fully and to the same extent as if written herein word for word:

NOW THEREFORE,


If PRINCIPAL shall well, truly and faithfully perform and fulfill all of the undertakings, covenants, terms, conditions and agreements of the above referenced Contract in accordance with the plans, specifications and Contract documents during the original term thereof, and any extension thereof which may be granted with or without notice to SURETY, and during the life of any guaranty required under the Contract, and shall also well and truly perform and fulfill all the covenants, terms, conditions and agreements of any and all authorized modifications of such Contract that may hereafter be made, notice of

which modifications to SURETY being hereby waived, then this obligation shall be void, otherwise to remain in full force and effect; and in case PRINCIPAL shall fail to do so, it is agreed that CITY may do such work and supply such materials and charge the same against PRINCIPAL and SURETY on this obligation, and PRINCIPAL and SURETY hereon shall be subject to the liquidated damages mentioned in the Contract for each day's failure on its part to comply with the terms and provisions of such Contract. Provided, further, that if any legal action be filed on this Bond, venue shall lie in Johnson County, Texas. And, that SURETY, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work performed thereunder, or the plans, specifications, drawings, etc., accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The undersigned and designated agent is hereby designated by SURETY as the agent resident in either Tarrant or Johnson County to whom any requisite notice may be delivered and on whom service of process may be had in matters arising out of such suretyship.

IN WITNESS WHEREOF, this instrument is executed on this the 20th day of August, 2025

WITNESS



Signature

Kylee Bufo

Typed/Printed Name

Managing Member

Title

6228 Colleyville Blvd., Ste. A

Address

Colleyville TX 76034

City

State

Zip

PRINCIPAL

Pipe Crew, LLC

Company



Signature

Chance Bufo

Typed/Printed Name

Principal

Title

6228 Colleyville Blvd., Ste. A

Address

Colleyville TX 76034

City

State

Zip

WITNESS



Signature

Crosby Guercio

Typed/Printed Name

Witness

Title

5710 LBJ Fwy., Suite 235

Address

Dallas TX 75240

City

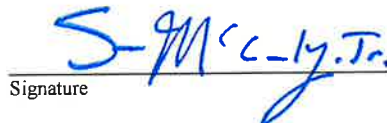
State

Zip

SURETY

RLI Insurance Company

Company



Signature

Sean McCauley, Jr.

Typed/Printed Name

Attorney-in-Fact

Title

9025 N. Lindbergh Dr.

Address

Peoria IL 61615

City

State

Zip

(Raised Seal)

Bond No. RCB0036797

EXECUTED IN TRIPLICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

Payment Bond

KNOW ALL BY THESE PRESENTS:

THAT Pipe Crew, LLC, of the City of Colleyville, County of Tarrant, State of Texas, hereinafter referred to as "PRINCIPAL," and RLI Insurance Company, a corporate surety/sureties organized under the laws of the State of Illinois and authorized to do business in the State of Texas, hereinafter referred to as "SURETY," (whether one or more), are held and firmly bound unto the **CITY OF BURLESON, TEXAS**, a municipal corporation located in Johnson County, Texas, hereinafter referred to as "CITY," in the amount of NINETY-THREE THOUSAND, TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$93,225.00), lawful money of the United States, to be paid in Burleson, Johnson County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, assigns, administrators and successors, jointly and severally; and firmly by these presents, the condition of this obligation is such that,

WHEREAS, PRINCIPAL entered into a certain written Contract with the City of Burleson dated the 20th day of August, 2025, a copy of which is attached hereto and made a part hereof, to furnish all materials, equipment, labor, supervision, and other accessories necessary for the construction of:

WATERLINE REPLACEMENT & UPSIZING (TACO CASA)

CITY OF BURLESON PROJECT NO. WA2506

in the City of Burleson, Texas, as more particularly described and designated in the above referenced Contract such Contract being incorporated herein and made a part hereof as fully and to the same extent as if written herein word for word:

NOW THEREFORE,

If PRINCIPAL shall well, truly and faithfully perform its duties and make prompt payment to all persons, firms, subcontractors, corporations and claimants supplying labor and materials in the prosecution of the work provided for in the above referenced Contract and any and all duly authorized modifications of such Contract that may hereafter be made, notice to SURETY of such modifications being hereby waived, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, further, that if any legal action be filed on this Bond, venue shall lie in Johnson County, Texas.

And, that such SURETY, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work performed thereunder, or the plans, specifications, drawings, etc. accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

This Bond is given pursuant to the provisions of Chapter 2253 of the Government Code, as amended. The terms "payment bond beneficiary," "public work labor," and "public work material," as used herein, are in accordance with and as defined in the relevant provisions of Chapter 2253 of the Government Code.

The undersigned and designated agent is hereby designated by SURETY herein as the resident agent in either Tarrant or Johnson Counties to whom any requisite notice may be delivered and on whom service of process may be had in matters arising out of such suretyship.

IN WITNESS WHEREOF, this instrument is executed on this the 20th day of August,
2025

WITNESS



Signature

Kylee Bufe

Typed/Printed Name

Managing Member

Title

6228 Colleyville Blvd., Ste. A

Address

Colleyville TX 76034

City

State

Zip

PRINCIPAL

Pipe Crew, LLC

Company



Signature

Chance Bufe

Typed/Printed Name

Principal

Title

6228 Colleyville Blvd., Ste. A

Address

Colleyville TX 76034

City

State

Zip

WITNESS



Signature

Crosby Guercio

Typed/Printed Name

Witness

Title

5710 LBJ Fwy., Suite 235

Address

Dallas TX 75240

City

State

Zip

SURETY

RLI Insurance Company

Company



Signature

Sean McCauley, Jr.

Typed/Printed Name

Attorney-in-Fact

Title

9025 N. Lindbergh Dr.

Address

Peoria IL 61615

City

State

Zip

(Raised Seal)

Bond No. RCB0036797

EXECUTED IN TRIPLICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

Maintenance Bond

KNOW ALL BY THESE PRESENTS:

THAT Pipe Crew, LLC, of the City of Colleyville, County of Tarrant, State of Texas, hereinafter referred to as "PRINCIPAL," and RLI Insurance Company, a corporate surety/sureties organized under the laws of the State of Illinois and authorized to do business in the State of Texas, hereinafter referred to as "SURETY," (whether one or more), are held and firmly bound unto the **CITY OF BURLESON, TEXAS**, a municipal corporation located in Johnson County, Texas, hereinafter referred to as "CITY," in the amount of NINETY-THREE THOUSAND, TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$93,225.00), lawful money of the United States, to be paid in Burleson, Johnson County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, assigns, administrators and successors, jointly and severally; and firmly by these presents, the condition of this obligation is such that,

WHEREAS, PRINCIPAL entered into a certain written Contract with the City of Burleson dated the 20th day of August, 2025, a copy of which is attached hereto and made a part hereof, to furnish all materials, equipment, labor, supervision, and other accessories necessary for the construction of:

**WATERLINE REPLACEMENT & UPSIZING (TACO CASA)
CITY OF BURLESON PROJECT NO. WA2506**

in the City of Burleson, Texas, as more particularly described and designated in the above referenced Contract such Contract being incorporated herein and made a part hereof as fully and to the same extent as if written herein word for word:

NOW THEREFORE,

If PRINCIPAL will maintain and keep in good repair the work herein contracted to be done and performed for a period of two (2) years from the date of acceptance and perform all necessary work and repair any defective condition growing out of or arising in any part of the construction of said improvement, it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work or labor performed by PRINCIPAL; then this obligation shall be void, otherwise it shall remain in full force and effect; and in case PRINCIPAL shall fail to do so,

it is agreed that CITY may do such work and supply such materials and charge the same against PRINCIPAL and SURETY on this obligation, and in addition, PRINCIPAL and SURETY herein shall be subject to the liquidated damages as provided in the Contract referred to herein for each day's failure on its part to comply with the terms and provisions of such Contract.

Provided, further, that if any legal action be filed on this Bond, venue shall lie in Johnson County, Texas. And, that SURETY, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work performed thereunder, or the plans, specifications, drawings, etc., accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the

Contract or to the work to be performed thereunder. The undersigned and designated agent is hereby designated by SURETY as the resident agent in either Tarrant or Johnson County to whom any requisite notice may be delivered and on whom service of process may be had in matters arising out of such suretyship.

IN WITNESS WHEREOF, this instrument is executed on this the 20th day of August, 2025

WITNESS

[Signature]
Signature
Kylee Bufe
Typed/Printed Name
Managing Member
Title
6228 Colleyville Blvd., Ste. A
Address
Colleyville TX 76034
City State Zip

PRINCIPAL

Pipe Crew, LLC
Company
[Signature]
Signature
Chance Bufe
Typed/Printed Name
Principal
Title
6228 Colleyville Blvd., Ste. A
Address
Colleyville TX 76034
City State Zip

WITNESS

[Signature]
Signature
Crosby Guercio
Typed/Printed Name
Witness
Title
5710 LBJ Fwy., Suite 235
Address
Dallas TX 75218
City State Zip

SURETY

RLI Insurance Company
Company
[Signature]
Signature
Sean McCauley, Jr.
Typed/Printed Name
Attorney-in-Fact
Title
9025 N. Lindbergh Dr.
Address
Peoria IL 61615
City State Zip

(Raised Seal)

The Resident Agent of the SURETY in either Tarrant or Johnson County, Texas, for delivery of notice and service of process is:

NAME McCauley Bond Agency ATTN: Sean McCauley Jr.
ADDRESS 5710 LBJ Fwy., Suite 235, Dallas, TX 75240

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Sean McCauley Jr. Sam Duckett, Bridget Truxillo, Jarrod Yost, Sarah Timmons, Ashlyn Simchik, Liam Hackett, Cade Allie, Crosby Guercio, Colin Foster, jointly or severally

in the City of Dallas, State of Texas its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 31st day of July, 2025.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Eric Raudins Sr. Vice President

State of Ohio }
County of Cuyahoga } SS

On this 31st day of July, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott Notary Public



JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 20th day of August, 2025.

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jeffrey D. Fick Corporate Secretary

STATE OF TEXAS
STATE BOARD OF INSURANCE

Certificate No 8465



Company No. 08-69400

CERTIFICATE OF AUTHORITY

THIS IS TO CERTIFY THAT

RLI INSURANCE COMPANY
PEORIA, ILLINOIS

has complied with the laws of the State of Texas applicable thereto and is hereby authorized to transact the business of

Fire; Allied Coverages; Hail, growing crops only; Rain; Inland Marine;
Ocean Marine; Aircraft--Liability & Physical Damage; Accident; Health;
Workers' Compensation & Employers' Liability; Automobile--Liability &
Physical Damage; Liability other than Automobile; Fidelity & Surety;
Glass; Burglary & Theft; Forgery; Boiler & Machinery; Credit and Livestock

insurance within the State of Texas. This Certificate of Authority shall be in full force and effect until it is revoked, canceled or suspended according to law.



IN TESTIMONY WHEREOF, witness my
hand and seal of office at Austin, Texas, this
6th day of October, A. D. 1987

Doyce R. Lee
COMMISSIONER OF INSURANCE



P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: asksurety@rlicorp.com
RLISURETY.COM

Texas Policyholder Notice

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros. Si no lo hace, podría perder su derecho para apelar.

RLI Insurance Company or CBIC Insurance Company

Para obtener información o para presentar una queja ante su compañía de seguros:

Llame: 800-645-2402

En línea: <https://www.rlicorp.com/contact-rli>

Correo electrónico: suretyil@rlicorp.com

Dirección postal: 9025 N. Lindbergh Drive, Peoria, IL 61615.

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

SECTION 10A.1
CONSENT OF SURETY COMPANY TO FINAL PAYMENT

Project Name: Waterline Replacement & Upsizing (Taco Casa)

Project Number: WA2506

Owner: City of Burleson, Texas

Contractor: _____

Engineer: City of Burleson, Texas

The Surety Company, on bond of the Contractor listed above for the referenced project, in accordance with the Contract Documents, hereby approves final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to the Owner under the terms of the Contract and as set forth in said Surety Company's bond.

In witness whereof, the Surety Company has hereunto set its hand this _____ day
of _____ 20____

Surety Company

By _____
Authorized Representative

Title

Address

City

State

Zip

Attach Power of Attorney

SECTION 10A.2
CONTRACTOR'S AFFIDAVIT OF FINAL PAYMENT

THE STATE OF TEXAS
COUNTY OF JOHNSON

§ CONTRACTOR'S AFFIDAVIT OF
§ FINAL PAYMENT AND RELEASE

BEFORE ME, the undersigned authority, on this day personally appeared _____

("Affiant"), who, after being by me duly sworn, deposes and says that he is _____

, a _____ (corporation, partnership, trade name)
of _____ (County, State of Texas) the ("Contractor"), which said Contractor
was awarded the contract dated the _____ day of _____, for the construction of Waterline
Replacement & Upsizing (Taco Casa) (the "Work"), for a total consideration
of _____ Dollars to be paid to the said Contractor (the
"Contract"), and the Affiant has full power of authority to make this affidavit.

That CITY OF BURLESON (the "OWNER") has received the request for final payment on said Work, and that the said contractor has fully satisfied and paid any and all claims that may be covered by Chapter 53 of the Texas Property code, and Article 510 of the Revised civil Statues of the State of Texas, or any other applicable statues or charter provisions, and that all just bills for labor and materials have been paid and charged by said Contractor insofar as they pertain to the Work in question.

That in addition to any funds which may have been previously paid by the OWNER, the Contractor hereby accepts the amount of _____ Dollars as FULL AND FINAL PAYMENT under the aforementioned contract, and hereby waives and releases any right against the OWNER arising out of or in any manner connected with the performance of the work and/or his Contract, including but not limited to claims of third parties that supplied material and/or labor for the Work for or through the Contractor ("Subcontractors"), as well as claims for delay, additional compensation or for recovery of liquidated damages which may have been withheld by the OWNER. The Contractor shall defend, hold harmless and indemnify the OWNER from any such claims of such Subcontractors. The contractor further releases the OWNER from any claim or liability arising from any act or neglect of the OWNER related to or connected with the contract and shall not be deemed or alter or modify the terms and provisions of said Contract.

By _____

(Affiant)

(Printed Name)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of _____, 20____.

(Notary Public, in and for the State of Texas)

(Printed Name of Notary)

My Commission expires: _____

SPECIAL PROVISIONS – PAVING & DRAINAGE

1 PURPOSE OF SPECIAL PROVISIONS:

- A. The project shall be constructed in accordance with the Standard Specifications for Public Works Construction as issued by the North Central Texas Council of Governments (NCTCOG), as it may be amended from time to time, hereinafter referred to as the Standard Specifications.
- B. These Special Provisions are included for the purpose of adapting the Standard Specifications to the particular project, which is subject to this agreement and of adding thereto such further provisions as may be necessary to state the contract in its entirety.
- C. Where any discrepancies occur between the Special Provisions and the Standard Specifications, the Special Provisions shall govern.
- D. References made to "TxDOT" items in this contract shall mean items in the Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges as published by the Texas Department of Transportation in 2004, or most recent edition, Standard version only. There will be no Metric projects. Further technical requirements contained in other publications are referenced in sections where they apply and are hereby incorporated.

2 SCOPE OF WORK:

- A. The work governed by these specifications is located in the city of Burleson, Texas and consists of the construction of approximately 360LF of 8" C-900 PVC waterline, reconnection of 7 service lines of various sizes and concrete pavement removal and replacement. All work shall be bid and installed complete and in place as outlined within the Contract Documents and Specifications.
- B. The intent of the Contract Documents, including the Standard Specifications, Special Provisions & Projects, and other instruments, documents, drawings and maps comprising the Plans and Specifications, is to describe the completed work to be performed by the Contractor under the contract as an independent Contractor.
- C. Horizontal and vertical control, if available, will be provided by the Owner prior to construction. Construction staking will be the responsibility of the contractor. No separate pay item is included for construction staking. The work will be performed subject to the right of inspection by the City Engineer or their authorized representative. Any provision of the agreement vesting in the City of Burleson, Department of Public Works & Engineering, the right of supervision or inspection is understood by all the parties to be for the purpose of ensuring that the plans and

specifications are complied with and that the completed work is obtained as described, and no such provision shall be interpreted as vesting in the City of Burleson, Department of Public Works & Engineering the right to control the details of the work.

- D. The Contractor shall maintain at all times on the job site, a superintendent authorized to receive and execute instructions from the engineer.

The Contractor shall employ only competent, efficient workmen and shall not use on the work any unfit person or one not skilled in the work assigned to him; and shall at all times maintain good order among his employees.

- E. Whenever the City of Burleson shall inform the Contractor in writing that, in his opinion, any employee is unfit, unskilled, disobedient or is disrupting the orderly progress of the work; such employee shall be removed from the work and shall not again be employed on it.
- F. Under urgent circumstances, the City of Burleson may orally require immediate removal of an employee for cause, to be followed by written confirmation.

3 BONDS, INSURANCE AND AFFIDAVITS:

- A. The following bonds and proof of insurance shall be filed with the City of Burleson as a condition of the contract, together with appropriate powers of attorney.

1. **Performance, Payment, And Maintenance Bonds:** Performance, Payment and Maintenance bonds in the amount of not less than one hundred percent (100%) of the contract price conditioned upon the faithful performance of the contract, and upon payment of all persons supplying labor or furnishing materials, will be required upon the forms, which are a part of the Contract Documents. Bonds shall be executed by a surety company authorized to do business in the State of Texas and acceptable to and approved by the City of Burleson. The period of the Maintenance Bond shall be two years from the date of acceptance of all work done under the contract, to cover the guarantee as set forth in the Special Conditions.
2. **Performance Bonds And Payment Bonds In Excess Of \$100,000:** In addition to all other requirements set forth with regard to performance bonds and payment bonds, any performance bond or payment bond in an amount exceeding One Hundred Thousand Dollars (\$100,000) must be issued by a surety that is qualified as a surety on obligations permitted or required under federal law as indicated by publication of the surety's name in the current U.S. Treasury Department Circular 570. In the alternative, an otherwise acceptable surety company that is authorized and admitted to write surety bonds in Texas must obtain reinsurance on any amounts in excess of One Hundred Thousand Dollars (\$100,000) from a reinsurer authorized and admitted as a reinsurer in Texas who qualifies as

a surety or reinsurer on obligations permitted or required under federal law as indicated by publication of the surety's or reinsurer's name in the current U.S. Treasury Department Circular 570.

3. **Insurance:** Contractor shall, at his own expense, purchase, maintain and keep in force during the term of this contract such insurance as set forth below. Contractor shall not commence work under this contract until he has obtained all the insurance required under the contract and such insurance has been approved by the City, nor shall the Contractor allow any subcontractor to commence work on his subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this contract shall be written on an "occurrence" basis.

Compensation Insurance

Workers' Compensation	Statutory Limit
Employer's Liability	\$100,000 Each Occurrence
	\$100,000 Disease – Each Employee

Liability Insurance

Commercial General Liability (No standard coverages are to be excluded by endorsement.)	\$1,000,000 Per Occurrence
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Automobile Liability Insurance

Commercial Auto Liability Policy (including coverage for owned, hired, and non-owned autos)	\$ 500,000 Combined Single Limit
---	-------------------------------------

Umbrella Liability

(Following Form and Drop Down Provisions Included)	\$2,000,000 Each Occurrence
---	-----------------------------

- B. It is agreed by all parties to this contract that the insurance required under this contract shall:
 1. Be written with the City of Burleson as an additional insured.
 2. Provide thirty days notice of cancellation to the City, for nonpayment of premium, material change, or any other cause.
 3. Be written through companies duly authorized to transact that class of insurance in the State of Texas.
 4. Waive subrogation rights for loss or damage so that insurers have no right to recovery or subrogation against the City of Burleson, it being the intention that the required insurance policies shall protect all parties to the contract and be primary coverage for all losses covered by the policies.

5. Provide a Certificate of Insurance evidencing the required coverages to:

City of Burleson
Capital Engineering Department
141 W. Renfro
Burleson, TX 76028

- C. Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the engineer (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the work for which the City of Burleson or the City of Burleson's property might be responsible or encumbered (less amounts withheld by City of Burleson) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the contract documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days prior written notice has been given to the City of Burleson, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the contract documents, (4) consent of Surety, if any, to final payment and (5) if required by the City of Burleson, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the contract, to the extent and in such form as may be designated by the City of Burleson. If a subcontractor refuses to furnish a release or waiver required by the City of Burleson, the Contractor may furnish a bond satisfactory to the City of Burleson to indemnify the City of Burleson against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the City of Burleson all money that the City of Burleson may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.
- D. In addition to the requirements contained above, the Contractor shall comply with the following in its provision of workers' compensation insurance.

1. Definitions:

Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.

Duration of the project - includes the time from the beginning of the work on the project until the Contractor's / person's work on the project has been completed and accepted by the governmental entity.

Persons providing services on the project ("subcontractor" in §406.096) - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity, which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries and delivery of portable toilets.

2. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Contractor providing services on the project, for the duration of the project.
3. The Contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.
4. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.
5. The Contractor shall obtain from each person providing services on a project, and provide to the governmental entity:
 - a. a certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and
 - b. no later than seven (7) days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.
6. The Contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.
7. The Contractor shall notify the governmental entity in writing by certified mail or personal delivery, within ten days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

8. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.
9. The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:
 - a. provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 - b. provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project;
 - c. provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - d. obtain from each other person with whom it contracts, and provide to the Contractor:
 - (1) a certificate of coverage, prior to the other person beginning work on the project; and
 - (2) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - e. retain all required certificates of coverage on file for the duration of the project and for one year thereafter;
 - f. notify the governmental entity in writing by certified mail or personal delivery, within ten days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and
 - g. contractually require each person with whom it contracts, to perform as required by paragraphs 1 – 7 above, with the certificates of coverage to be provided to the person for whom they are providing services.
10. By signing this contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the governmental entity that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor, which entitles the governmental entity to declare the contract void if the Contractor does not remedy the breach within ten days after receipt of notice of breach from the governmental entity.

4 INDEMNIFICATION:

Contractor does hereby agree to waive all claims, release, indemnify, defend and hold harmless City of Burleson and all its officials, officers, agents, and employees, from and against any and all claims, losses, damages, suits, demands or causes of action, and liability of every kind including all expenses of litigation and/or settlement, court costs and attorney's fees for injury or death of any person or for loss of, damage to, or loss of use of any property, arising out of or in connection with the performance of this contract. Such indemnity shall apply whether the claims, losses, damages, suits, demands or causes of action arise in whole or in part from the negligence of the City of Burleson, his officers, officials, agents or employees. It is the express intention of all the parties that the indemnity provided for in this paragraph is indemnity by Contractor to indemnify and protect City of Burleson from the consequences of City of Burleson's own negligence, whether that negligence is a sole or concurring cause of the injury, death or damage and whether said negligence is characterized as sole, contractual comparative, concurrent, joint, gross, active, passive, or any other form of negligence.

In any and all claims against any party indemnified hereunder by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, this indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any sub-contractor under workmen's compensation acts or other employee benefit acts.

5 ADDENDUM:

- A. This section has been moved to "Instructions to Bidders."

6 TIME FOR COMPLETION AND LIQUIDATED DAMAGES:

Since time is of the essence, the City has seen fit to establish the time required to complete this project. The time, as set out in SECTION 6 of this contract, will be the maximum number of **Calendar** days allowed to substantially complete this project. **Substantially complete is defined as having completed all bid items included in the contract to allow the facilities to function as designed.** Failure of the Contractor to complete the work within this time will result in damages being sustained by the City of Burleson. Such damages are, and will continue to be, impracticable and extremely difficult to determine. The Contractor will pay the City of Burleson liquidated damages

per the schedule below for each Calendar day of delay (including Sundays and holidays) in finishing the work in excess of time specified for completion, plus any authorized time extensions. Execution of the contract under these specifications shall constitute agreement by the City of Burleson and Contractor that liquidated damages per the schedule below is the minimum value of the costs and actual damage caused by failure of the Contractor to complete the work within the allotted time, that such sum is liquidated damages and shall not be construed as a penalty, and that such sum may be deducted from payments due the Contractor if such delay occurs.

Liquidated Damages Schedule

<u>Construction Contract Value</u>	<u>Liquidated Damages (per day)</u>
Less than \$100,000	\$240
Between \$100,000 and \$1,000,000	\$500
Greater than \$1,000,000	\$1,000

7 COMPUTATION OF CONTRACT TIME FOR COMPLETION:

- A. The Contract Documents furnished to the Contractor shows the number of calendar days allowed in the contract. If the satisfactory completion of the contract shall require unforeseen work or work and materials in greater amounts than those set forth in the contract, then additional calendar days will be considered, equal to the time which, in the opinion of the engineer, the work as a whole is delayed. However, the completion time can only be changed by the execution of a supplemental agreement (change order).
- B. Time will be charged for all calendar days regardless of weather conditions, material supplies, or other conditions not under the control of the Contractor, which could impede the prosecution of the work. Time will also be charged for Sundays and holidays.
- C. Prior to beginning construction operations, the Contractor shall submit to the engineer a *Critical Path Method (CPM)* chart progress schedule showing the manner of prosecution of the work that he intends to follow in order to complete the contract within the allotted time. The purpose for this schedule is to assure adequate planning and execution of the work. The progress schedule must present a reasonable approach to completing the work within the allotted time.
- D. Payment of partial monthly estimates shall not be commenced until the CPM chart progress schedule has been approved by the engineer.

- E. The Contractor shall be entirely responsible for maintaining the progress of the work in accordance with the approved schedule. Should it become evident, in the opinion of the engineer, any time during the construction that the progress of the work has not been maintained in accordance with the approved schedule, the Contractor shall, upon written request of the engineer, promptly submit a revised schedule. This revised schedule shall set out operations, methods, equipment, added labor, and additional work shifts by which time lost shall be made up. At the end of each estimate period, the engineer will determine whether the Contractor is in compliance with the approved schedule, or the approved revised schedule. In the event the Contractor is determined not to be in compliance, he will be notified immediately in writing. If the Contractor does not correct the work progress to comply with the approved revised schedule by the end of the month of notification, payment for work performed during the period of non-compliance will be reduced according to the following:
1. 1st Month - Reduction = 30% X work performed (Month Only)
 2. 2nd Month - Reduction = 40% X work performed (Month Only)
 3. 3rd Month - Reduction = 50% X work performed (Month Only)
 4. Subsequent Month - Reduction = 50% work performed (Month Only)
- F. The first month (the month of notification) is that month in which notification is made. Each month's reduction will be assessed only for that work performed during that specific month. The reduction will be cumulative for the entire period of non-compliance; i.e., 30% payment reduction for the work performed during the first month, plus 40% payment reduction for work performed during the second month, plus 50% payment reduction for work performed during the third month, and plus 50% payment reduction for work performed in each succeeding month of non-compliance thereafter. When the work progress becomes in compliance with the approved schedule, or the approved revised schedule, all withheld monies will be paid to the Contractor with the next regular estimate.
- G. The Contractor shall anticipate possible delays and shall be prepared to supplement and revise his construction methods accordingly.
- H. Prior to any construction activities, the Contractor shall install erosion control measures. The Contractor shall then begin the work to be performed under the contract within 10 days after the date of the authorization to begin work and shall continuously prosecute same with such diligence as will enable him to complete the work within the time limit specified. He shall not open up work to the detriment of work already begun. The Contractor shall conduct his operations so as to impose a minimum interference to traffic.

8 DELAYS:

- A. The Contractor assumes the risk of all suspensions of or delays in performance of the contract, regardless of length thereof, arising from all causes whatsoever, whether or not relating to this contract, including wrongful acts or omissions of City of Burleson or its Contractors or subcontractors except only to the extent, if any, that compensation or an extension of time may be due as expressly provided for elsewhere in this contract for such suspension or delays, and, subject only to such exception, the Contractor shall bear the burden of all costs, expenses and liabilities which he may incur in connection with such suspensions or delays, and all such suspensions, delays, costs, expenses and liabilities of any nature whatsoever, whether or not provided for in this contract, shall conclusively be deemed to have been within the contemplation of the parties.
- B. Notwithstanding any provisions of this contract, whether relating to time of performance or otherwise, City of Burleson makes no representation or guarantee as to when the construction site or any part thereof will be available for the performance of the contract, or as to whether conditions at the construction site will be such as to permit the contract to be formed thereon without interruption or by any particular sequence or method or as to whether the performance of the contract can be completed by the time required under this contract or by any other time.
- C. Wherever in connection with this contract it is required, expressly or otherwise, that City of Burleson shall perform any act relating to the contract, including making available or furnishing any real property, materials or other things, no guarantee is made by the City of Burleson as to the time of such performance and the delay of City of Burleson in fulfilling such requirement shall not result in liability of any kind on the part of City of Burleson except only to the extent, if any, that an extension of time or compensation may be due as expressly provided for in this contract.

9 MONTHLY ESTIMATE:

- A. Although Contractor estimates may be submitted on a monthly basis, The City of Burleson does not use a monthly pay estimate schedule. The City will process the estimate within a reasonable time. It is the Contractor's best interest to get the estimate to the inspector as early in the week as possible to verify quantities and make the request. After verification, payment can be made

10 RIGHT TO AUDIT:

- A. CONTRACTOR agrees that CITY shall, until the expiration of three (3) years after final payment under this contract, have access to and the right to examine any directly pertinent books, documents, papers and records of CONTRACTOR involving transactions relating to this contract. CONTRACTOR agrees that CITY shall have access during normal working hours to all necessary CONTRACTOR facilities and shall be provided adequate and appropriate work space in order to

conduct audits in compliance with the provisions of this section. CITY shall give CONTRACTOR reasonable advance notice of intended audits.

11 PREVAILING WAGE RATES:

- A. The Contractor shall comply with V.T.C.A., Government Code, Chapter 2258, in performing this project. In accordance with V.T.C.A., Government Code, Chapter 2258, the prevailing wage rates as set forth in Section 2 of the contract documents shall be paid on this project. For overtime work and legal holidays, the hourly rate shall be one and one-half times the basic hourly rate set forth in Section 2. The City will require an affidavit stating that the Contractor has complied with the prevailing wage rate provision of the contract documents, prior to acceptance of the project. The City reserves the right to conduct interviews with the Contractor's employees to insure compliance with Section 2 of the contract documents in accordance with applicable State and Federal Laws.
- B. Upon written request by the City, the general contractor shall be responsible for submitting payroll information to the City of Burleson for all employees performing work on the project, whether employed by the general contractor or a subcontractor to the general contractor. Each submittal shall be certified by the general contractor as to completeness and accuracy.
- C. A Contractor or subcontractor in violation of V.T.C.A., Government Code, Chapter 2258 is liable for a penalty. That Contractor or subcontractor shall pay to the City sixty dollars (\$60.00) for each laborer, workman, or mechanic employed for each calendar day, or portion thereof, such laborer, workman, or mechanic is paid less than the said stipulated rates for work done under the contract.
- D. The Contractor or subcontractor violating a requirement of this Special Provision may be determined ineligible to bid on or receive any additional work during the calendar year following the year in which the violation of this Special Provision occurred.

12 CONSTRUCTION WATER:

- A. Construction water necessary for the normal construction of this project will not be provided free to the Contractor. All construction water will be metered by City owned meters and only these meters. The Contractor is responsible for paying the current security deposit for the meter at the Utility Billing Department Office, 135 W. Renfro Suite 109, prior to picking up the meter. These meters will be furnished by the City of Burleson and will be picked up at City Hall. The assigned company is liable for any theft and/or damage done to the meter once in the Contractor's possession. The loss of the meter or failure to turn it in when the job is completed will result in the forfeiture of the security deposit. Damages to the meter will be billed. It will be up to the assigned company to supply the monthly meter reading, meter number and

signature of the company employee in writing to the Utility Billing department no later than the 10th of each month. That written reading may be dropped off to the Utility Billing department at 135 W. Renfro Suite 109 or emailed to utilitybilling@burlesontx.com. This procedure will be followed wherever construction water is needed. No exceptions to the rule will be sanctioned. Where water is necessary only to settle dust on the street at the request of the property owners, the engineer or inspector will notify the Contractor. The necessary application of water for dust shall be considered subsidiary to the other bid items listed in SECTION 7 (PROPOSAL) of this contract.

13 DETOURS AND BARRICADES:

- A. The Contractor shall submit to the inspector two (2) copies of a Traffic Control Plan two (2) weeks prior to closing any street or causing any obstruction to traffic on any street. The Contractor shall not proceed with the implementation of the Traffic Control Plan until notified by the inspector that the plan has been accepted. The Traffic Control Plan shall be drawn at a scale not less than 1"=200' unless approved by the inspector and such that it is legible and shall include proposed street closings, detours, barricade placements, and sign placement, including advance warning signs, and pavement markings if necessary. The Contractor shall furnish and erect suitable barricades, signs, and appropriate pavement markings to protect motorists and pedestrians, as set forth in the latest edition of the *TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TxMUTCD)*. The barricades, signs, and pavement markings shall be constructed, placed, and adequately maintained as set forth in the Traffic Control Plan or as directed by the engineer or authorized representative. Unless included as a bid item, no direct compensation will be made to the contractor for the preparation of the Traffic Control Plan.
- B. Unless otherwise approved by the engineer or authorized representative, two-way traffic shall be maintained on all roadways under construction at all times. If it becomes necessary to detour traffic off the existing paved roadway for more than seven (7) days, a hard surface driving lane, such as asphalt, shall be properly constructed and maintained by the Contractor throughout the duration of the detour. All temporary tie-ins shall be constructed of 4-inch Type B asphalt over a compacted subgrade (standard compaction). Subsequent maintenance of all detours and tie-ins shall be considered subsidiary to the unit prices bid for temporary asphalt. Cutting, removing, and replacing the asphalt for utility installations, excavation, and/or liming operations shall be considered subsidiary to the initial placement of asphalt and will not be paid for each re-installation. Asphalt shall be replaced within seven (7) days of removal for these activities. A bid item shall be included for furnishing, installing, maintaining and final removal of the asphalt.
- C. Where pavement drop-offs occur, traffic control plans shall be in accordance as illustrated on the following "Traffic Control Device Detail," which is enclosed as part of these specifications.

These guidelines are applicable to construction work where continuous pavement edges or drop-offs exist parallel and adjacent to a lane used for traffic.

- D. No direct compensation (unless bid item included) will be made to the Contractor for furnishing, installing, and maintaining barricades, signs, pavement markings, and detours and their subsequent removal. This is to be considered subsidiary to the several items for which unit prices are requested in the PROPOSAL. Should it be necessary for the City to provide and/or maintain signs, barricades, and markings the cost of such shall be deducted from the monthly estimate.

14 SALES TAX EXEMPTION:

- A. The Contractor is cautioned that Texas law regarding tax exemption for City projects has been revised. The Contractor is responsible for obtaining the latest information from the State Comptroller's Office and/or other appropriate entities and bidding accordingly.

15 ACCESS TO PRIVATE PROPERTIES:

- A. The Contractor shall maintain all private drives in an accessible condition to allow residents ingress and egress before leaving the job site, except during the placing and curing of drive approaches. All commercial drives and other locations with high traffic volumes, as directed by the engineer, shall be maintained with 4-inch Type B asphalt over a compacted subgrade (standard compaction). Subsequent maintenance of drives shall be considered subsidiary to the unit prices bid. Cutting, removing, and replacing the asphalt for utility installations, excavation, and/or liming operations shall be considered subsidiary to the initial placement of asphalt and will not be paid for each re-installation. Asphalt shall be replaced within seven (7) days of removal for these activities.
- B. The Contractor will leave with the engineer the phone numbers of responsible persons available twenty-four (24) hours a day to handle emergencies concerning egress and ingress. If a vehicle becomes stranded due to an inaccessible condition, any legitimate claims arising from such conditions shall be the sole responsibility of the Contractor. If such claims are not settled prior to the monthly pay estimate, they shall be deducted from that estimate.

16 CRUSHED ROCK BAD WEATHER PROTECTION:

- A. During periods of bad weather, the Contractor shall put in place, on excavated streets, an amount of Type A, Grade 1, flex base sufficient to provide temporary access to private non-commercial property. Crushed concrete flexible base meeting TxDOT Item 247, Grade 1 is also acceptable to provide temporary access to private property. All flex base will be removed and stockpiled for future use at other locations as necessary. Any base removed and hauled off the project site without approval from the engineer will be replaced by an equal quantity at the

Contractor's expense. Special care will be taken by the Contractor during placement and removal of the flex base, not to unnecessarily combine the flex base with native material on the project. If special care is not taken by the Contractor, an equal quantity of flex base will be replaced at the Contractor's expense. This specification is not considered a separate bid item. It is considered subsidiary to other items in the proposal. Ingress and egress onto private and public property shall be maintained at all times when contractor is not working in the area.

17 USE OF PRIVATE PROPERTY:

- A. The Contractor shall not at any time use private property to park or turn around construction vehicles or store equipment and/or materials without the written permission of the property owner involved. ***The Contractor shall not at any time use private water meters set for the property owner's use without written permission of the property owner.*** Contractor is responsible for any and all damages to private property used for construction purposes.

18 PROTECTION OF THE PUBLIC:

- A. (COG 107.18) The Contractor shall at all times conduct the work in such manner as to ensure the least possible obstruction to public traffic and protect the safety of the public. Public safety and convenience and provisions therefore made necessary by the work, shall be the direct responsibility of the Contractor and shall be performed at his entire expense.
- B. Materials placed on the site, or materials excavated and the construction materials or equipment used shall be located so as to cause as little obstruction to the public as possible.
- C. The City of Burleson reserves the right to remedy any neglect on the part of the Contractor in regard to public convenience and safety which may come to its attention. The cost of such work done or material furnished by the City of Burleson shall be deducted from monies due or to become due to the Contractor.

19 PROTECTION OF ADJACENT PROPERTY:

- A. The Contractor shall be responsible for the protection of all fences, trees, curb and gutter, and other improvements on the property adjoining the construction sites from damage by the Contractor's equipment and personnel. The Contractor shall be responsible for notifying the property owners in advance of any trimming to be done on trees. The Contractor will notify the City of any trees, shrubs, or bushes that must be removed by the construction. No trees will be removed by the Contractor until permission is granted by the engineer or his designated representative. The Contractor will not be allowed to place excess material, forms, equipment, or any other material outside the street right-of-way without written permission of the property owner and approval of the Engineer. No dumping will be allowed in floodplains or below the 100-year flood elevation of drainage ways.

20 TESTING:

- A. The City inspector, deemed necessary, shall have the authority to test materials, equipment and in-place construction to verify compliance with project specifications. The expense of tests shall be paid for as follows:
1. Sanitary Sewer Lines
 - a. Trench backfill density - City pays initial testing, Contractor pays for retesting
 - b. Pressure Testing of the Line - Contractor pays
 - c. Manhole Vacuum Test – Contractor pays
 2. Water Lines
 - a. Trench Backfill Density – City pays initial testing, Contractor pays for retesting
 - b. Pressure Testing of the Line- Contractor pays
 - c. Line Sterilization – Contractor pays for sterilization. City collects water sample and pays for the initial testing, Contractor pays for retesting
 3. Storm Drain

Trench Backfill density – City pays initial testing, Contractor pays for retesting
 4. Paving
 - a. Lime or cement stabilized subgrade gradation and density – City pays initial testing, contractor pays for retesting
 - b. Mix design/plant control – Contractor pays
 - c. Strength test/ cylinders – City pays initial testing, Contractor pays for retesting
 - d. Thickness test/coring - City pays initial testing, Contractor pays for retesting and additional tests to isolate deficient areas
 5. Structures
 - a. Mix design/plant control – Contractor pays
 - b. Strength test/cylinders – City pays initial testing, Contractor pays for retesting
- B. The failure of the City to perform any tests shall in no way relieve the Contractor of his responsibility to provide materials, equipment, and in-place construction which comply with project specifications. The Contractor shall provide such facilities as the engineer may require for collecting and forwarding samples and shall not, without specific written permission of the engineer, use the materials represented by the samples until tests have been made and materials approved for use. The Contractor will furnish adequate samples without charge to the City of Burleson.
- C. In case of concrete, the aggregates, design minimum and the mixing and transporting equipment shall be approved by the engineer before any concrete is placed, and the Contractor

shall be responsible for replacing any concrete which does not meet the requirements of the contract documents.

21 DEFECTIVE MATERIALS, EQUIPMENT OR, IN-PLACE CONSTRUCTION:

- A. Materials and equipment not conforming to the requirements of these specifications will be rejected and shall be removed immediately from the site of the work, unless permitted to remain by the engineer. Rejected materials, the defects of which have been subsequently corrected, shall have the status of new material.
- B. In-Place construction not conforming to the requirements of these specifications will be removed and replaced at the Contractor's expense or reworked at the Contractor's expense as deemed appropriate by the engineer. Tests made on in-place construction which has been replaced or reworked due to failure to meet project specifications will be authorized by the engineer and the cost of such tests will be the expense of the Contractor.

22 MATERIALS AND WORKMANSHIP: WARRANTIES AND GUARANTEES:

- A. Under the terms of the warranties which arise from these contract documents and/or by the terms of any applicable special warranties required by the contract documents, if any of the work in accordance with this contract is found to not be in accordance with the requirements of the contract documents, the Contractor shall correct such work promptly after receipt of written notice from the City of Burleson. This obligation shall survive acceptance of the work under the contract and termination of the contract. In order to facilitate a prompt response, Contractor agrees to provide for warranty service to the extent practical, from local businesses, including goods and services, when such goods and services are comparable in availability, quality and price. If Contractor fails within a reasonable time after written notice to correct defective work or to remove and replace rejected work, or if Contractor fails to perform the work in accordance with the contract documents, or if Contractor fails to comply with any provision in the contract document, either the City of Burleson or its designee may, after seven (7) days written notice to Contractor, correct and remedy any such deficiency at the expense of the Contractor.

23 EXISTING UTILITIES:

- A. The Contractor will make every effort to protect existing utilities and other lines or structures. The Contractor shall not adjust, remove, or operate existing utilities unless specifically requested to do so in these specifications or authorized to do so by the engineer or his representative. Any utility damaged by the Contractor during the construction shall be suitably replaced at the Contractor's expense.

B. The Contractor shall contact the proper utility representative as follows for questions or coordination of construction related to existing utilities:

1. Atmos Energy

- a. Matthew McCartney
- b. Engineer 1
- c. P: 682.328.5125
- d. Matthew.McCartney@atmosenergy.com

2. Oncor Electric Delivery

- a. Chris Cooley
- b. Designer
- c. P: 682.375.4693
- d. Christopher.Cooley2@oncor.com

3. United Co-Op Electric

- a. Wes Burton
- b. P: 817-782-8316
- c. wes@ucs.net

4. AT&T Communications

- a. Daniel Dunn
- b. Manager OSP Planning & Engineering Design
- c. P: 817.994.3700
- d. DD5406@att.com

5. Charter Communications

- a. Greg Piatt
- b. Line Locator
- c. P: 817.509.6272 x3363
- d. 8912 S I-35W, Suite D
- e. Fort Worth, Texas 76134

6. City of Burleson Capital Engineering

- a. Randy Morrison
- b. Director of Capital Engineering
- c. P: 817.426.9295
- d. 135 W. Ellison St. Ste 109
- e. Burleson, Texas 76028

24 PROTECTION & CLEANING OF EXISTING SEWERS

- A. If the contractor, through any carelessness or negligence, obstructs the flow through any existing sewer within the limits of the project, the Public Works & Engineering Department of the City of Burleson will provide the necessary equipment and labor to clean the obstructions(s) at a rate of Two Hundred Dollars (\$200.00) per hour with a two (2) hour minimum per location.

25 LOCATION & PROTECTION OF EXISTING STRUCTURES & UTILITIES:

- A. In the preparation of plans and specifications, the engineer has endeavored to indicate the location of existing underground utility lines which are known to the engineer. No attempt has been made to show minor lines or service lines however, and it is not guaranteed that all major lines or structures have been shown on the plans. Prior to the start of construction, the Contractor shall communicate with the local representative of all utility companies and advise said representatives of the route of the proposed construction in order to obtain the assistance of the utility companies in the location of and in the avoidance of the conflicts with utility lines. It is the Contractor's responsibility to uncover and determine the elevation and location of all potential conflicts well ahead of the excavation.

26 RIGHT-OF-WAY PREPARATION:

- A. Right-of-way preparation shall be in accordance with NCTCOG Specification Item 203.3, General Site Preparation. "Preparing Right-of-Way" shall be measured on a lump-sum basis unless indicated otherwise. The lump sum bid for this item shall not exceed 10 percent of the total amount bid for the entire project. A prorated portion of the lump sum bid shall be paid monthly until such work is completed. No dumping or disposal of excess material will be allowed in floodplains or below the 100-year flood elevation of drainage ways. The Contractor should take special precautions to avoid damaging any trees outside the construction limits and any other trees which the engineer may designate to remain.

27 ROADWAY EXCAVATION:

- A. All roadway excavation on this project shall be unclassified and shall be performed in full accordance with the NCTCOG Specifications, Division 200, 203.4, "Unclassified Street Excavation."

- B. Payment for excavation is based on plan quantity. Contractor shall verify excavation/fill quantities and shall notify City of Burleson in writing of concurrence or disagreement with plan quantities prior to start of construction. Any discrepancies in quantities shall be resolved prior to beginning excavation. No adjustments to plan quantities shall be allowed once excavation/fill activities have begun.
- C. It shall be the responsibility of the Contractor to locate a suitable disposal site outside the right-of-way limits to dispose of both excess and unsuitable material from roadway excavation not needed in roadway fill and embankment. No separate payment shall be made for disposal of excess or unsuitable material. No dumping or disposal of excess material will be allowed in floodplains or below the 100-year flood elevation of drainage ways. Disposal shall be performed in accordance with appropriate laws and ordinances.

28 UNCLASSIFIED STRUCTURAL EXCAVATION:

- A. The excavation for the construction of the inlets, box culverts, and junction boxes is not classified. Payment for the excavation shall be subsidiary to the unit price bid for each structure in the bid proposal.

29 SITE GRADING:

- A. All vegetation shall be removed from areas where fill is to be placed. Topsoil shall be grubbed, removed, and stockpiled. After the fill has been placed and compacted, the topsoil shall be spread to a thickness of six inches (6") in all proposed areas that require it. The topsoil shall be free from grass, roots, sticks, stones, or other foreign materials. After placement is complete, the surface of the topsoil shall be finished to a reasonably smooth surface so grass may be planted and maintained.
- B. Site grading will be based on the elevations and grades shown on the Grading and Paving Drawings. Filling, construction of embankments, removal, stockpiling, and spreading topsoil and offsite disposal of excess material will be considered incidental and subsidiary to excavation and shall not be a separate pay item.
- C. No extra payment shall be made for rock excavation or crushing rock material for placement in fill areas. This work shall be considered incidental to site grading and shall not be a separate pay item.

30 COMPACTED ROADWAY FILL & EMBANKMENT:

- A. All compacted roadway fill and embankments constructed on this project shall be in accordance with the NCTCOG Specifications, Division 200, 203.7, "Embankment", except as amended herein or as shown on the plans.
- B. All fill material shall be compacted in lifts of loose depth not exceeding eight (8") inches and compacted to at least 95% of Standard Proctor Density at optimum moisture content, \pm two percentage points, as determined by ASTM D 698. Each lift shall be tested before a subsequent lift is allowed to be placed. It shall be the responsibility of the Contractor to locate a suitable disposal site outside the right-of-way limits and to dispose of any excess material not needed for constructing embankments to the established grade, shape of the typical sections shown on the plans, and detailed sections or slopes. No dumping or disposal of excess material will be allowed in floodplains or below the 100-year flood elevation of drainage ways. Disposal shall be performed in accordance with appropriate laws and ordinances.
- C. No recycled soil will be allowed for use on this project without prior consent from the engineer.
- D. The placement and compaction of fill material in roadway and embankment areas on this project shall be measured and paid for separately from the "Roadway Excavation". However, no separate payment will be made for the disposal of excess materials as mentioned above. Measurement for compacted roadway fill and embankment shall be for in-place embankment after compaction to the density specified on the plans. Measurement shall be in cubic yards as determined on the basis of the natural ground cross-section and the finished lines and grades as shown in the plans and computed by the method of average end areas from the project cross-section.
- E. The price bid per cubic yard for "Compacted Roadway Fill and Embankment" shall be full compensation for furnishing all labor, materials, tools, equipment, and incidentals necessary to complete the embankment, including cost of water, sprinkling, wetting, and rolling in accordance with the plans and specifications

31 BORROW:

- A. There is insufficient material from the street excavation to complete all fills as shown on the construction plans, therefore it is the Contractor's responsibility to locate a suitable source of select borrow material for completing the fills on the project. Prior to using any offsite borrow material, the material must be approved by the City of Burleson. The following will be required prior to approval:
 - 1. The Contractor must obtain a written, notarized certification from the landowner of each proposed borrow source stating that to the best of the landowner's knowledge and belief

there has never been contamination of the borrow source site with hazardous or toxic materials.

2. The Contractor shall provide adequate testing to determine that the borrow source material is not contaminated with hazardous or toxic materials. The geotechnical engineer performing the testing for the Contractor shall notify the City in writing of his/her approval of the material. No recycled soil will be allowed for use on this project without prior consent from the engineer.
3. Based on geotechnical testing performed on existing soil from the project site, a lime/cement application rate has been determined for subgrade stabilization as set forth in these Special Provisions. The quantities included in the PROPOSAL are based on the determined application rate. Before using any offsite borrow material for subgrade purposes, the Contractor shall provide necessary testing to determine the lime/cement application rate for the proposed borrow material. The results of these tests shall be submitted to the City in writing by the geotechnical engineer performing the testing for the Contractor. If the lime/cement application rate required for the offsite borrow material is greater than the rate specified in these Special Provisions, the Contractor shall be responsible for the cost of the additional lime/cement required or locate an alternative borrow source. If the application rate required for the borrow material is less than the rate specified in these Special Provisions, the Contractor will be paid for the actual quantity of lime/cement used on the project.
4. The Contractor shall provide testing (ASTM D 698) to determine the optimum density and moisture content for the borrow material if used as treated subgrade.
5. The borrow material shall be tested for the presence of soluble sulfates. Any soil with a content of soluble sulfate in excess of 2000 ppm will not be approved.
6. No organic material, trash, debris, trees, clippings or other deleterious material will be allowed in offsite borrow material.

32 FILLING:

- A. Fills shall be constructed at the locations and to the lines and grades indicated on the drawings. When rock excavation is used, it shall be broken or crushed so that the maximum dimension is four (4") inches. No rock will be allowed in the upper twelve (12") inches of the fill.
- B. Equipment for compacting fills shall be sheepfoot rollers, rubber-tired rollers, and other approved equipment capable of obtaining required density.

- C. The combined excavation and fill placing operation shall be blended sufficiently to secure the best practicable degree of compaction. Fill shall be compacted to at least ninety-five percent (95%) Standard Proctor Density at optimum moisture content, \pm two percentage points, as determined by ASTM D 698. The suitability of the materials shall be subject to approval of the City of Burleson's laboratory. Dump, then spread and mix successive loads of material to give a horizontal layer of not more than eight (8") inches in depth, loose measurement. After each layer of fill has been spread to the proper depth, it shall be thoroughly manipulated with a disc plow or other suitable and approved equipment until the material is uniformly mixed, pulverized, and brought to a uniform approved moisture content.
- D. No fill material shall be rolled until the layer of material has a uniform moisture content which will permit the proper compaction under that degree of moisture content which is the optimum for obtaining the required compaction.
- E. Dry any material having a moisture content too high for proper compaction by aeration until the moisture content is lowered to a point where satisfactory compaction may be obtained. If the moisture of the fill material is too low, add water to the material and thoroughly mix by blading and discing to produce a uniform and satisfactory moisture content.
- F. If, in the opinion of the City of Burleson's laboratory or inspector, the rolled surface of any layer or section of the fill is too smooth to bond properly with the succeeding layer or adjacent section, roughen by discing or scarifying to the satisfaction of the City of Burleson's laboratory before placing succeeding layer or adjacent sections.
- G. No recycled soil will be allowed for use on this project without prior consent from the engineer.

33 DRAINAGE:

- A. Contractor shall maintain adequate drainage at all times during construction. Changing of natural runoff flow locations or concentrating flows to a point of potential harm to the adjacent property shall not be allowed.

34 REMOVAL ITEMS:

- A. On this project, the removal of existing concrete curb and gutters, concrete valley gutters, and concrete drive approaches shall be at the locations indicated by the engineer and shall be paid for under the right-of-way preparation pay item (See Special Provision 11-23) unless a separate bid item is included in the PROPOSAL. All concrete curb and gutter and drive approaches removed will be broken out at existing construction expansion joints if possible. Where existing concrete is removed at a location other than a joint, the slab will be sawed in a neat straight line the full depth of the slab. The cost for sawing and breaking shall be considered subsidiary to the unit price bid for concrete removal. The Contractor shall make every effort to protect all

concrete surfaces that will remain. Any remaining surfaces damaged during removal operations by the Contractor will be replaced at the Contractor's own expense.

- B. The responsibility of locating suitable disposal sites for removal items on this project will be solely a function of the Contractor. The City of Burleson will in no way be responsible for the actions of the Contractor if he disposes of excess material in locations that are not approved. No dumping or disposal of excess material will be allowed in floodplains or below the 100-year flood elevation of drainage ways.

35 HYDRATED LIME AND PORTLAND CEMENT FOR SUBGRADE STABILIZATION:

- A. Hydrated lime to be used on this job shall conform to NCTCOG Specification Item 301.2 with the exception of 301.2.1.2 Quicklime. No Quicklime will be allowed on this project. Portland cement to be used for stabilization shall conform to NCTCOG Specification Item 301.3.

36 LIME STABILIZATION OF SUBGRADE:

- A. Prior to beginning any lime modification, the subgrade shall be brought to the required line, grade, cross-section, and proof rolled in accordance with specification requirements. Proof rolling shall be in accordance with *Texas Department of Transportation Standard Specification for Construction of Highways, Streets and Bridges*, current edition. The cost of proof rolling shall be considered subsidiary to this item.
- B. After the subgrade has been shaped, the roadway will be scarified to full depth and width of modification. Full depth will be eight (8") inches below finished grade and full width will be that distance from the fronts of gutter pans on either side of the roadway. (On roadways where full length curb and gutter are removed to be replaced during reconstruction, one (1') foot behind the back of proposed curb on each side of the roadway.)
- C. Lime will be applied to that area defined in Part B of this section so that the initial mixing operation can be completed during the same working day. Lime will be applied by the "slurry method" when application is in the corporate limits of the City of Burleson, Texas.
 - 1. Lime and water shall be combined to form a mixture for the lime application. Past experience has proven that approximately 3200 pounds of lime to 500-600 gallons of water will produce the satisfactory mixture. The slurry mix must be made within the city limits of the City of Burleson.
 - 2. The slurry will be applied with an approved distributor or water truck by making multiple passes, if necessary, to apply the correct amount of lime. The distributor or water truck will be equipped with an agitator to keep the slurry in a consistent mixture.

3. For applications greater than or equal to 40 pounds per square yard, the initial application shall be applied in halves (two equal parts) on day one (1) and day two (2). This is subsidiary to the lime stabilization item.
 4. Mixing with a pulvimixer will immediately follow the lime application(s) until 100% of all material will pass a two (2") inch sieve. The lime treated subgrade shall then be sealed with a pneumatic roller and left for an initial curing (mellowing) period of no less than 72 hours (3 days) and no more than 168 hours (7 days) measured from day one (1) of the initial application. During the initial curing (mellowing) period, the lime treated subgrade shall be maintained at the optimum moisture content to plus (+) four percentage points. The final remix and compaction shall be completed within 168 hours (7 days) measured from day one (1) of the initial application. If the final remix and compaction are not complete within 168 hours (7 days) measured from day one (1) of the initial application than an additional lime application will be required. The additional lime application amount shall be 50 % of the original total application rate and shall be added to the lime treated subgrade in accordance with Section 11A-32. No additional payment shall be made when this additional lime application is required.
 5. For the final remix the subgrade shall be re-scarified to a depth of eight (8") inches and pulverized until all material conforms to the following:
 - a. Passing 1" Sieve 100%
 - b. Passing #4 Sieve 60%
 6. Final compaction shall be accomplished in two (2) four (4") inch lifts and compacted to at least 95% of Standard Proctor Density as defined by TEX 113-E. The allowable field moisture content at 95% Standard Proctor Density shall be maintained at optimum to plus (+) four percentage points. A curing seal of emulsified asphalt, MS-1, shall be applied to the compacted subgrade at a rate of 0.15 gallons per square yard within 24 hours of passing density tests. This is subsidiary to the lime stabilization item.
- D. No stabilizer, either concentrated or diluted, shall be allowed to enter a storm drain system or a natural waterway. The stabilizer shall be applied in a manner that prevents puddling and/or runoff. Runoff will be considered a spill. All spills shall be immediately reported to the City of Burleson's Communications & Environmental Services at (817) 426-9848 during Service Center working hours and to the Burleson Fire Department Dispatcher (817) 426-9170 during evenings and weekends. The spill shall be contained, neutralized, cleaned up, and removed from the site. Washing down the spill is not allowed. This is subsidiary to the lime stabilization item.

37 PORTLAND CEMENT STABILIZATION OF SUBGRADE:

- A. Prior to beginning any Cement modification, the subgrade shall be brought to the required line, grade, cross-section, and proof rolled in accordance with specification requirements. Proof rolling shall be in accordance with Texas Department of Transportation *Standard Specification for Construction of Highways, Streets and Bridges*, current edition. The cost of proof rolling shall be considered subsidiary to this item.
- B. After the subgrade has been shaped, the roadway will be scarified to full depth and width of modification. Full depth will be eight (8") inches below finished grade and full width will be that distance from the fronts of gutter pans on either side of the roadway. (On roadways where full length curb and gutter are removed to be replaced during reconstruction, one (1') foot behind the back of proposed curb on each side of the roadway.)
- C. Portland cement will be applied to that area defined in Part B of this section so that the initial mixing operation can be completed during the same working day. Portland cement stabilization shall be applied by either the slurry or dry method. If the method used is "DRY", it shall be the Contractors responsibility to maintain dust control during the application of Portland cement. If during application of Portland cement stabilization the Contractor has failed to maintain the dust to within limits specified by the inspector, the contractor will apply future Portland cement stabilization by "slurry method".
 - 1. It shall be the responsibility of the CONTRACTOR to regulate the sequence of work, to process a sufficient quantity of material so as to provide full depth as shown on plans, to use the proper amount of Portland cement, maintain the work and to rework the courses as necessary to meet the foregoing requirements. Cement stabilized base shall not be mixed or placed when the air temperature is below 40°F (5°C) and falling, but may be mixed or placed with the air temperature is above 35°F (2°C) and rising, the temperature being taken in the shade and away from artificial heat, and with the further provisions that cement stabilized base shall be mixed or placed only when weather conditions, in the opinion of the OWNER, are suitable.
 - 2. The cement-modified soil layer may be constructed with any machine or combination of machines and auxiliary equipment that shall produce the results meeting the requirements for soil pulverization, cement application, water application, mixing, and incorporation of materials, compaction, finishing and curing as specified herein. The CONTRACTOR shall at all times provide sufficient equipment to enable continuous performance of the work and its completion in the required number of working days.

3. Soft or yielding subgrade shall be corrected and made stable before construction proceeds. The soil and/or recycled asphalt pavement shall be so pulverized that at the completion of moist-mixing, it meets the gradation below.

- a. Cement Treated Materials-In-Place

- (1) Sieve Size 1-in. (25mm)
 - (i) Minimum Passing by Dry Weight = 100%
- (2) Sieve Size No. 4 (4.75mm)
 - (i) Minimum Passing by Dry Weight = 80%
- (3) Minimum Passing by Dry Weight is exclusive of gravel or stone retained on these sieves.
- (4) Recycled asphalt pavement shall be pulverized so that 100 percent shall pass a 2-in. (50mm) sieve.

- D. Application of Cement to Materials-In-Place: Portland cement shall be spread by an approved dry or slurry method uniformly on the soil at the rate specified on the plans or as determined by preliminary laboratory tests. If a bulk cement spreader is used, it shall be positioned by string lines or other approved method during spreading to insure a uniform distribution of cement. Cement shall be applied only to such an area that all the operations can be continuous and completed in daylight within 6-hours of such application. The percentage of moisture in the soil at the time of cement application shall not exceed the quantity that shall permit uniform and intimate mixture of soil and cement during dry-mixing operations, and it shall not exceed the specified optimum moisture content for the soil and cement mixture. In the event of high soil-moisture contents, cement may be applied at one-half the specified rate when approved by the Engineer. The remainder of the application rate of cement shall be applied the following day(s), not to exceed 48-hours. The usual construction sequence shall then be resumed. No equipment, except that used in the spreading and mixing, shall be allowed to pass over the freshly spread cement until it is mixed with the soil.

1. Mixing shall continue until a homogeneous, friable mixture of the material and cement is obtained, free from all clods or lumps. The mixture shall be kept within moisture tolerances throughout the operation.
2. Compaction shall begin after mixing and after gradation and moisture requirements have been met. The material shall be compacted to at least 95-percent of the maximum density as determined by ASTM 698 Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)). At the start of compaction, the percentage of moisture in the mixture and in un-pulverized soil lumps, based on oven-dry weights, shall be within 2-percentagepoints of the specified optimum moisture content and shall be less than the quantity which shall cause the soil cement mixture to become unstable during compaction and finishing. When the un-compacted soil-cement mixture is wetted by rain so that the average moisture content exceeds the tolerance given at the time of final

compaction, the entire section shall be reconstructed in accordance with this specification at the sole expense of the CONTRACTOR. The specified optimum moisture content and density shall be determined in the field on the representative samples of soil-cement mixture obtained from the area being processed. Final moisture content shall be within minus 2 (-2) to plus 4 (+4) of optimum. Prior to the beginning of compaction, the mixture shall be in a loose condition for its full depth. Compaction shall begin at the bottom and shall continue until the entire depth of the mixture is uniformly compacted. The loose mixture shall then be uniformly compacted to the specified density within 2-hours. After the soil and cement mixture, except the top mulch, is compacted, water shall be uniformly applied as needed and thoroughly mixed in. The surface shall then be reshaped to the required lines, grades and cross section and then lightly scarified to loosen any imprint left by the compacting or shaping equipment. The resulting surface shall be thoroughly rolled with a pneumatic tire roller and "clipped," "skinned," and "tight-bladed" by a power grader to a depth of approximately ¼-in. (6mm), moving all loosened soil and cement from the section. The surface shall then be thoroughly compacted with the pneumatic roller, adding small increments of moisture as needed during rolling. When directed by the OWNER, surface finishing methods may be varied from this procedure, provided a dense, uniform surface, free of surface material, is maintained at its specified optimum during all finishing operations. Surface compaction and finishing shall proceed in such a manner as to produce, in not more than 2-hours, a smooth, closely knit surface, free of cracks, ridges or loose material, conforming to the drawn grade and line shown on the plans. OWNER shall conduct In-place density tests shall as outlined in ASTM D2922 Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth). In-place density tests shall be performed at the rate of one-per-300-linear-ft. (one/91-m) of paving for two (2) lanes. The suitability of the modification shall be confirmed by Atterberg Limit testing at the rate of one test per 2,500 cubic-yards (one/1,910-m³) of processed material. In addition to the requirements specified for density, the full depth of the material shown on the plans shall be compacted to the extent necessary to remain firm and stable under construction equipment. After each section is completed, tests as necessary will be made by the OWNER. If the material fails to meet the density requirements, it shall be reworked as necessary to meet these requirements. Throughout this entire operation the shape of the course shall be maintained by blading, and the surface upon completion shall be smooth and in conformity with the typical section shown on the plans and to the established lines and grades. Should the material, due to any reason or cause, lose the stability, density and finish before the next course is placed or the work is accepted, it shall be re-compacted and refinished at the sole expense of the CONTRACTOR.

- E. *Application of Cement to Plant Mixed Cement:* Mixing and Processing of Portland cement for stabilization by plant mixing shall follow the guidelines as provided in section 37, subsections A-D.
1. Free access to the plant shall be provided to the OWNER for construction quality control. The mixture shall be hauled to the paving area in trucks having beds cleaned of deleterious material.
 2. The mixture shall be placed on a moistened subgrade in a uniform layer by any approved method of spreading that will deposit the required quantity per lineal foot, without segregation, to produce a uniformly compacted base conforming to the grade and cross-section. Not more than 30-minutes shall elapse between placement of cement treated base in adjacent lanes at any location except at longitudinal and transverse construction joints. Compaction shall start as soon as possible after spreading. Elapsed time between the addition of water to the cement treated base mixture and the start of compaction shall not exceed 60-minutes under normal conditions. The Engineer may alter this time if environmental conditions, such as temperature, humidity or wind conditions would justify such a change. Laboratory tests may be required to verify changes in compaction time limits.
- F. *Opening to Traffic.* The CONTRACTOR shall not be permitted to drive heavy equipment over completed portions. Pneumatic-tired equipment required for hauling cement and water may be permitted to drive over after the surface has hardened sufficiently to prevent the equipment from marring the surface, provided that protection and cover are not impaired. The soil-cement course may be opened to local traffic as soon as the curing seal has been applied and dusted or sanded as necessary to prevent it from being picked up by traffic. Completed portions may be opened to all traffic after 7-days.
- G. *Maintenance.* The CONTRACTOR shall be required within the limits of its contract to maintain the soil-cement treatment in good condition from the time it first starts work until all work shall have been completed. Maintenance shall include immediate repairs of any defect that may occur after the cement is applied. Such maintenance work shall be done by the CONTRACTOR at the CONTRACTOR'S expense, and repeated as often as necessary to keep the area continuously intact. Repairs are to be made in such a manner as to insure restoration of a uniform surface for the full depth of treatment. Any low area of treated subgrade shall be remedied by scarifying the surface to a depth of at least 2-in. (5cm), filling the area with treated material and compacting. Any low area of sub-base or base shall be remedied by replacing the material for the full depth of sub-base or base treatment rather than adding a thin layer of stabilized material to the completed work.

- H. No stabilizer, either concentrated or diluted, shall be allowed to enter a storm drain system or a natural waterway. The stabilizer shall be applied in a manner that prevents puddling and/or runoff. Runoff will be considered a spill. All spills shall be immediately reported to the City of Burleson's Communications & Environmental Services at (817) 426-9848 during City Hall working hours and to the Burleson Fire Department Dispatcher (817) 426-9170 during evenings and weekends. The spill shall be contained, neutralized, cleaned up, and removed from the site. Washing down the spill is not allowed. This is subsidiary to the Portland cement stabilization item.

38 FLEXIBLE BASE:

- A. All flexible base shall be in accordance with the current edition of the Texas Department of Transportation *Standard Specifications for the Construction of Highways, Streets, and Bridges*.
- B. Type "A" Grade 1 Flex Base shall be used as subgrade material under the proposed HMA pavement. An acceptable alternative to Type "A" Grade 1 Flex Base is crushed concrete. Crushed concrete shall be categorized as Type "D" Grade 1 Flex Base. Flex Base shall be thoroughly compacted and placed to a depth specified on the plans.

- C. Type "A" Crushed or Broken Aggregate

Retained on Sq Sieve	%
1-3/4 in.	0
7/8 in.	10 - 35
3/8 in.	30 - 50
No. 4	45 - 65
No. 40	70 - 85
Max LL	35
Max PI	10
Wet Ball Mill, Max Amt.	40
Max Increase in passing No. 40	20

- D. Payment for Flexible Base shall include all materials, labor, equipment, hauling and placement. Measurement shall be compacted in-place plan quantities by the square yard to the thickness specified on the plans.
- E. Daily tickets will be submitted by the Contractor and signed by the inspector or his representative no later than one week after delivery of the flexible base.

39 CONCRETE CURB AND GUTTER:

- A. Concrete curb and gutter shall be placed at locations along the project where portions of the existing curb and gutter is removed. In cases where 100% of the existing curb and gutter is to be removed, it shall be replaced with the Standard 30 inch curb and gutter section. All concrete

used for curb and gutter in the City of Burleson will have a cement content of not less than five and one half (5 1/2) sacks of cement per cubic yard of concrete, 5% entrained air ($\pm 1.5\%$), and a minimum compressive strength at 28 days of 3,600 pounds per square inch. The unit price bid for curb and gutter shall include 3-#4 bars of reinforcing steel. Expansion joints shall be placed at all intersections, P.Cs, P.Ts, driveways, inlets, other curb and gutter or every 200 feet. All expansion joints shall not be less than one-half inch (1/2") in thickness with longitudinal dowels. Dowel shall be three No. 4 smooth bars, 24 inches in length. One-half of the dowel shall be coated with asphalt and terminated with an expansion cap. All work shall be in compliance with NCTCOG Section 305.1. All loose material between the forms will be removed and the grade wetted prior to the placing of the concrete. An approved curing compound shall be applied to the surface in accordance with the Curing Specification.

40 EPOXY BONDING AGENT:

- A. Epoxy used for tie bars drilled into existing concrete shall be submitted to the project inspector for approval.

41 HOT MIX ASPHALTIC CONCRETE:

A. PAVING MIXTURES:

1. **Mixture Design:** The Job Mix Formula shall be designed by the Contractor in accordance with the requirements of this Special Provision, TxDOT Bulletin C-14 and TxDOT Test Method Tex-204-F and tested in accordance with TxDOT Test Methods Tex-201-F and Tex-202-F, with the exception that the laboratory density will be determined as a percentage of the mixture maximum theoretical density. The maximum theoretical specific gravity shall be determined in accordance with TxDOT Test Method Tex-227-F on trial samples of the mixture near optimum asphalt content and conform to the requirements herein. The Contractor shall submit the Job or Plant Mix Formula for review on forms acceptable to the City for each source of supply and type of mixtures specified. Total sand content shall not exceed 18% for Type "D" mix. The bulk specific gravity will be determined for each aggregate to be used in the design mixture. The mixture shall be designed to produce a mixture within the density and stability requirements shown below. In addition, washed gradations of the aggregate in the job mix formula shall be plotted on the 0.45 power chart for comparison with the maximum density line.
2. **Stability and Density:** The mixture shall be designed to produce an acceptable mixture within tolerance, at or near optimum density. The mixture molded in the laboratory in accordance with TxDOT Test Method Tex-206-F and the bulk specific gravity of the laboratory compacted mixture determined in accordance with TxDOT Test Method Tex-207-

F should have the following percent of maximum theoretical density as measured by TxDOT Test Method Tex-227-F and stability conforming to TxDOT Test Method Tex-208-F:

a. Optimum Density Range

(1) 95 to 97 Percent

b. Stability, Percent

(1) Not Less than 42

3. **Types:** The paving mixtures shall consist of a uniform mixture of coarse aggregate, fine aggregate and asphaltic material. Mineral filler may also be required.

When properly proportioned, the mineral aggregate shall produce a gradation which will conform to the limitations for master grading given for the type specified unless otherwise shown on plans. The gradation will be determined in accordance with TxDOT Test Method Tex-200-F (Dry Sieve Analysis) and shall be based on aggregate only. The amount of asphaltic material shall conform to the limitations shown for the paving type specified.

Type "B" (Fine Grade Binder of Leveling-up Course)	Percent Aggregate by Weight or Volume
Passing 1" sieve	100
Passing 7/8" sieve	95 to 100
Passing 7/8" sieve, retained on 3/8" sieve	21 to 53
Passing 3/8" sieve, retained on No. 4 sieve	11 to 42
Passing No. 4 sieve, retained on No. 10 sieve	5 to 26
Total retained on No. 10 sieve	50 to 74
Passing No. 10 sieve, retained on No. 40 sieve	6 to 32
Passing No. 40 sieve, retained on No. 80 sieve	4 to 21
Passing No. 80 sieve, retained on No. 200 sieve	3 to 21
Passing No. 200 sieve	1 to 8

The asphaltic material shall form from 3.5 to 7 percent of the mixture by weight, unless specified otherwise on the plans.

Type "D" (Fine Grade Surface Course):	Percent Aggregate by Weight or Volume
Passing 1/2" sieve	100
Passing 3/8" sieve	85 to 100
Passing 3/8" sieve, retained on No. 4 sieve	21 to 53
Passing No. 4 sieve, retained on No. 10	11 to 32
Total retained on No. 10 sieve	54 to 74
Passing No. 10 sieve, retained on No. 40 sieve	6 to 32
Passing No. 40 sieve, retained on No. 80 sieve	4 to 27
Passing No. 80 sieve, retained on No. 200 sieve	3 to 27
Passing No. 200 sieve	1 to 8

The asphaltic material shall form from 4 to 8 percent of the mixture by weight, unless specified otherwise on the plans.

4. **Sampling and Testing for Field Control:** Extraction tests for bitumen content and aggregate gradation shall be made for each 500 tons produced or fraction thereof. Extraction tests shall conform to TxDOT Test Method Tex-210-F. Tests for stability of the asphalt mixture shall conform to TxDOT Test Method Tex-208-F. The mixture shall not vary from the grading proportions of the aggregate and the asphalt content by more than the respective tolerances and shall be within the limits specified for master grading.
5. **Tolerances in Relation to Approved Design:** The aggregate portion of the paving mixture produced shall not vary from the design gradation by more than the tolerances which follow. The material passing the No. 200 sieve is further restricted to conform to the limitations for the master grading for the type specified. The asphaltic material portion of the paving mixture shall not vary from the design amount by more than the allowed tolerance and is also restricted to conform to the master limits. The method of test for determining the aggregate gradation and asphalt content of the mixture shall be TxDOT Test Method Tex-210-F or other methods of proven accuracy.

Type "B" (Fine Grade Binder or Leveling-up):	Percent Aggregate by Weight or Volume
Passing 2" sieve	±5%
Passing 1¾" sieve	±5%
Passing 1¾" sieve, retained on 7/8" sieve	±5%
Passing 7/8" sieve, retained on 3/8" sieve	±5%
Passing 3/8" sieve, retained on No. 4 sieve	±5%
Passing No. 4 sieve, retained on No. 10 sieve	±5%
Total retained on No. 10 sieve	±5%
Passing No. 10 sieve, retained on No. 40 sieve	±3%
Passing No. 40 sieve, retained on No. 80 sieve	±3%
Passing No. 80 sieve, retained on No. 200 sieve	±3%
Passing No. 200 sieve	±3%
Asphaltic material	±0.5%/or 1.2% by vol.

Type "D" (Fine Graded Surface Course):	Percent Aggregate by Weight or Volume
Passing ½" sieve	±5%
Passing 3/8" sieve	±5%
Passing 3/8" sieve, retained on No. 4 sieve	±5%
Passing No. 4 sieve, retained on No. 10	±5%
Total retained on No. 10 sieve	±5%
Passing No. 10 sieve, retained on No. 40 sieve	±3%
Passing No. 40 sieve, retained on No. 80 sieve	±3%

Passing No. 80 sieve, retained on No. 200 sieve	±3%
Passing No. 200 sieve	±3%
Asphaltic Material	±0.5%/or 1.2% by vol.

B. IN-PLACE COMPACTION CONTROL: In-place compaction control is required for all mixtures.

1. Asphaltic concrete should be placed and compacted to contain no more than 8 percent nor less than 3 percent air voids unless otherwise indicated. The percent air voids will be calculated using the maximum theoretical specific gravity of the mixture determined according to TXDOT Test Method Tex-227-F. Roadway specimen, which shall either be cores or sections of asphalt pavement, will be tested according to TXDOT Test Method Tex-207-F. The same specimen shall be used for determining both the maximum theoretical density and field density. Specimens used for field density determinations shall be carefully crumbled, using heat, if necessary, and the maximum theoretical density determined as specified. If heating is necessary, the specimen shall be heated to the lowest temperature required for proper preparation of the sample. The use of nuclear field density determinations shall not be accepted as the basis for acceptance with respect to density. However, an approved nuclear gauge may be used to establish a rolling pattern.
2. The Contractor shall be responsible for assuring that the compaction of the asphaltic concrete in place will attain between 3 and 8 percent air voids. The Contractor's responsibility for the required compaction includes the selection of rolling equipment and the selection of rolling patterns to achieve the required compaction within the guidelines provided herein. The above selections of equipment and procedures must provide the required qualities of profile, smooth riding surface, and consistent workmanship in appearance.
3. Initial testing will be the responsibility of the City of Burleson. Any retest will be the responsibility of the Contractor. Additional information is provided in Section 11-20 of these Special Provisions.

42 TACK COAT:

- A. The unit bid prices for coarse graded base course and fine graded surface course shall include the application of a tack coat to each layer of asphaltic concrete before the next layer is applied and a tack coat shall also be applied to any exposed concrete edges that shall about any hot mix asphaltic concrete. The tack coat shall be liquid asphalt complying with the specifications of the Asphalt Institute for SS-1, MS-2 Emulsified Asphalt. The tack coat shall be applied to each layer at a rate not to exceed 0.05 gallons per square yard of surface.

43 ASPHALTIC PRIME COAT:

- A. A prime coat shall be used on the stabilized base material immediately after the base material has been compacted to specified density and cut to grade. The prime coat shall be liquid asphalt complying with the specification of the Asphalt Institute for type MS-2 Emulsified Asphalt. The prime coat shall be applied to the surface of the base at a rate of 0.20 to 0.40 gallons per square yard of surface and allowed to penetrate as far as possible. The cost of furnishing and installing the asphalt prime coat shall be considered subsidiary to the unit prices bid for hot mix asphaltic concrete.

44 REINFORCING STEEL:

- A. All reinforcing steel used on this project shall comply in all respects to "Reinforcing Steel" of the Standard Specifications for Construction of Highways, Streets and, as adopted by the Texas Department of Transportation, current edition. Payment for reinforcing steel shall be considered subsidiary to the various bid items.

45 TEMPORARY BATCH PLANT:

- A. If the Contractor chooses to construct a temporary batch plant, the following conditions (at a minimum) must be satisfied prior to approval from the City.
 - 1. Batch plant must be permitted by Texas Air Control Board. Evidence must be presented.
 - 2. Batch plant must be permitted by Environmental Protection Agency (EPA). A copy of Notice of Intent (NOI) and Storm Water Pollution Prevention Plan must be on the premises.
 - 3. Location map must be provided indicating routes for raw material delivery.
 - 4. Location map must be provided indicating that the nearest recreational area, school, or residence is located at least 300 feet away.
 - 5. Letter of Permission must be provided by the City of Burleson of the property (on which the batch plant is to be constructed) requiring that the contractor leaves the site in as good or better condition.
 - 6. The start and stop dates for operation of the plant must be provided.
 - 7. It must be stated that the batch plant will be used to provide concrete for no other project(s) without written approval from the City of Burleson.
 - 8. No additional pay will be made for the temporary batch plant.

46 TESTING REQUIREMENTS (CONCRETE):

- A. The strength of the concrete shall be determined during the construction by taking a minimum of three (3) test cylinders and/or two test beams during each fifty (50) cubic yards of continuous pouring. These tests shall be conducted by an approved testing laboratory and the initial tests shall be paid for by the City of Burleson. The cost of additional testing to isolate areas not complying with the specifications shall be paid for by the Contractor.
- B. Beam strength tests permitted by the specifications for early form removal shall be conducted by an approved testing laboratory and the cost shall be borne by the Contractor.

47 CONCRETE VALLEY GUTTERS:

- A. All concrete valley gutters shall have a thickness of six inches (6"). Concrete valley gutters shall be reinforced with #4 bars on twelve inch (12") spacing in both directions. All concrete shall have a minimum cement content of 5 sacks per cubic yard of concrete, 5% entrained air ($\pm 1.5\%$) and a minimum compressive strength at 28 days of 3,000 pounds per square inch. An approved curing compound shall be applied to the surface.

48 CONCRETE DRIVEWAYS:

- A. Driveways shall be composed of concrete having a minimum cement content of 5 sacks per cubic yard of concrete, 5% entrained air ($\pm 1.5\%$) and a minimum compressive strength at 28 days of 3,000 pounds per square inch. The unit bid price shall also include #3 bars on twelve inch (12") centers, or #4 bars on eighteen (18") centers both ways. An approved curing compound shall be applied to the surface.
- B. The City will replace only those existing driveways specified. Any new drives installed by the Contractor under criteria other than the above will be at his own expense.
- C. All drive connections to State Right-of Way shall use TxDOT details.

49 RECONSTRUCT DRIVES:

- A. Existing drives which will be destroyed by proposed construction and which will be reconstructed are specifically called out on the plans and construction shall conform to this special provision. After construction operations are completed in the street area, these drives shall be reconstructed to original or better condition than existed before construction and to satisfaction of the engineer. Existing surface and base materials and storm drain pipe may be reused if approved by the engineer. Where new materials will be required in order to reconstruct drives to the required condition, the Contractor shall be aware of their need and they shall be incidental to the price requested. All work shall conform to the applicable standard and special project specifications. Payment for reconstructing drives shall be a price

per square yard of typical concrete driveway or a price per square yard of exposed aggregate concrete driveway. Such price shall include all materials, labor, and supervision for the completed construction.

50 CONCRETE SIDEWALKS:

- A. **MATERIALS:** Sidewalks shall be constructed of concrete with a minimum cement content of 5 sacks of cement per cubic yard of concrete, 5% entrained air ($\pm 1.5\%$), and a compressive strength of not less than 3,000 pounds per square inch at 28 days. Reinforcing steel shall be #3 bars on 18" centers located two inches (2") below the top surface of the sidewalk. As soon as the concrete has obtained its initial set, a white pigmented approved curing compound shall be applied.
- B. **CONSTRUCTION PROCEDURE:** In general, the grade of the sidewalks shall be established with respect to the curb. Forms shall be set for all sidewalks and shall be true to line and grade. Forms shall be set to provide a cross slope of 1/4 inch per foot (2%) across the sidewalk toward the street. All forms shall remain in place at least twenty-four (24) hours.
- C. The plane of all joints shall make a right angle with the surface of the pavement. No joints shall have an error in alignment of more than one-half (1/2") inch at any point. The edges of the slab at all joints, except where the joints are sawed, shall be rounded with an edger having a radius of one-fourth (1/4") inch, except as otherwise shown on the plans. The edging shall also be done symmetrically on each section with the plane of the joint.
- D. Longitudinal expansion joints, joints used to separate new from old concrete, and all joints around all fire hydrants shall be made of conventional one-half (1/2") inch asphalt expansion joint material extending completely through the concrete unless otherwise specified on the plans.
- E. Transverse expansion joints shall be three-fourths (3/4") inch in width and be made of high grade redwood placed through the concrete at a spacing not to exceed forty (40') feet. No. 4 X 18" steel dowels shall be placed on eighteen inch (18") centers through each redwood expansion joint, one end of each dowel being wrapped or otherwise prevented from bonding to the concrete.
- F. Contraction joints shall be made in the sidewalk at regular intervals, such intervals generally being equal to the width of the sidewalk.
- G. The Contractor shall grade or fill, as necessary, along the sidewalk to match the existing ground. Care will be used to ensure that adjacent property outside the right-of-way line is protected.

51 CONCRETE SIDEWALKS WITH RETAINING WALL:

- A. When sidewalks are constructed adjacent to retaining walls, the plans shall specify if the sidewalk and retaining wall are to be constructed as separate items or as a sidewalk with wall unit. The sidewalk with wall unit shall be constructed in accordance with the City of Burleson typical details and shall be paid on a linear foot basis for various wall heights up to four (4') foot. When specified to be constructed as separate items, the limits of pay for the sidewalk shall be of the sidewalk up to the face of the retaining wall on a square yard basis. The retaining wall shall be paid under retaining wall on a cubic yard basis.
- B. Generally, location of sidewalk with retaining wall will be the same as a standard sidewalk. If necessary, the sidewalk shall be adjusted in the field, as approved by the Project Engineer, to match existing sidewalks and to avoid trees, fire hydrants, light poles, traffic signs, etc., that otherwise would be in the sidewalk.
- C. It is assumed that areas showing sidewalk with retaining wall will require a retaining wall of only about two foot. Nonetheless, as the details shows, there is a four foot maximum height allowance and the bid price shall reflect the possibility of a four foot (4') wall dependent on field conditions.

52 BARRIER FREE RAMPS:

- A. Sidewalks shall be constructed barrier free and fully accessible. Curb ramps are required at all intersections between sidewalks and streets. At driveways, the curb shall be layed down and the sidewalk section shall be maintained through the driveway. Ramps shall be constructed in accordance with the detail shown on the plans. Ramp slopes shall not exceed one inch (1") rise in twelve inches (12"). The landings shown on the details shall be constructed of concrete and paid for under the unit price bid for sidewalks. At tee intersections, a mid ramp shall be constructed as shown in the details. The ramps shall be paid for based on the unit price bid for the ramp and shall include curb and street cuts, matting, and other material used to construct the ramps, complete and in place.

53 CONCRETE MEDIANS:

- A. All concrete for concrete medians and median noses shall have a minimum thickness of four inches (4"). Reinforcement shall be #3 bars on 18" centers both ways or as shown on the plans. All Class "C" concrete shall have a minimum cement content of six (6) sacks per cubic yard and a minimum compressive strength at 28 days of 3,600 pounds per square inch. Redwood expansion joints shall be placed at the end of the nose radius and at every 40 feet. Curing and reinforcement shall be considered subsidiary to the various bid items.

54 ADJUSTMENT OR RELOCATION OF WATER SERVICES & METER BOXES:

- A. The Contractor shall be responsible for adjusting (vertical), or relocating (horizontal and vertical), and bringing to grade, water meter boxes, within the limits of this project. This shall include the adjustment or relocation of the service line on the City's side of meter (from main to the meter), the quarter bend, the curb stop or angle valve, depending on service size, and the meter. Adjustment of the customer's service line shall be performed by a licensed plumber and shall be considered subsidiary. All of the work shall be in accordance with the Standard Specifications for Waterworks and Sewerage Improvements (1997). The Contractor shall also endeavor to keep meters accessible during the project construction for reading purposes. In the event the meters are covered during construction, the Contractor shall mark their locations with stakes and shall uncover the meters within 24 hours when notified to do so by the inspector. The Contractor shall also replace cast iron meter boxes, with boxes of the following specifications (or approved equal):
- B. For Meter Boxes for 5/8", 3/4", and 1" services
 - 1. Single Mtr. Box (non-traffic) - Alliance 1200.SBTR
 - 2. Double Mtr. Box (non-traffic) - Alliance 16AMR2.DU.SB
- C. For Meter Boxes of 1.5" and 2" services
 - 1. Single Mtr Box (traffic) - Rotec D1730-18-BD5M
 - 2. Double Mtr. Box (traffic) - Rotec DFW38C-14-KSBSM
- D. Water meter boxes broken by the Contractor shall be replaced at the Contractor's own expense. If any portion of the meter box is in a concrete sidewalk, the meter box shall be relocated outside the sidewalk. The box shall be set to the finished grade of the surrounding lot. Water service and meter box *adjustments* (vertical) shall be subsidiary to the various items in the PROPOSAL. Water service and meter box *relocations* (horizontal and vertical) shall be paid for as outlined in the PROPOSAL.

55 VERTICAL ADJUSTMENT OF SANITARY SEWER MANHOLES, SANITARY SEWER CLEANOUTS, AND WATER VALVES:

- A. Prior to the application of the lime slurry, all manholes, cleanouts, and water valves shall be adjusted to approximately one foot (1¢) below the bottom of the proposed subgrade. Prior to the placement of any pavement, the Contractor shall verify the locations of all valves, manholes, and cleanouts. For existing manholes that are being adjusted to proposed grade, the Contractor shall replace old manhole ring and lid with new manhole ring and lid, as directed by the engineer or his representative. All manholes, water valves, and cleanouts may be blocked out or

brought to proper grade before placement of concrete pavement. Where HMAC is used, adjustment to proper grade shall be made after placement of the top layer of coarse grade binder. Valve stacks shall be ductile iron only. In the event the top of the operating nut for any valve is more than six feet (6') deep from the finished ground elevation, valve stem extensions shall be furnished and installed by the Contractor to bring the operating nut to within three feet (3') of the finished ground level. Payment for the valve stem extension shall be subsidiary to other unit prices bid in the PROPOSAL.

- B. It shall be the sole function of the Contractor to re-establish the location of all valves, manholes, cleanouts, etc. If the Contractor, through carelessness or negligence, damages any valve, manhole, or cleanout, it will be the Contractor's responsibility to replace the same. Should the Contractor fail to re-establish the location and adjust any valve, manhole, or cleanout, he will be required to perform the necessary work to raise the same at no additional charge to the City of Burleson.
- C. Where manholes, cleanouts, or gate valves are to be raised within the proposed fill slopes or in areas other than a concrete or asphalt surface, the manhole, cleanout or gate valve shall be raised at least six inches (6") higher than the proposed finished grade. An exception to this specification is in areas where the appurtenance is on private property. The engineer or its representative will give the proper height above the proposed finished grade.
- D. Where manholes, cleanouts, or gate valves are located within the alignment of a sidewalk, the following adjustments shall be made: (1) Manholes shall be flush within the sidewalk and located within construction joints creating an isolated panel for easy removal and repairs if necessary. If the manhole ring and lid are located only partially within the sidewalk and an eccentric cone will not remove it completely from the sidewalk, the manhole ring and lid shall be formed circumferentially within the sidewalk to create vertical edges. The grass side shall be planted with sod to the edge of the ring and lid. (2) Water valve boxes and cleanouts shall be raised flushed within the sidewalk. A block-out of 12" beyond all sides of the valve or cleanout shall be formed. The alignment of the block-out shall that of a 48" square rotated 45 degrees when looking perpendicular to the sidewalk. Contraction joints shall extend from the top and bottom vertices to the outer edged of the sidewalk. The contraction joints for the side vertices shall extend to meet the traverse construction joints on either side, forming a panel of four feet (4') square that will allow for removal and repairs if necessary.
- E. Except as called for on the plans, the Contractor shall not be responsible for the relocation of power poles, gas meters, telephone cable boxes and signs, gas pipeline markers, fire hydrants, light poles, traffic signs and signals, or for adjustment of the top elevation of gas and telephone manholes which are in direct conflict with improvements. If these items have not been relocated and/or adjusted at the time of construction and the plans do not require the

Contractor to adjust them, the Contractor shall inform the engineer and/or his representative of the problem.

- F. Sanitary sewer manholes may be adjusted up to 12 inches in additional height above the cone section with concrete grade rings. Adjustments over 12 inches shall be accomplished using a concrete flat top section or by using pre-cast or cast-in-place manhole sections.

56 REINFORCED CONCRETE PIPE:

- A. Pipe for storm sewers and culverts shall conform to the latest specifications for "Reinforced Concrete Culvert, Storm Drain, and Sewer Pipe," A.S.T.M. Designations. All pipe shall be machined made by a process which will provide for uniform placement of zero slump concrete in the form of compaction by mechanical devices which will assure a dense concrete in the finished product. All excavation, bedding, jointing, and backfilling shall be done in accordance with the specifications outlined in Sections 501.6, 504.3, and 504.4 of the NCTCOG Specifications except as modified by these Special Provisions.
- B. The contractor will be required to furnish and use a laying schedule supplied by the manufacturer showing location of all bends, fittings, and beveled end joints required to accurately construct the system, including curves, as shown on the plans. The pipe will not be laid until the laying schedule has been reviewed and accepted by the City for construction purposes.
- C. The laying schedule shall be based on all pipe joints constructed to the "home" or normal position and the distance between the ends of adjacent pipe sections will be essentially uniform around the periphery of the pipe. OMNI-FLEX® (or approved equal) joint sealer shall be used on all joints and the joint gap range shall not exceed the OMNI-FLEX® recommendations for curved or straight sections.
- D. Payment for all reinforced concrete pipe shall be based on the contract unit price bid per linear foot of pipe measured along the centerline of the pipe in the trench and shall be full compensation for all labor and materials necessary to make the complete installation, including excavation, bedding, jointing, backfilling and OMNI-FLEX® (or approved equal) joint sealer. The cost of constructing concrete collars shall be considered subsidiary to the unit prices bid for reinforced concrete pipe.
- E. After the trench has been cut to depth below the barrel of the pipe, the bedding shall be brought up to a point slightly above the grade. Bell holes shall be formed, a trough scooped out to grade and the pipe laid and jointed as specified.
- F. The pipe shall be bedded in a minimum of four inches (4") of crushed stone for pipe up to 60 inches and six inches (6") for pipe 66" and larger except in rock or in wet or unstable trenches

where an additional 3 inches of crushed stone will be added to the standard bedding requirements. Crushed stone shall meet NCTCOG 504.2.2 Standard Crushed Rock - Aggregate Grade 4. River rock/gravel will be allowed as long as it meets this gradation requirement.

- G. After the pipe has been laid and the joints made, granular material of a quality satisfactory to the engineer shall be placed from the bottom of the pipe to 6" above the top of pipe. Granular material shall be defined as a free flowing, pit run sand free of stones, clay, organic material, and debris. This material shall not have a P.I. greater than 10. The material shall be placed uniformly on both sides of the pipe in order to prevent disturbance of the pipe and, if necessary, blocking shall be placed against the sides of the trench to prevent displacement of the pipe. The backfill material shall be worked under the haunches of the pipe during the time it is being placed. The material shall be mechanically compacted to 95% standard density in lifts not to exceed eight inches (8") (loose).
- H. For the specifications for the remaining backfill operations, see the Trench Backfill Special Provision.

57 CORRUGATED METAL PIPE (CMP):

- A. Corrugated metal pipe used on this project shall be bituminous coated and smooth lined helically corrugated steel pipe and pipe-arch with a continuously welded butt seam or lock seam.
- B. The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Each pipe shall have two annular corrugations rolled in each end. Each pipe shall have two lifting lugs welded to the outside of the pipe.

Pipe Diameter	Corrugation	Gage
72"	5" x 1" or 3" x 1"	16
66"	5" x 1" or 3" x 1"	16
60"	5" x 1" or 3" x 1"	16
54"	2-2/3" x 1/2"	14
48"	2-2/3" x 1/2"	14
42" & smaller	2-2/3" x 1/2"	16
Arch Pipe	2-2/3" x 1/2"	16

- C. After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inches as required by AASHTO M-190 for Type "A"

coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of one-eighth inch (1/8") above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190. All saddle branch fittings for the storm sewer laterals shall also have coating and lining as specified for pipe.

- D. Coupling bands shall be the same base material and spelter coating as the pipe. Bands shall be 0.064 inches thick and minimum ten and one-half inches (10-1/2") wide. Bands shall be bituminous coated and shall have two (2) corrugations for indexing in annular pipe ends. Bands 12 inch diameter through 30 inch diameter shall be one (1) piece, and 36 inch diameter through 96 inch diameter shall be two (2) piece, and 102 inch diameter through 144 inch diameter shall be three (3) piece. Band laps 12 inch diameter through 48 inch diameter shall be joined by one (1) galvanized bar, bolt, and strap connector. Band laps 54 inch diameter through 144 inch diameter shall be joined by two (2) galvanized bar, bolt, and strap connectors.
- E. The pipe shall be placed on a bedding layer of a minimum of three inches (3") of loosely placed granular material in order to provide a stable but relatively yielding cushion for the pipe. When rock excavation is encountered this bedding layer should be increased to twelve inches (12").
- F. Where the soil encountered at the established grade is a quicksand, muck, or unstable material, such unstable soil shall be removed and replaced with suitable stable material in uniform layers of suitable depth for compaction as directed by the engineer.
- G. Backfilling for the metal pipe structure is a critical phase of the construction, and strict adherence to construction methods is required. After metal pipe structure has been completely assembled on the proper line and grade and headwalls constructed when required by the plan details, granular material shall be placed along both sides of the completed structures equally, in uniform layers not exceeding six inches (6") in depth (loose measurement), wetted if required and thoroughly compacted between adjacent structures and between the structures and the sides of the pipe. Granular material, as used in this section, shall be defined as a free flowing pit run sand, free of stones, clay, organic material, and debris. This material shall have a P.I. less than ten (10). Above the three-fourths point of the structure, the fill shall be placed uniformly on each side of the pipe layers not to exceed twelve inches (12").
- H. For backfilling, until a minimum cover of twelve inches (12") is obtained, only hand operated tamping equipment will be allowed within vertical planes two feet (2') beyond the horizontal projection of the outside surfaces of the structure. Backfill shall be compacted to 90% of Standard AASHTO Density (ASTM D698).
- I. Unless otherwise shown on the plans or permitted in writing by the engineer, no heavy earth moving equipment will be permitted to haul over the structure until a minimum of four feet (4')

of permanent or temporary, compacted fill is in place. Pipe damaged by the Contractor's equipment shall be removed and replaced by the Contractor at no additional cost.

- J. During the backfilling operations, special emphasis is placed on the need for obtaining uniform backfill material and uniform compacted density throughout the length of the structure so that unequal pressure will be avoided. Extreme care will be taken to ensure proper backfill under the structure.
- K. Prior to adding each new layer of loose backfill material, until a minimum of twelve inches (12") of cover is obtained, an inspection will be made of the inside periphery of the structure to determine any local or unequal deformation caused by improper construction methods. If, in the opinion of the engineer, any pipe becomes deformed during backfilling operation or as result of subsequent circumstances during the project, the Contractor shall correct such deformation at his own expense and at the direction of the engineer.
- L. Any and all scratches, scrapes or other damage to the bituminous coating and lining of the pipe shall be repaired by recoating or otherwise as directed by the engineer.
- M. Payment for all Smooth Lined Corrugated Steel Pipe shall be based on the contract unit price bid per linear foot of pipe measured along the centerline of the pipe in the trench and shall be full compensation for all labor and materials necessary to make the complete installation.

58 HIGH DENSITY POLYETHYLENE PIPE (HDPE):

- A. This item shall govern the furnishing and installation of all High Density Corrugated Polyethylene Smooth Wall Pipe and associated fittings necessary for constructing all storm drain facilities, all of which shall conform to AASHTO M-294 specification for High Density Corrugated Polyethylene Pipe and Fittings. The pipes shall be of the sizes, types, and dimensions shown on the plans and shall include all connections and joints to new or existing pipes, storm sewer manholes, inlets, headwalls, and other appurtenances as may be required to complete the work. High Density Polyethylene Corrugated Smooth Wall Pipe may be used when HDPE is shown on the plans or awarded as an alternative item to Reinforced Concrete Pipe (RCP).
- B. The pipe and fittings shall be manufactured by extrusion or molding methods as called for in AASHTO M294. High density polyethylene material shall meet the requirements of ASTM D 3350 Cell Classification 335420C.
- C. Trench width shall be the minimum for proper placement and compaction of embedment and backfill.
- D. Embedment material shall be crushed rock with the following gradation:
 - 1. 0% retained on 1¼ inch

2. 95-100% retained on #10
- E. Depth of bedding material below the pipe shall be four inches minimum (6 inches in rock cuts) for all pipe sizes, unless otherwise directed by the engineer or shown on the plans. For specifications for the remaining backfill operations, see the Trench Backfill Special Provision.
- F. Manufactures recommendations for connection methods and materials necessary to accomplish tight and secure joints shall be strictly followed. This includes HDPE connections or HDPE to reinforced concrete pipe. When a connection occurs between HDPE and RCP, a concrete collar shall be used as shown in Standard Construction Details.
- G. Minimum pipe stiffness at 5% deflection shall be as stated within AASHTO M294 when tested according to ASTM D 2412. The contractor shall provide written certification from the manufacturer that the pipe and related fittings meet the minimum requirements within AASHTO M294. The pipe and fittings may be rejected for failure to meet any of this specification, and may be retested to establish conformity in accordance with the specification.
- H. Payment for HDPE shall be based on the contract unit price bid per linear foot of pipe measured along the centerline of the pipe in the trench and shall be full compensation for all labor and materials necessary to make the complete installation, including excavation, bedding, jointing, and backfilling. The cost of constructing concrete collars shall be considered subsidiary to the unit prices bid for HDPE.

59 MECHANICALLY COMPACTED TRENCH BACKFILL SPECIFICATIONS:

- A. After free moisture is gone from the embedment material, the ditch shall be backfilled with native material and compacted by mechanical methods. If hand pneumatic tampers are used, the backfill shall be placed in layers not exceeding six inches (6") in loose thickness and thoroughly compacted at least ninety-five percent (95%) Standard Proctor density at optimum moisture content, \pm two percentage points as determined by ASTM D 698. Backfill shall be placed in uniform layers completely across the trench, and compaction shall proceed in an orderly, uniform manner. If compaction is performed by the use of heavy tamping (sheep's foot) rollers, backfill shall be placed in layers not exceeding nine inches (9") in loose thickness and compacted to at least ninety-five percent (95%) Standard Proctor density at optimum moisture content, \pm two percentage points as determined by ASTM D 698.
- B. For lines under the proposed roadway and laid prior to new street construction, the backfill shall continue to within two feet (2') of the top of subgrade. At this point the trench shall be widened a minimum of one foot (1') on each side. The remaining two feet (2') shall be native material, compacted in six inch (6") loose lifts at optimum moisture content, \pm two percentage points, to a density of at least ninety-five percent (95%) of maximum dry density, as determined by ASTM D 698.

- C. The City of Burleson shall be responsible for testing during backfill operations. If a test does not meet the requirements as outlined above, the Contractor shall be responsible for additional tests until the above requirements are met.
- D. Payment shall be subsidiary to unit prices bid for pipe.

60 FLOWABLE FILL TRENCH BACKFILL SPECIFICATIONS:

- A. FLOWABLE BACKFILL: Flowable backfill shall consist of a mixture of native sand or a blend of native sand/manufactured sand, cement, fly ash and water which produces a material with unconfined compressive strength of between 250 and 450 psi after 28 days.
 - 1. The flowable mixture shall be mixed at a concrete batch plant or a mobile transit mixer and shall have a minimum slump of five inches (5") and a minimum air content of 6 percent. The flowable mixture must be allowed to set prior to the placement of any overlying material.
- B. MODIFIED FLOWABLE BACKFILL: Modified flowable backfill in areas of possible future excavation such as utility installations shall consist of a mixture of native sand or a blend of native sand/manufactured sand, cement, fly ash and water which produces a material with unconfined compressive strength of between 50 and 150 psi after 28 days.
 - 1. Modified flowable backfill in permanent areas such as abandoned pipe closures, abutments and embankments shall contain the same materials with an unconfined compressive strength of greater than 150 psi after 28 days.
- C. The flowable mixture shall be mixed at a concrete batch plant or a mobile transit mixer and shall have a minimum slump of five inches (5") and a minimum air content of 6 percent.
- D. The flowable mixture must be allowed to set prior to the placement of any overlying material.
- E. The Contractor shall submit to the engineer a mix design for the type of flowable backfill to be used 10 days prior to the start of the backfill operation. When the mix design has been approved by the engineer there shall be no changes or deviation from the proportions or sources of supply except as approved by the engineer.
- F. Flowable backfill will be allowed for the following:
 - 1. Backfill

- a. Bridge abutments
 - b. Box culverts
 - c. Sewer trenches
 - d. Utility trenches
 - e. Conduit trenches
2. Structural Fill
- a. Road base
 - b. Pipe bedding
 - c. Mud jacking
3. Miscellaneous Uses
- a. Abandoned sewer mains
 - b. Soil erosion
 - c. Slope stabilization
 - d. Abandoned tank fill

61 CONCRETE:

- A. Concrete for all concrete drainage structures, manholes, and inlets shall be Class "A" with a minimum compressive strength of 3,000 psi at 28 days. A minimum of five (5) sacks of cement (Type I) shall be used per cubic yard and the maximum water-cement ratio shall not exceed 6.5 gallons per sack.
- 1. Concrete for channel lining and rip-rap shall also be Class "A" concrete having a minimum compressive strength of 3,000 psi at 28 days.
 - 2. The desired slump for Class "A" concrete shall be three inches (3") and the maximum allowable slump shall be four inches (4").
 - 3. Air entrainment (5 %, \pm 1.5%) is required for all exposed concrete.
 - 4. Calcium Chloride will not be permitted. Air-entraining, retarding, and water reducing admixtures must be approved and shall conform in all respects to NCTCOG Specification Item 303.2.3.
 - 5. Aggregates for Class "A" concrete shall be either Grade 2 or Grade 3 for coarse aggregate, and Grade 1 for fine aggregate. Grades specified above refer to those outlined in Item 421 of the Texas Department of Transportation Specifications referenced above.
 - 6. Forms used in the construction, concrete placement, and concrete finishing, shall comply in all respects to the requirements of Item 420 of the above referred Texas Department of Transportation Specifications.

7. All concrete shall be cured for a minimum of four (4) curing days. The acceptable methods for curing the concrete are as follows:
 - a. FORM CURING: Forms left in place in contact with the concrete.
 - b. WATER CURING: Water curing using wet mats, water spray or ponding.
 - c. MEMBRANE CURING: Compound may be used.
- B. All weight supporting forms shall remain in place a minimum of four (4) curing days after which they may be removed if the concrete has attained a flexural strength of 500 psi as evidenced by strength tests of beam specimens cast at the time of the pour. If beams have not reached the required strength after 4 days, the forms shall be left in place 14 days.

62 REINFORCED CONCRETE BOX CULVERT:

- A. Although the PROPOSAL has indicated an item for reinforced box culverts to be paid for by the cubic yard, the Contractor may install an approved precast reinforced box culvert. Cast in place box culvert shall be constructed in accordance with TxDOT Item 462. The precast section shall be designed in accordance with NCTCOG 501.6.2. If multiple precast box sections are used, the void space between culvert walls shall be backfilled using flowable fill of at least 600 psi concrete. Flowable fill will not be paid for directly, but will be considered subsidiary to other items of construction.
- B. Measurement for payment shall be by the cubic yard of box culvert, complete in place including reinforcing steel. If precast box sections are used, the actual volume of concrete in the precast section will not be used for measurement. The cubic yards shall be calculated using the length measured between the ends of the culvert barrel along the central axis as installed or constructed. The cubic yards will then be converted from linear feet to cubic yards using the conversion charts shown on the Standard Details or on the plans.
- C. See Section 56 REINFORCED CONCRETE PIPE for joint make-up and joint sealer specifications.
- D. Payment shall be for box culvert complete in place. Payment shall be full compensation for furnishing all materials, labor and incidentals and performing all work necessary to complete the work including excavation and backfill.
- E. The box culvert shall be bedded on a minimum of six inches (6") of crushed stone except in rock or in wet conditions where an additional three inches (3") of crushed stone will be added to the standard bedding requirements

63 UNCLASSIFIED CHANNEL EXCAVATION:

- A. Channel excavation shall be in accordance with NCTCOG Specifications. Any fill required bringing the channel to the required lines, grades and cross-sections will be subsidiary to this pay item.
- B. If the channel is to be lined with concrete, the sides and bottom of the channel shall be kept at the existing moisture level after excavation and prior to placement of concrete. Moisture level shall be maintained by manual watering or other approved method. Cost of maintaining moisture level shall be considered subsidiary.

64 MANHOLES, INLETS, AND OTHER CONCRETE DRAINAGE STRUCTURES:

- A. Manholes and inlets shall be constructed to the size and location shown on the plans. Construction shall be in accordance with Item 465, "Manhole and Inlets" of the current edition of the Texas Department of Transportation Specifications except as noted on the plans or in these Special Provisions. Payment shall be made for the manholes, inlets, and other drainage structures complete in place at the unit price bid in the PROPOSAL. The payment shall include all work and materials necessary to complete the structure, including excavation and backfill. No additional pay will be made for manhole ring and lid, or grade rings. No precast manholes or inlets will be allowed unless approved by the engineer prior to construction.

65 CURB INLET:

- A. The unit price bid for curb inlets shall include all structural excavation, Class "A" Concrete, reinforcing steel, manhole rings and covers, transition curb and gutter as shown, and backfilling. Provided neat lines can be cut in the soil, outside forms will not be required from the bottom to the construction joint. All inlets will be backfilled by mechanically tamping native material in layers not exceeding six inches (6") in compacted thickness to at least ninety-five percent (95%) of Standard Proctor density (ASTM D 698).
- B. Inlet tops shall not be cast until pavement is complete. Manhole lids shall be tack welded in place with three to four equally spaced one-inch welds.

66 BACKFILL & BACKFILL MATERIAL:

- A. Backfill operations shall begin immediately following removal of the forms on the permanent improvements. All loose concrete, rocks, roots, trash, and other debris shall be removed from the excavation prior to any backfill being placed.
- B. Backfill material shall consist of the native material obtained from the street excavation unless in the opinion of the engineer, this material is unsuitable for use. The material shall not contain trash, rock, concrete, asphalt, lime shavings, gravel or other debris. Sand shall not be used for

backfill material unless the native soil in the construction area is sandy in nature. All backfill material will be considered subsidiary to the unit price bid for the permanent improvements.

- C. Backfill shall be placed in such a manner as to eliminate voids in the backfill material. The use of power equipment to place the backfill, or to bring it to grade, shall be limited to small farm-type tractors. Bring the backfill material to within four inches (4") of proper finished grade. The top four inches (4") shall be placed in accordance with Spec 11A-63 "Topsoil."

67 TOPSOIL:

- A. A minimum of four inches (4") of topsoil shall be placed on all disturbed areas adjacent to permanent improvements within the project limits. The topsoil shall be free from stone, rock, lumps, clods of hard earth, plants or their roots, sticks and other foreign material and shall be brought to the lines and grades as established by the engineer. Under no circumstances will topsoil be accepted unless it is free from the aforementioned contaminants. Contractor may use approved means of treating the topsoil to ensure its acceptability. This item shall be considered subsidiary to the other items in this project and shall not be a separate pay item.
- B. The existing topsoil from the project limits may be used if Contractor stockpiles and protects it properly. No trash, lime shavings or other foreign material, shall be added to this stockpile. Topsoil material shall be stockpiled at locations approved by the engineer, and after completion of permanent improvements, topsoil shall be placed on all disturbed areas so as to provide a minimum four-inch (4") depth of topsoil. The topsoil shall be tilled to a 1/2"-1" diameter size.
- C. The City of Burleson retains the authority to require the Contractor to provide topsoil meeting the following specification should the Contractor fail to maintain the integrity of the stockpiled existing topsoil.
- D. The soil texture shall be classified as loam or sandy loam according to the following criteria:

	(% Passing)	(% Passing)
	<u>Loam</u>	<u>Sandy Loam</u>
Sand (0.074 to 4.76 mm diameter)	25-50%	45-85%
Silt (0.002 to 0.074 mm diameter)	30-50%	Less than 50%
Clay (Smaller than 0.002 mm) (Hydrometer analysis)	5-25%	Less than 20%

Soil texture shall be determined by utilizing processes as prescribed in ASTM D 422.

68 5" REINFORCED CONCRETE RIPRAP:

- A. Concrete riprap shall be used, at the direction of the engineer, for slope protection as needed, typically greater than 3:1. This work shall be paid for at the price bid per square yard, which

price shall include all excavation, slope grading and shaping, concrete, and reinforcing steel, necessary for completion of this item. Reinforcing steel shall be #3 bars on eighteen inch (18") centers both ways.

69 HYDRO-MULCH SEEDING:

- A. **DESCRIPTION:** This item shall consist of preparing ground, providing, and planting seed, or a mixture of seeds, of the kind specified along and across such areas as are designated by the engineer.
- B. **MATERIALS:** The type seed used shall be in accordance with NCTCOG Specification, Section 202.6, and approved by the engineer. All seed must carry a Texas Seed Label showing purity and germination, name and type of seed and that the seed meets all requirements of the Texas Seed Law. Seed furnished shall be of the previous season's crop and the date of analysis shown on each tag shall be within 9 months of the time of delivery to the project. Each variety of seed shall be furnished and delivered in separate bags or containers. A sample of each variety of seed shall be furnished for analysis and testing when directed by the engineer. Grass seed shall equal or exceed 95% purity and 90% germination.
- C. **PLANTING SEASON:** Planting of hulled bermuda grass seed shall be done between the months of April through September. The density of seeds planted shall be 80 pounds per acre. A blend of 30 pounds Rye grass and 40 pounds unhulled bermuda may be used between the months of September through April.
- D. **CONSTRUCTION METHODS:** The designated areas shall be raked, leveled and fine graded as necessary to provide a smooth uniform grade, free of ruts, depressions, humps and objectionable soil clods, prior to seeding. The area shall also be free of weeds, rubbish, and building materials. Any low areas shall also be filled to prevent ponding. All particles in the seed bed shall be reduced to less than one inch (1") in diameter or they shall be removed. The area to be seeded shall be loosened or disked prior to placement of seed in areas that appear to be overly compacted or to destroy existing vegetation, at the direction of the engineer or authorized representative. The cost of any chemical treatment to the soil in order to establish a uniform stand of grass will be subsidiary to "Hydro-mulch Seeding." Seeding of the type specified shall be performed in accordance with the requirements in NCTCOG Specification 202.6 except as hereinafter described:
 - 1. **Watering:** The seeded areas shall be watered as necessary to establish grass as described in Establishment and Acceptance of Seeding.
 - 2. **Hydro-Mulch Seeding:** In accordance with COG Specification 202.6.4.4 alternate methods for placement of seed may be used if approved by the engineer.

- E. **MEASUREMENT:** Work and acceptable material for "Hydro-mulch Seeding" will be measured by the unit bid, complete in place.
- F. **PAYMENT:** The work performed and materials furnished and measured as provided under "Measurement" will be paid for at the unit price bid for "Seeding" which price shall be full compensation for furnishing all materials and for performing all operations necessary to complete the work, including fertilizer. Once a "uniform stand of grass" is provided, the City will provide payment for the seeding. See definition of "uniform stand of grass" below.
- G. **ESTABLISHMENT AND ACCEPTANCE OF SEEDING:** Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass as herein specified. When adverse conditions such as drought, cold weather, high winds, excessive precipitation, or other factors prevail to such an extent that satisfactory results are unlikely, the City of Burleson may, at his own discretion, stop any phase of the work until conditions change to favor the establishment of grass.
1. **Uniform Stand of Grass:** A uniform stand with complete coverage of the specified grass shall be defined as not less than one hundred-fifty (150) growing plants per square foot seeded (approximately 75% of disturbed area covered). Growing plants shall be defined as healthy grass plants of two blades or more at least two inches (2") tall.
- H. **POST-PLANTING MAINTENANCE:** Maintenance shall begin immediately after each portion of grass area is planted. It will be the Contractor's responsibility to maintain the existing grades and leave them in a true and even condition after planting. All planted areas will be protected and maintained by watering, weed control, mowing, and replanting as necessary for at least thirty (30) days after initial planting and for as much longer as necessary to establish a uniform stand with complete coverage of the specified grass.
- I. **FERTILIZER:** (Subsidiary to Seeding Item)
1. **Description:** This item shall consist of providing and distributing fertilizer over the seeded areas.
2. **Materials:** Shall be in accordance with NCTCOG Specification 202.4.1 and Special Provisions, Landscaping Specifications, Section 14.5.C.
3. **Construction Methods:** The fertilizer shall be pelleted or granular fertilizer and shall be applied uniformly over the entire area specified to be fertilized and in the manner directed for the particular item of work. The fertilizer shall be dry and in good physical condition. Fertilizer that is powdered or caked will be rejected. Distribution of fertilizer for the particular item of work shall meet the approval of the engineer.

- J. Unless otherwise indicated on the plans, fertilizer shall be applied uniformly at the average rate of 400 pounds per acre for all types of seeding.

70 SODDING:

- A. Grass sod shall be provided along disturbed areas of the parkways at the completion of construction and clean-up operations. Sodding is specified to be provided for but not limited to street reconstruction which includes new curb and gutter, adjacent to sidewalk construction, and along graded drainage swales. Sod limits shall be to a maximum of five feet behind the new curbs. The City of Burleson shall approve sod types with the intent of matching existing grass cover in the individual yards. Sod pallets shall be inspected before unloading to ensure quality and physical appearance of sod. If the individual sod patches display less than 75% dark green in color, it shall not be used. Sod should not be laid during the dormant time of year or during the peak of summer. THE General contractor will be responsible for the initial growth and establishment. Payment for sodding shall include the cost of leveling disturbed areas, topsoil, fertilizer and water. No separate payment will be made for topsoil, fertilizer and watering. Buffalo grass sod shall be used on all medians unless otherwise specified in the plans.

71 SLOPE EROSION CONTROL:

- A. Erosion control material shall be "Curlex Blanket" heavy jute netting such as "AMXCO Curlex Blanket," or approved equal (no plastic meshes are allowed), and shall be applied after seeding is complete. Heavy jute mesh shall be open plain weave of unbleached single jute yarn, averaging one hundred and thirty (130) pounds per spindle of 14,400 yards. Jute mesh shall be furnished in approximately ninety (90) pound rolled strips. Other criteria for jute mesh shall be as follows:
1. Length- approximately seventy-five (75) yards.
 2. Width - forty-eight (48") inches (\pm one inch).
 3. 0.78 warp ends per width of cloth.
 4. Forty-one (41) weft ends per yard.
 5. Weight of cloth - 1.22 pounds per linear yard (\pm 5%).
- B. Staples shall be of No. 11 gauge steel wire formed into a "U" shape six inches (6") long.
- C. To install erosion control material on channel slopes, bury the up-channel end in a trench six inches (6") deep. After the jute is buried, the trench shall be tamped firmly closed. Using a steel tube or three-quarter inch (3/4") pipe through the paper core of the roll with a rope on each

end will enable the operator to lower the roll down the slope. The material should be applied without stretching. The material should lie smoothly, but loosely on the soil surface. In order to keep the area as smooth as possible, workers should avoid, as much as possible, walking directly on the seed bed, either before or after the jute is applied. In cases where one roll ends and another is needed, the up-channel piece should overlap the second roll by at least eighteen inches (18"). Where two or more widths are applied side by side, an overlap of at least four inches (4") shall be maintained. The material shall be brought to level area before terminating. The end shall be across the fold on twelve-inch (12") centers. Outside edges, centers, and overlaps on banks shall be stapled on two-foot (2') intervals. Each width of cloth will have a row of staples down the center as well as along each edge. On soft or sandy soil or windy areas, apply staples in alternate slanting position and space at closer intervals (12" to 18"). For extra hard soil or shale areas, use sharp pointed, hardened steel three-inch (3") fence-type staple. Outside edges shall have loose topsoil spread over them to allow for smooth entry of water. The entire jute covered area should be rolled with a smooth roller weighing fifty (50) to seventy-five (75) pounds per foot of length.

- D. Any clods, debris, etc., which hold the jute off the ground, shall be stamped into the soil. The netting shall completely cover all areas to be protected from erosion. Overlaps must be ample and well stapled so that no gapping can occur. The material shall be in intimate contact with the surface at all points. If some areas experience severe erosion, two layers shall be in intimate contact with the surface at all points.
- E. The quantity shown in the PROPOSAL is a rough estimate as the actual amount and location of the jute mesh will be determined in the field as directed by the engineer in areas where excessive slopes exist. Overlapping of material will not be paid for double.
- F. Heavy jute netting will be paid for at the unit price bid per square yard, which price will be full compensation for furnishing and placing all materials, including all labor, tools, equipment, and incidentals necessary to complete the work.

72 STEEL GUARD RAIL:

- A. For this project, the steel guard rail shall be "Galvanized Steel Beam Guard Fence" conforming to the details shown on the plans and to the requirements of Item 560, "Metal Beam Guard Fence," of the Standard Specifications for Construction of Highways, Street, and Bridges, as adopted by the Texas Department of Transportation in 2004.

73 CLEANUP:

- A. It is the intent of the Special Provisions to ensure that an adequate cleanup job be performed by the Contractor as soon during the construction procedure as possible. In particular, all curb and

gutter and sidewalk shall be backfilled as soon as possible. Before the project is accepted by the City, all rocks, stones, and other construction debris shall be removed. All necessary cleanup work shall be considered subsidiary to the various bid items on this contract.

74 FINAL INSPECTION:

- A. The engineer will make final inspection of all work included in the contract as soon as practicable after the work is completed and ready for acceptance. If the work is not acceptable to the engineer at the time of such inspection, he will inform the Contractor as to the particular defects to be remedied before final acceptance will be made.

75 TOWING OF VEHICLES:

- A. The Contractor shall follow applicable City of Burleson Ordinances should it be determined that vehicles parked upon a City street must be moved in order to perform street maintenance or construction.

76 TRAFFIC SIGNAL CONDUIT:

- A. MATERIAL: All plastic conduit shall be schedule 40, rigid, high impact polyvinylchloride, conforming to Federal Specification W-C-1094 and Underwriters' Laboratories, Inc., Standard UL=651.
- B. CONSTRUCTION METHODS: Prior to the installation of conduit, the City of Burleson shall be notified so that a representative may be present to inspect the installation of the conduit. Failure to contact the City of Burleson shall constitute grounds for rejecting conduit which has been installed without the presence of a representative of the City of Burleson.
 - 1. All conduit shall be placed in accordance with line and grade, details and dimensions as shown on the plans, or as directed by the engineer. All ends of pipe shall be reamed to remove burrs. All splicing of conduit shall be done by using standard couplings manufactured for this purpose. All bare ends of conduit for future connections by others shall be capped with standard conduit caps. The location of ends of all conduit for future electric circuits in structures shall be marked by a "Y" at least three inches (3") high, cut into the face of curb, gutter or wall directly above the conduit.
 - 2. All conduit shall be placed a minimum of six inches (6") below the bottom of the pavement base, ten inches (10") for non-metallic conduit and in no case shall be of a greater depth than thirty inches (30") measured from the top of curb. Installation under existing pavements may be accomplished by jacking, tunneling, or drilling. Conduit shall extend six inches (6") behind back of curb unless otherwise called for on the plans.

3. Conduit in medians shall be placed in the median at a depth of eighteen inches (18") to thirty inches (30") as shown on the plans. Where pull boxes or junction boxes are required in medians which are to be surfaced, they shall be installed by the Contractor at the location and grade as shown on the plans or as directed by the engineer.
 4. All necessary fittings for proper installation of conduit in the pull-box shall be furnished and installed by the Contractor. Where it is required that pull-boxes be installed, the conduit shall be fitted with standard ninety degree (90°) ell fittings to enter the pull-box from the bottom. A nipple shall be attached to the ell of sufficient length so that the distance from the top of the pull-box to the end of the nipple shall be eight inches (8").
 5. A No. 9 galvanized pull wire shall be placed in all conduit; and prior to the placement of paving, the wire shall be moved back and forth to ensure that the conduit is free from obstructions. Before final acceptance of the conduit work, this method of checking shall again be incorporated to ensure that the paving operations have not rendered the conduit useless. It shall be the Contractor's responsibility to remove and replace all damaged conduit at his own expense.
 6. All plastic conduit shall have factory bends.
 7. Conduit locations shown on the plans are for bidding purposes only and may be changed with permission of the City of Burleson to avoid underground obstacles. The Contractor shall furnish and install conduit to an electrical service point to be determined by the City of Burleson prior to the beginning of construction.
- C. **MEASUREMENT AND PAYMENT:** Conduit of the size specified on the plans shall be measured by the linear foot along the main line of conduit. Fittings shall not be measured directly but shall be considered subsidiary to this item.
1. Conduit, as measured in this item, shall be paid for at the unit price bid for "conduit" of the size specified, which prices shall be full compensation for furnishing and installing all conduit, for all excavation, for all gravel backfill, for furnishing and installing all fittings, for furnishing and installing pull-boxes, and for all labor, materials, tools, equipment, and incidentals necessary to complete the work.

77 SPRINKLER RELOCATIONS:

- A. Sprinkler relocations may be required on this project. Prior to construction, the Contractor and inspector shall identify and document the sprinkler systems that will be affected by the construction of the project. The Contractor shall contact the owner of each sprinkler system and arrange to test each system. In the presence of the inspector, the Contractor shall:
- (1) determine if the system functions properly, (2) identify the layout of the system and, (3)

document in writing the layout and function of the system. The work described above is required by the Contractor for all projects and should be considered subsidiary to the unit prices bid for other items.

- B. If the Contractor is responsible for actual irrigation relocations, a dollar amount will be included in the PROPOSAL to reimburse the Contractor for any required sprinkler relocations. The amount is only an estimate. Prior to beginning construction, the Contractor shall contact the City of Burleson of each sprinkler system and arrange to test each system. When construction activities approach a sprinkler system, the Contractor shall cut all feed lines to the system and salvage existing sprinkler heads for re-use (if possible). The feed lines shall be cut at the right-of-way line. All of these activities shall be coordinated with the inspector. The Contractor shall obtain a licensed irrigator to repair or replace sprinkler systems with equal or better materials as the existing system. The Contractor shall submit copies of monthly invoices from the licensed irrigator for all sprinkler work performed during the month. Payment will only be made based on the invoices submitted; therefore, the full dollar amount included in the PROPOSAL for sprinkler relocations may or may not be paid. No payment will be made for adjustments except those determined necessary by the inspector. All sprinkler systems affected must be fully functional prior to final acceptance of the project.

78 PROJECT SIGNS:

- A. The Contractor on this project shall provide and erect up to two (2) project signs as required.
- B. Generally, project signs shall be located at the beginning and end of the project and on major intersecting streets. Locations of signs and specific information on signs shall be approved by the inspector prior to fabrication of signs.
- C. Signs shall be substantially in accordance with the sample drawing enclosed as part of these Special Provisions. Construction shall be on 3/4 inch weatherproof (marine) 4'x8' plywood and the painting shall be accomplished with good quality paint which will not weather or fade during the life of the contract. Sign colors shall be as indicated on the sample drawing.
- D. A City of Burleson logo shall be incorporated into each project sign at the left end of the plywood signboard as indicated on the enclosed sample drawing.
- E. Signs shall be placed in prominent locations and maintained in good condition until the completion of the project. Damaged or defaced signs will be repaired or replaced within two (2) calendar days at the Contractor's expense. The cost of the plywood sign(s) shall be considered subsidiary to the unit prices bid on this project.

79 SIGNS FOR BUSINESSES:

- A. Weatherproof signs directing motorists to adjacent business entrances shall be provided by the Contractor and used during construction at locations directed by the project engineer. The signs shall be white with red letters and include the business name, shall be approximately 18 inches by 24 inches and have lettering at least six inches tall. The sign shall be placed such that it is visible from the street to help direct patrons to adjacent businesses, but shall not obstruct traffic visibility for vehicles exiting the driveway. It will be the Contractor's responsibility to maintain the signs until such time as the project engineer agrees they can be removed. A bid item has been included which shall cover all costs related to fabricating, installing, and maintaining the signs.

80 USE OF CITY PARKS:

- A. The Contractor shall obtain written permission from the Parks and Recreation Department prior to the use of City park property for access or for the storage of machinery, equipment, materials, and/or supplies. Any damage incurred to City park property, by unauthorized use by the Contractor, will be the responsibility of the Contractor to repair in an equal or better condition. Payment to the Contractor may be withheld until the damage is repaired and/or payment for the damages has been made.

81 STORM WATER MANAGEMENT (CONTRACTOR PROVIDE)

- A. This project is subject to the Texas Commission on Environmental Quality's (TCEQ) General Permit requirements for construction projects, through the Texas Pollutant Discharges Elimination System (TPDES) Program. The Contractor shall be required to submit a "Notice of Intent" (NOI) to TCEQ prior to the start of any construction activity on projects 5 acres and larger. The contractor shall provide the city a copy of the approved NOI. The City of Burleson will submit its own "Notice of Intent (NOI)" to TCEQ. On projects 1 acre and larger but less than 5 acres the contractor shall be required to submit a "TCEQ Site Notice" to TCEQ prior to the start of any construction activity. The information contained in the NOI's and TCEQ Site Notices shall be in accordance with the TPDES General Permit Regulations.

The Contractor shall provide a site specific "Storm Water Pollution Prevention Plan" (SWPPP), in accordance with the TPDES General Permit Regulations, prior to submitting either a NOI or TCEQ site notice. The SWPPP shall be prepared and certified by a licensed professional civil engineer who is familiar with the TCEQ TPDES General Permit requirements. The SWPPP shall be subject to approval by the City and/or TCEQ. The SWPPP shall contain information as required by the TPDES General Permit Regulations, including, but not limited to:

1. Site Description - including a site map, description of construction activity, estimate of disturbed area, runoff coefficient, and name of receiving waters.

2. Description of Controls - including plans for controlling erosion and sedimentation caused by construction activity by utilizing hay bales, silt fences, detention/retention structures, check dams, sand bag barriers, or other approved best management practices.
 3. Construction Implementation - including phasing of construction activities and corresponding sequencing of erosion/pollution control measures. The Contractor shall perform his construction operations in accordance with best management practices to control erosion/pollutants in storm water discharges during construction.
 4. Information on endangered species and critical habitat.
 5. Current description of construction and waste materials stored on-site with updates as appropriate. Description of controls to reduce pollutants from these materials including storage practices to minimize exposure of the materials to storm water, spill prevention and response.
- B. Payment for the preparation and submittal of the NOI and the SWPPP, including any revisions necessary throughout the duration of the construction contract, shall be considered subsidiary to other items bid.
- C. The following shall be maintained on the project site by the Contractor at all times:
1. Post near main entrance to project site or at project site office:
 - a. NOI or TCEQ site notice depending on project size.
 - b. Local contact person with phone number.
 - c. Brief description of project.
 - d. Location of SWPPP if site is inactive or does not have an on-site location to store the plan.
 2. SWPPP including any revisions.
 3. Copy of the TPDES General Permit TXR150000.
 4. Inspection reports for inspections performed every 14 days and within 24 hours after every ½ inch rain.
 5. Record of construction activities:
 - a. Dates when grading activities will occur.
 - b. Dates when construction activities will temporarily and/or permanently cease on a portion of the project.
 - c. Dates when ground cover will be initiated on disturbed areas.
 6. Current description of construction and waste materials stored on-site with updates as appropriate. Description of controls to reduce pollutants from these materials including

storage practices to minimize exposure of the materials to storm water, spill prevention and response.

- D. A Notice of Termination (NOT) must be submitted to TCEQ 30 days of project completion on all 5 acre or larger projects.
- E. Payment shall be a lump sum bid item and dollar amount in the PROPOSAL. This amount shall include complete payment for the physical erosion/pollution control measures throughout the duration of the construction contract, as delineated in the approved SWPPP. This amount also includes removal of all items and structures constructed for storm water pollution protection at completion of the project when called to do so by the engineer or representative.
- F. The erosion control measures must be in place on the project prior to being authorized for any other construction activity. Any stockpiles of unusable items and/or excavated materials shall be removed from the project site within seven days. In case of failure on the part of the Contractor to control soil erosion, pollution and/or siltation, the engineer reserves the right to employ outside assistance or to use City forces to provide the necessary corrective measures. Such incurred direct costs will be deducted from any money due or to become due to the Contractor.

82 FINAL QUANTITIES:

- A. The Contractor is required to be present when final quantities are measured by the inspector. The inspector will coordinate with the Contractor to schedule a mutually agreeable date and time (including Saturdays) to perform the final measuring. If the Contractor chooses not to be present when final quantities are measured by the inspector, the Contractor agrees to accept the inspector's measurements or reimburse the City for time the inspector spends re-measuring any portion of the project.

83 PUBLIC MEETING:

- A. Prior to start of construction, a public meeting may be held for this project. The purpose of the meeting will be to explain the project to affected citizens and answer questions. A representative of the Contractor, knowledgeable of the project, shall attend the public meeting. The representative will be introduced and will be called on as necessary to assist in answering questions.

84 PRE-CONSTRUCTION MEETING:

- A. A Pre-Construction Meeting shall take place prior to construction. This meeting will cover all of the aspects usually covered in the pre-construction meeting, but is also designed to build relationships between the City of Burleson representatives and the Contractor's representatives

who will work together on a daily basis. Issues will be discussed related to the chain-of-command, areas of special concern, and coordination expectations. It is the City of Burleson's hope that this meeting promotes a partnership between the Contractor and the City that lasts throughout this project, making the project more pleasant for the Contractor, the City of Burleson, and the affected property owners/occupants.

85 CONSTRUCTION MEETING:

- A. Once construction begins, project construction meetings may be held for this project. A representative of the Contractor, knowledgeable of the project, shall attend the construction meetings. The engineer will schedule the time and location, and determine the frequency of these meetings.

86 TEMPORARY STREET REPAIR FOR STORM DRAIN:

- A. A temporary driving surface shall be required on all street cut openings. It shall be composed of permanent type paving material, specifically excluding gravel or flexbase as the surface material, unless approved by the engineer. Four (4) inches of flexible base shall be placed to a level 2-inches below the existing surface. A 2-inch hot mix asphaltic concrete (Type D) surface shall then be placed by the Contractor as soon as possible after completing the backfill, but always within 5 working days after completion of the work involving the cut. Any temporary surface that fails to provide an acceptable driving surface shall be removed and replaced at the Contractor's expense, as directed by the engineer. Payment for this item is considered subsidiary to other bid items and shall not be a separate bid item.

87 PROTECTION OF ADJACENT LANDSCAPING IMPROVEMENTS:

- A. The Contractor shall be responsible for the protection of any existing landscaping improvements in the medians and parkways adjacent to the project including but not limited to trees, shrubs and irrigation from damage by Contractor's equipment or personnel. If the Contractor damages any of the landscaping improvements, the Contractor shall be responsible for replacing and/or repairing the improvements prior to processing the final pay estimate for the project. If the Contractor feels any of the landscaping improvements are in conflict with the project and must be removed or have prior damage, the Contractor shall coordinate this with the project inspector prior to removal of any landscaping improvements.

88 RESTORATION OF EXISTING PAVED SURFACES:

- A. The Contractor shall be responsible for maintenance of existing paved roadway surfaces within the project limits throughout the duration of the project. The Contractor shall perform daily inspections and restoration work required to provide an acceptable driving surface, as determined by the engineer. Restoration of paved surfaces shall be of asphalt, unless otherwise

approved by the engineer. Should the Contractor be notified by the City of unacceptable roadway conditions, the Contractor shall restore the surface within 24 hours. Should it become necessary for the City to provide for the restoration of the surface, the cost of such shall be deducted from the monthly estimate. All asphalt for restoration of existing paved surfaces shall be considered subsidiary to the various bid items on this contract.

89 REPLACEMENT/ RELOCATION OF FENCES:

- A. The Contractor shall be responsible for damages involved with existing fences that may be within the limits of construction as outlined in the plans and the Contract Documents and payment shall be considered subsidiary to items within the PROPOSAL. If it is necessary to replace or relocate a fence as part of the Contract, compensation for this work item shall be paid by the City to the Contractor as a lump sum price. The price shall be considered full compensation for all labor, materials, tools, and any other incidentals necessary to complete this work to the limits shown including the removal of existing fence, erection and installation of all new and existing fencing material, and cost for such new materials as required to complete the item to its original condition or better. No additional payment will be due to the Contractor for this item of work and Contractor shall verify for himself the amount of fence to be removed and replaced as shown on the plans and in accordance with this specification prior to preparing a bid price. Non partial payment for this work will be made. Contractor will be paid in full upon successful completion of this item and approval by the City.

90 RELOCATION / REPLACING OF MAIL BOXES: (POST OR BRICK):

- A. This provision shall cover all the labor and materials necessary to temporary relocate mailboxes indicated on the plans and within the Contract Documents. Contractor shall be responsible for repair or replacement in the event of damage during the movements and return of the mailboxes to their original condition or better. The Contractor will restore the ground and surface area disturbed during relocation of the mailboxes back to original condition or better after returning the mailboxes to their original locations. Concrete bases for posts or foundations of minimum 2000 psi strength shall be provided to support the mailboxes. Mailboxes shall be positioned per the attached specifications provided by the United States Postal Service. Compensation for this work shall be considered full compensation for all labor, materials, tools, and any other incidentals necessary to fulfill the requirements of the plans and specifications. No partial payments shall be made. Contractor will be paid in full upon successful completion of this item and approval by the City.

SPECIAL PROVISIONS – WATER & SANITARY SEWER

1 PURPOSE OF SPECIAL PROVISIONS:

- A. This project shall be constructed in accordance with the latest revision of the Standard Specifications For Public Works Construction, as outlined by The North Central Texas Council of Governments (NCTCOG), as it may be amended from time to time, hereinafter referred to as "Standard Specifications;" provided that where any discrepancies occur between the Special Provisions and the Standard Specifications, the Special Provisions shall govern.
- B. The Special Provisions are included herein for the purpose of adapting the Standard Specifications to the project which is the subject of this agreement and of adding thereto such further provisions as may be necessary to state the agreement in its entirety. References in parentheses following headings indicate the corresponding section of the Standard Specifications.

2 SCOPE OF WORK:

- A. The work governed by these specifications is located in the city of Burleson, Texas and consists of the construction of approximately 360LF of 8" C-900 PVC waterline, reconnection of 7 service lines of various sizes and concrete pavement removal and replacement. All work shall be bid and installed complete and in place as outlined within the Contract Documents and Specifications.
- B. The intent of the contract documents, including the Standard Specifications, Special Provisions, and other instruments, documents, drawings, maps, etc., comprising the Plans and Specifications, is to describe a completed work to be performed by the Contractor under the contract as an independent contractor.
- C. The work shall be performed subject to the right of inspection of the Director of Public Works & Engineering or authorized representative. Any provision of the agreement vesting in the Owner or Engineer the right of supervision or inspection is understood by the parties hereto to be for the purpose of ensuring that the Plans and Specifications are complied with and that the completed work is obtained as therein described, and no such provision shall be interpreted as vesting in the Owner or Engineer the right to control the details of the work.

3 WARRANTY SERVICE CLAUSE:

- A. Under the terms of the warranties which arise from these contract documents and/or the terms of any applicable special warranties required by the contract documents, if any of the work in accordance with this contract is found to not be in accordance with the requirements of the contract documents, the Contractor shall correct such work promptly after receipt of written

notice from the City of Burleson. This obligation shall survive acceptance of the work under the contract and termination of the contract. In order to facilitate a prompt response, Contractor agrees to provide for warranty service to the extent practical, from local businesses, including goods and services, when such goods and services are comparable in availability, quality and price. If Contractor fails within a reasonable time after written notice to correct defective work or to remove and replace rejected work, or if Contractor fails to perform the work in accordance with the contract documents, or if Contractor fails to comply with any provision in the contract documents, either the City of Burleson or its designee may, after seven (7) day's written notice to contractor, correct and remedy any such deficiency.

4 DISPOSAL OF EXCESS MATERIAL:

- A. Excess material resulting from construction shall be removed and disposed of by the Contractor. The location of suitable disposal sites is solely the responsibility of the Contractor; the Owner shall in no way be responsible for the actions of the Contractor. No dumping will be allowed in flood plains or below the 100-year flood elevation of drainage ways.

5 INGRESS AND EGRESS:

- A. The Contractor shall try at all times to keep private drives and roadways along the street open to citizens and to provide residents with ingress and egress to their property. It is not the intent of this provision to work a hardship on the Contractor or his forces, and it is realized that there will be times when it is impossible to provide ready access to all property; however, the Contractor will attempt to keep drives open as long as it does not, in the opinion of the engineer, interfere with the progress of the work. At the end of each work day, the Contractor shall leave the job in such condition so that the street and drives are open to the public. In case of rain, the Contractor shall have men and equipment on the job to help cars that might become stuck as a result of the construction and to help provide ingress and egress.

6 SAFETY REQUIREMENTS:

- A. The Contractor shall exercise reasonable precautions, at all times, for the safety of employees and others on or near the work and shall comply with all applicable provisions of Federal, States, and Municipal Safety Laws and Building and Construction Codes. In particular, the Contractor must review and abide by the Occupational Safety and Health Act (OSHA) and amendments thereto.

7 INVESTIGATION OF LOCAL CONDITIONS:

- A. Prior to the submission of the proposal, the Contractor shall have made a careful examination of the site of the work and of the contract documents, including the plans and specifications, and shall become informed as to the location and nature of the proposed construction, the kind of

facilities required before and during the construction period, labor conditions, and all other matters that may affect the cost and time of completion of the work. Particular attention is called to the fact that all excavation will be unclassified and the Contractor is expected to satisfy himself fully as to the nature of the excavation.

8 CHANGE OF LOCATION:

- A. No change in the alignment is contemplated; however, should a change be necessary, the owner reserves the right to make such change. Any such changes will be compensated for at the unit prices bid for materials actually installed.

9 GUARANTEE:

- A. The Contractor shall guarantee all work for a period of two years from the date of written acceptance by the owner. Damage or leaks due to acts of God or from sabotage and/or vandalism are specifically excepted from this guarantee.
- B. When defective material and workmanship are discovered, required repairs are to be made under this guarantee and all such repair work shall be done by this Contractor at his own expense immediately after notice has been given him by the owner. Should the Contractor refuse or fail to make the repairs within one day thereafter, the Owner may make the necessary repairs and charge the Contractor with the actual cost of the labor and materials required.

10 POLY-VINYL CHLORIDE (PVC) WATER PIPE AND FITTINGS:

- A. SCOPE: The poly-vinyl chloride (P.V.C.) water pipe shall in all respects comply with the latest revision of A.W.W.A. Standard C900 for DR 18 (Class 150) P.V.C. pressure pipe, Standard C905 for DR 18 (235 psi Pressure Rating) P.V.C. pressure pipe. All fittings shall be mechanical joint ductile iron fittings.
- B. MATERIALS: Pipe shall be made from clean, virgin, approved Class 12454 or 14333 P.V.C. compound conforming to ASTM resin specification D 1784.
- C. PIPE: All pipe shall be suitable for use as a pressure water conduit. The pressure classifications refer to the maximum hydrostatic pressure to which the pipe shall be subject in normal operations.
- D. FITTINGS: Fitting joints shall be mechanical joints with Mega-Lug restraint glands. Lug Nuts and Bolts, and nuts for MJ fittings shall be of high-strength, corrosion-resistant, low-alloy steel and shall conform to ASTM A325 High Strength bolts for Standard Steel Joints or shall be stainless steel in accordance with ASTM A304.

- E. **PLACEMENT:** Water lines to be constructed in this project will typically be installed parallel to and at a distance of 2.5 Feet from the existing main measured between centerlines. The existing water main is to remain in service during construction until the new line is fully tested and approved by the City of Burleson for service transfer. All embedment and backfill materials shall be subsidiary to these items.
- F. **ALTERNATIVE PLACEMENT:** Per project specifications, water lines may be placed in location of existing water lines. A temporary above ground water system shall be installed to service existing meters while the existing water lines are removed and replaced. A pay item will be provided for the installation, sterilization and connection of the temporary above ground water system.

11 POLY-VINYL CHLORIDE (P.V.C.) SEWER PIPE AND FITTINGS:

- A. **SCOPE:** This specification designates general requirements for unplasticized poly-vinyl chloride (P.V.C.) plastic gravity sewer pipe with integral wall bell and spigot joints for the conveyance of domestic sewage. The pipe and fittings shall be SDR 35 P.V.C. as specified in ASTM D 3034, latest revision.
- B. **MATERIALS:** Pipe shall be made from clean, virgin, approved Class 12454 BC P.V.C. compound conforming to ASTM resin specification D 1784. Clean reworked material generated from the manufacturer's own production may be used.
- C. **PIPE:** All pipe shall be suitable for use as a gravity sewer conduit. Provisions must be made for contraction and expansion at each joint with a rubber ring. The rings shall securely lock the solid cross section rubber ring into position or approved equal. Standard lengths shall be 20 feet and 13 feet \pm 1 inch.
- D. **FITTINGS:** All fittings and accessories shall be as manufactured and furnished by the pipe supplier or approved equal and have bell and spigot configurations identical to that of the pipe. Adapters appropriate for the existing pipe material shall be used to tie proposed pipe into existing pipe for the service lines and laterals. No separate payment will be made for adapters, tees, bends, or other necessary fittings used in the installation of this line, but shall be considered subsidiary to the unit prices bid for pipe and services.
- E. **PHYSICAL AND CHEMICAL REQUIREMENTS:** Pipe shall be designated to pass all tests at 73 degrees F (\pm 3).
- F. **PIPE STIFFNESS:** Minimum "pipe stiffness" (F/Y at 5% deflection) shall be calculated in accordance with ASTM Designation D 2412. External Loading Properties of Plastic Pipe by Parallel-Plate Loading.

G. JOINT TIGHTNESS: Assemble two sections of pipe in accordance with the manufacturer's recommendations. Subject the joint to an internal hydrostatic pressure of 25 psi for one hour. Consider any leakage failure of the test requirements.

H. FLATTENING: There shall be no evidence of splitting, cracking, or breaking when the pipe is tested as follows:

1. Flatten specimen of pipe, six inches (6") long between parallel plates in a suitable press until the distance between the plates is forty percent of the outside diameter of the pipe. The rate of loading shall be uniform and such that the compression is completed within two to five minutes.

I. DROP IMPACT TEST: Pipe (6" long section) shall be subjected to impact from a free falling tup (20 lb. Tup A) in accordance with ASTM method D 2444. No shattering or splitting (denting is not a failure) shall be evident when the following energy is impacted:

NOMINAL SIZE	4"	6"	8"	10"	12"
Ft. - Lbs.		150	210	210	220

J. ACETONE IMMERSION TEST: After two (2) hours immersion in a sealed container of anhydrous (99.5% pure) acetone, a one-inch (1") long sample ring shall show no visible spalling or cracking. (Swelling or softening is not a failure when tested in accordance with ASTM D 2152.)

K. PLACEMENT: The sanitary sewer lines constructed in this project are replacements for existing lines. The new line in most locations will be laid in the alignment and/or grade of the existing sewer. The Contractor will have to provide for the existing sewage flow at all times during construction operations. This will probably require additional fine crushed stone or filter fabric for support of a wet trench bottom. All services shall be reconnected as the line is laid and should drain at all times. Contractor will make temporary closure to the existing upstream sewer each day as he stops laying new sewer. All embedment and backfill materials shall be subsidiary to these items.

12 LOCATION AND PROTECTION OF EXISTING STRUCTURES AND UTILITIES:

A. In the preparation of plans and specifications, the Owner has endeavored to indicate the location of existing underground utility lines which are known. No attempt has been made to show minor lines or services lines. It is not guaranteed that all major lines or structures have been shown on the plans. Prior to the start of the construction, the Contractor shall call 811 for utility locations. The Contractor shall uncover and determine the elevation and location of all conflicts well ahead of the trench excavation.

- B. Where excavation endangers adjacent structures and utilities, the Contractor shall, at his own expense, carefully support and protect all such structures and/or utilities so that there will be no failure or settlement. Where it is necessary to move services, poles, guy wires, pipe lines, or other obstructions, the Contractor shall notify and cooperate with the utility owner.
- C. In case damage to any existing structure or utility occurs, whether failure or settlement, the Contractor shall restore the structure or utility to its original condition and position without compensation from the Owner. All costs of temporarily or permanently relocating the conflicting utilities shall be borne by the Contractor without extra compensation from the Owner.
- D. If in the opinion of the engineer, concrete backfill is necessary for the support of the utility lines crossing trenches, the engineer may direct 1500 psi concrete backfill be used.
- E. Payment will be considered subsidiary to pipe installation as outlined in the PROPOSAL.

13 PIPE HANDLING:

- A. Pipe, fittings, valves and other accessories shall at all times be handled with care to avoid damage. In loading and unloading they shall be lifted by hoists, cranes or rolled on skidways in a manner which avoids sudden shock. Under no circumstances shall pipe be dropped. Pipe handled on skidways must not be skidded or rolled against pipe already on the ground. Pipe shall be placed on the site of the work parallel with the trench alignment and with bell ends facing the direction in which the work will proceed.
- B. Proper implements, tools, equipment and facilities shall be provided and used by the Contractor for the safe and correct prosecution of the work. All pipe, fittings, specials, valves, etc., shall be lowered into the trench by means of a suitable machine and shall not be rolled or dumped into the trench. The equipment shall have sufficient capacity to handle the pipe. The method of construction shall be subject to the City's approval. Before being lowered into the trench, each joint of pipe shall be inspected and any unsound or damaged pipe shall be repaired or rejected.
- C. Pipe shall be kept free of all debris during the laying operation. The pipe shall be swept or swabbed prior to installation. The swab should be of a design acceptable to the City. At the close of each operating day the open end of the pipe shall be effectively sealed against the entrance of all objects, especially water. No pipe shall be laid in water or when the trench conditions or the weather are unsuitable for such work, except in an emergency and then only upon permission of the City.
- D. All pipes shall be laid accurately to established lines and grades with valves and fittings at the required location and with joints centered and spigots pushed home. Where it becomes necessary to make deflections in line of the pipe, sections of pipe beveled ends or fabricated

fittings shall be used. Minor deflection of the line of the pipe may be obtained in standard pipe joints; however, the maximum joint opening caused by such deflection shall not exceed the recommendations of the pipe manufacturer. Random length pipe and/or grade adapters may be used to make unforeseen changes in the field.

14 PLUGGING EXISTING LINES:

- A. Plugs shall be inserted into the bells of all dead-end fittings. Spigot ends of fittings and plain ends of pipe shall be capped. Thrust blocking shall be provided at all dead ends of pipe that are capped or plugged. Capped or plugged outlets to fittings shall be tied to the fittings and shall be restrained according to the fitting manufacturer's recommendations. Where specified, the existing valves, lines, and/or tees shall be plugged. Unit price bid for plugging existing lines shall include the cost of all labor and material necessary to do this work.

15 RELOCATION OF EXISTING FIRE HYDRANTS:

- A. The unit price bid for relocating existing fire hydrants shall include the cost of the necessary fittings and extensions to relocate the fire hydrants as specified on the plans and to adjust them to the finished top of curb grade.

16 SALVAGING EXISTING FIRE HYDRANTS:

- A. Existing hydrants shall be salvaged and returned to city service center. All existing fire hydrants called to be replaced as completely new including valves.

17 2:27 CONCRETE BACKFILL MATERIAL:

- A. 2:27 Concrete Backfill Material shall be composed of concrete containing two bags of Portland Cement per cubic yard of concrete, and the slump of the concrete shall be as designed by the engineer. Aggregate shall be a free flowing well-graded granular material passing a 1½" screen and free from sticks, lumps, clay balls, and organic matter. Cement treated base (CTB) or sand (CTS) may be substituted for the 2:27. If CTS or CTB is used, it shall be sufficiently moist to set up and should be placed the same day it is delivered.
- B. 2:27 Concrete, CTS or CTB Backfill Material shall be used as designed on the plans or at such additional locations determined by the engineer and shall be paid for at the unit prices bid for 2:27 Concrete, CTS or CTB Backfill Material or as included in the unit price bid for Street Backfill.

18 EMBEDMENT REQUIREMENTS FOR WATER PIPE:

- A. All P.V.C. pipe and pre-tensioned concrete cylinder water pipe shall be embedded per standard water detail Class "C." All P.V.C. and Pre-tensioned Concrete Cylinder Water Pipe shall be surrounded by and embedded in a six-inch (6") minimum encasement of granular material. Pre-

stressed concrete cylinder water pipe shall be embedded in select material from ¼ of the outside diameter from the bottom to six inches (6") over the top of the pipe. The pipe shall be laid on six inches (6") of granular embedment which shall extend to ¼ of the outside diameter from the bottom.

- B. The embedment material shall consist of fine, granular material. Fine granular material shall be defined as free flowing sand or like material, or mixed sand and pea gravel, free from large stones, clay, and organic material. The embedment material shall be such that when wet, it will not form mud or muck. This material may be an inferior grade of "pit-run" sand, not normally considered satisfactory for construction purposes, and may be used directly from pits without processing but shall meet the requirements set forth above.
 - 1. Embedment material shall meet the following requirements:
 - a. All material shall pass a one-inch (1") sieve and at least eighty percent (80%) shall be retained on a No. 100 sieve.
 - b. The plasticity index of such part of the material which passes a No. 40 sieve shall not be greater than two (2).
- C. Embedment material from any source shall be of a fairly uniform quality. Such material shall be furnished and placed by the Contractor. Payment for furnishing and installing this material will be considered subsidiary to the unit price bid per linear foot of pipe. No separate payment will be made for this work.
- D. Initial bedding and embedment shall be placed to a depth of minimum 6" below pipe (Bell) and minimum 6" above the pipe. Bell holes shall be formed, a trough scooped out to grade, and the pipe laid and joined as specified.
- E. Native material shall be place on top of the embedment material to subgrade elevation. Material shall be placed in loosed layers as outlined in Section 11B-24.

19 EMBEDMENT REQUIREMENTS FOR POLY VINYL CHLORIDE (PVC) SANITARY SEWER PIPE AND FITTINGS:

- A. The minimum bedding and embedment for PVC sewer pipe is class "B" embedment as indicated in the Standard Specifications. The granular embedment material shall be compacted to ninety five (95%) percent Standard Proctor Density by being placed in six-inch (6") lifts and hand or mechanically tamped BEFORE the native material is placed in the ditch.
- B. The embedment material shall consist of durable particles of crushed stone, free from frozen material or injurious amounts of salt, alkali organic matter or other material free either free or as adherent coating and it quality shall be reasonably uniform throughout.
- C. Embedment and Bedding material shall meet the following requirements:

1. CRUSH STONE BEDDING AND EMBEDMENT GRADATIONS

Standard Crush Stone - Aggregate Grade 4

Passing or Retained on Sieve	Percent by Weight
Retained on 1 1/2-in sieve	0%
Retained on 1-in sieve	0 to 5%
Retained on 1/2-in sieve	40 to 75%
Retained on No. 4 sieve	90 to 100%
Retained on No. 8 sieve	95 to 100%

2. Initial bedding and embedment shall be placed to a depth of minimum 6" below pipe (Bell) and minimum 6" above the pipe. Bell holes shall be formed, a trough scooped out to grade, and the pipe laid and joined as specified.
3. Native material shall be placed on top of the embedment material to subgrade elevation. Material shall be placed in loose layers as outlined in Section 11B-24.
4. Such material shall be furnished by the contractor. Payment for furnishing and installing this material will be considered subsidiary to the unit price per linear foot of pipe. No separate payment will be made for this work.

D. MEASUREMENT AND PAYMENT: No separate payment will be made for the tests specified herein, but the cost thereof shall be included and considered subsidiary to the various other items.

1. If the installation fails to meet this requirement, the contractor shall determine, at his own expense, the source of leakage. He shall then repair or replace all defective materials and/or workmanship.

20 LOW PRESSURE AIR TEST OF SANITARY SEWER LINES:

- A. After completing backfill of a section of sanitary sewer line, the Contractor shall, at his expense, conduct a Line Acceptance Test using low-pressure air. The test shall be performed using the below stated equipment according to stated procedures and under the supervision of the engineer or his /her authorized representative.
- B. EQUIPMENT: The equipment used shall meet the following minimum requirements:

1. Pneumatic plugs shall have a sealing length equal to or greater than the diameter of the pipe to be inspected.
 2. Pneumatic plugs shall resist internal test pressures without requiring external bracing or blocking.
 3. All air used shall pass through a single control panel.
 4. Three individual hoses shall be used for the following connections:
 - a. From the control panel to pneumatic plugs for inflation.
 - b. From the control panel to a sealed line for introducing the low-pressure air.
 - c. From a sealed line to control panel for continually monitoring the air pressure rise in the sealed line.
- C. GENERAL PROCEDURE: All pipes shall be backfilled prior to air testing.
1. Air tests shall be made by the pressure drop versus time method.
 2. The Contractor shall furnish all material, equipment and labor necessary to perform the air test. Air gauges shall be recently calibrated and shall be stamped showing the date of calibration. Should the sanitary sewer system fail air tests, the Contractor shall repair the leaks and retest at his own expense.
- D. TESTING PIPE LESS THAN 36 INCHES IN DIAMETER: For pipes less than 36 inches in diameter, the air test shall be performed by testing sections of pipe of various lengths.
1. Pneumatic plugs shall have a sealing length equal to or greater than the diameter of the pipe to be inspected. Pneumatic plugs shall resist internal test pressures without requiring external bracing or blocking. All air used shall pass through a single control panel.
 2. Three individual hoses shall be used for the following connections: From the control panel to pneumatic plugs for inflation; from the control panel to a sealed line for introducing the low-pressure air; and from a sealed line to the control panel for continually monitoring the air pressure rise in the sealed line.
 3. The air compressor shall be of adequate capacity for charging the system.
 4. The following procedure shall be used for air testing a sewer system:
 5. All pneumatic plugs shall be seal-tested before being used in the actual test installation; one length of pipe shall be laid on the ground and sealed at both ends with the pneumatic plugs to be checked; air shall be introduced into the plugs to 25 psig; the sealed pipe shall be pressurized to 5 psig; the plugs shall hold against this pressure without bracing and without movement of the plugs out of this pipe.

6. After a manhole-to-manhole reach of pipe has been backfilled and the pneumatic plugs checked, the plugs shall be placed in the line and inflated to 25 psig. Low pressure air shall be injected into the line until the internal pressure reaches 4 psig. Two minutes shall then be allowed for the pressure to stabilize.
 7. In areas where ground water is known to exist, the Contractor shall install a one-half inch ($\frac{1}{2}$ ") diameter capped pipe nipple, approximately ten inches (10") long, through the manhole. This shall be done at the time the sewer line is installed. Immediately prior to the performance of the Line Acceptance Test, the ground water shall be determined by removing the pipe cap, blowing air through the pipe nipple into the ground so as to clean it, and then connecting a clear plastic tube to the pipe nipple. The hose shall be held vertically and a measurement of the height (in feet) of water over the invert of the pipe shall be taken after the water has stopped rising in this plastic tube. The height shall be divided by 2.3 feet to establish the pounds of pressure that will be added to all readings.
 8. After the pipe pressure has stabilized at 3.5 psig or the adjusted pressure due to ground water submergence, a stopwatch shall be started and the time required for the internal pressure to reach 2.5 psig determined. Minimum permissible holding time for runs of single pipe diameter are indicated in the table below.
- E. EXAMPLE: If the height of water is 11.5 feet, then the added pressure will be psig. This will increase the 3.5 psig to 8.5 psig and the 2.5 psig to 7.5 psig. The allowable drop and the timing remain the same.
- F. TESTING PIPE 36 INCHES AND LARGER IN DIAMETER: For pipes 36 inches in diameter and over, the air test may be performed by testing each joint connection individually utilizing a joint tester similar to the Cherne Joint Tester. No joint shall be air tested until the pipe has been backfilled. At no time shall pipe installation exceed 100 feet from the latest joint tested. The method of testing shall be described in this section. The time allowed for the pressure drop for 3.5 psig to 2.5 psig shall be 10 seconds. Failure to pass the air test shall be cause for rejection. Rejected pipe shall be removed. Reinstallation and/or repairs may be made at the option of the City.
- G. MEASUREMENT AND PAYMENT: No separate payment will be made for the tests specified herein, but the cost thereof shall be included and considered subsidiary to the various other items.

If the installation fails to meet this requirement, the contractor shall determine, at his own expense, the source of leakage. He shall then repair or replace all defective materials and/or workmanship.

21 DEFLECTION TESTING OF FLEXIBLE SANITARY SEWER:

- A. P.V.C. and any other flexible sewer pipe shall pass a deflection test conducted under the inspection of the Project Engineer. A rigid mandrel shall be used to measure deflection. The rigid mandrel shall have an outside diameter (OD) equal to 95% of the inside diameter (ID) of the pipe. The inside diameter of the pipe, for the purpose of determining the outside diameter of the mandrel, shall be the average outside diameter minus two minimum wall thicknesses for an OD controlled pipe and the average inside diameter for an ID controlled pipe. Statistical or other tolerance packages shall not be considered in mandrel sizing.
- B. Deflection tests shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5.0%. If a pipe fails to pass the deflection test, the Contractor, at his own expense, shall replace one complete length of pipe at the point of failure.
- C. No separate payment will be made for the tests specified herein, but the cost thereof shall be included and considered subsidiary to the various other items.
- D. Deflection tests shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5.0%. If a pipe fails to pass the deflection test, the Contractor, at his own expense, shall replace one complete length of pipe at the point of failure.
- E. No separate payment will be made for the tests specified herein, but the cost thereof shall be included and considered subsidiary to the various other items.

22 TRENCH BACKFILL:

- A. After free moisture is gone from the embedment material, the ditch shall be backfilled with native material and compacted by mechanical methods. If hand pneumatic tampers are used, the backfill shall be placed in layers not exceeding six inches (6") in loose thickness and thoroughly compacted to ninety-five percent (95%) Standard Proctor density at optimum moisture content, + two percent (2%) as determined by ASTM D698. Backfill shall be placed in uniform layers completely across the trench, and compaction shall proceed in an orderly, uniform manner. If compaction is performed by the use of heavy tamping (sheep's foot) rollers, backfill shall be placed in layers not exceeding nine inches (9") in loose thickness and compacted to ninety-five percent (95%) Standard Proctor density at optimum moisture content, + two percent (2%) as determined by ASTM D698.
- B. For line laid prior to new street construction, the backfill shall continue to within two feet (2') of the top of subgrade. At this point the trench shall be widened a minimum of one foot (1') on each side. The remaining two feet (2') shall be native material, compacted in six-inch (6") loose lifts at optimum moisture content, +/- two percent (2%), to a density of ninety-five percent (95%) of maximum dry density, as determined at ASTM D698.

- C. Payment shall be subsidiary to unit prices bid for pipe.
- D. The City of Burleson will be responsible for testing during backfill operations. If a test does not meet the requirements as outlined above, the Contractor shall be responsible for additional tests until the above requirements are met.

23 CLEARING AND GRUBBING:

- A. The Contractor shall do all clearing and grubbing necessary for construction operations. Since most reconstruction projects are done within established neighborhoods, it is the City's intent to minimize damage to existing trees. Therefore, tree limbs or branches that are "hanging" over the plane of the easement or trench, but the trunk is not directly within the easement or trench alignment, shall be cut with a tree saw or other suitable method as to maintain the integrity of the trees. If a tree is close to the easement or trench alignment, but is not called to be removed, the Contractor shall contact the City inspector so a decision can be made as to leave or remove the tree. The tree owner shall be in on the decision. All broken or cut down trees, branches, limbs, and roots shall be removed and disposed of by the contractor so as to leave the right-of-way and/or utility easement in a neat and presentable condition. Removal and cleaning shall be accomplished daily when construction is in a residential area. Clearing and grubbing shall be done so as not to injure or damage adjacent property.

24 DUCTILE IRON PIPE:

- A. Where ductile iron pipe is chosen for use on this project, it shall be furnished and installed in accordance with the applicable provisions of the Standard Specifications, the details shown on the plans and as hereinafter specified.
- B. Ductile iron pipe shall conform to the requirements of the latest edition of A.W.W.A. C151 (ANSI A21.51) and as specified hereinafter. The minimum thickness class furnished shall be Pressure Class 350 for water distribution and for sanitary sewer except as noted otherwise on the plans.
- C. Ductile iron pipe for water lines shall have a "Standard Thickness" cement mortar lining and bituminous seal coat over the cement mortar lining in accordance with latest edition of A.W.W.A. C104 (ANSI A21.4). Ductile iron pipe for sanitary sewers shall have an internal virgin polyethylene coating of 40 mils nominal thickness complying with ANSI/ASTM D 1248. All ductile iron pipe shall have a bituminous "Standard Outside Coating" of asphalt base in accordance with the latest edition of A.W.W.A. C151 (ANSI A21.51).
- D. All ductile iron pipe joints shall be "Push On" Type and shall conform to the latest edition of A.W.W.A. C111 (ANSI A21.11).

- E. The price bid per linear foot for ductile iron pipe at the various depths shall be full compensation for all material, labor, equipment, and incidental work required to complete the line ready for use, including embedment and seepage collars. The cost of trenching, embedment, seepage collars, backfill, compaction of backfill and exfiltration testing should be included in the unit price bid per linear foot, complete in place.

25 CRUSHED STONE FOR GRAVEL AND DIRT DRIVEWAYS:

- A. All gravel and dirt driveway cuts shall be backfilled with native material, mechanically tamped in six inch (6") lifts to within six inches (6") of surface. Place six inches (6") of crushed stone and compact to existing driveway grade and line. Backfill and stone shall be placed as soon as possible after laying of pipe so as to provide uninterrupted access and use of the driveway. This shall be completed on the same day that the driveway is cut.

26 CLEANING OF NEW WATER MAIN:

- A. The Contractor shall install "poly pigs" as shown on the plans. The Contractor shall "run" the pig prior to pressure testing of the new main, chlorinating the line, the obtaining of the safe water sample, and the final tie-in being made. No separate payment will be made for this work but it will be considered subsidiary to the various unit prices bid. The Contractor will also be required to pull a swab through the water pipe prior to installation.

27 ROCK CUSHION:

- A. When in the opinion of the engineer the subgrade material encountered at grade is soft spongy, and unsuitable, it shall be removed to a depth necessary below the barrel of the pipe to achieve stable layers and replaced with a rock cushion so as to provide an unyielding stable foundation. The rock used in cushion shall be crushed rock and shall be free from silt, loam, or vegetable matter and shall be of a gradation of from ¾-inch to one-inch (1").
- B. For sanitary sewer pipe installation, rock cushion shall be paid for the amount of rock placed at a depth greater than twelve inches (12") below the bottom of the pipe; otherwise rock cushion is considered subsidiary to installation of sewer pipe. See Section 11B-21. If applicable, rock cushion will be paid for at the contract unit price per cubic yard
- C. Cast-in-place concrete manholes shall have a minimum inside diameter of four feet (4') or 5 feet (5'). The Contractor shall not remove any forms until 24 hours after the concrete is placed. No backfill shall begin until 96 hours after the concrete is placed, unless otherwise directed.

28 GATE VALVES:

- A. Gate valves shall comply with the latest revision of A.W.W.A. Standard C500, entitled "Metal-Seated Gate Valves for Water Supply Service," unless otherwise specified. Valves shall be designed for a working pressure of 150 psi. Resilient seat (wedge) gate valves are preferred.
- B. Subgrades that have been allowed to become unstable by neglect of the Contractor, by improper drainage or lack of drainage, and when in the opinion of the engineer the condition was caused by the neglect or fault of the Contractor, the engineer shall order the Contractor to remove the unstable subgrade and replace the same with rock cushion at the expense of the Contractor, and no extra compensation will be allowed.

29 THRUST BLOCKS:

- A. Concrete blocks or thrust blocks shall be placed at the plugs and bends of 5 degree or greater in the main. The concrete blocking shall be placed so as to rest against firm undisturbed foundation of trench bottom. The supporting area shall be sufficient to withstand the thrust, including water hammer which may develop. All concrete blocking used for thrust blocks shall conform to the section "Thrust Blocking" of the Standard Specifications. This is not a separate pay item but will be considered subsidiary to the various other items.
- B. Concrete blocking shall be placed at bends, tees, wyes, crosses, plugs, etc., in the water line. The concrete blocking shall be placed so as to rest against firm undisturbed trench walls. The supporting area for each block shall be sufficient to withstand the thrust, including water hammer. Each block except those for upward thrusts shall rest on a firm, undisturbed foundation of trench bottom.
- C. Blocking at bends shall be computed based upon pipe thrust at bends, or tees, with internal pressure of 150 psi. Where upward thrusts are to be blocked, the concrete blocking shall be of sufficient weight to resist the thrust and the concrete shall be reinforced as directed by the engineer. Other blocking sizes shall be computed based upon a maximum safe allowable soil bearing pressure of 2,500 pounds per square foot of undisturbed earth.
- D. The concrete blocking shall be placed against undisturbed trench walls, with a minimum of 18 inches between trench wall and pipe. Blocking shall extend a minimum of 0.75 X pipe diameter below and above the centerline of pipe and shall not extend beyond any joints. If requested by the engineer, the ends of the thrust blocks shall be contained in wood or metal forms. Where upward thrusts are to be blocked, tie-down blocking shall be used.

30 FIRE HYDRANTS:

- A. Fire hydrants shall comply with the latest revision of A.W.W.A. Standard C502. All hydrants will be factory painted with two (2) coats of aluminum paint over one (1) shop prime coat.
- B. Standard depth of bury is four feet (4'). A fire hydrant may be buried at six feet (6'), if it is necessary due to excessive depth of main. It shall be the Contractor's responsibility to provide ductile iron fittings including mega-lugs to adjust for the depth of bury. No additional payment will be made for this extra depth and it shall be considered subsidiary to the unit price bid for fire hydrants, complete in place. No more than two feet (2') of extension can be added. If the water main is deeper than six feet (6'), offsets, bends, and fittings shall be used to reduce the fire hydrant depth of bury to six feet (6').

31 DUCTILE IRON FITTINGS:

- A. Ductile iron fittings shall conform to the requirements of A.W.W.A. C110 Full Body (ANSI A21.10) designed for a working pressure of not less than 150 psi (Class 250) or C153 Compact Body designed for a working pressure of not less than 250 psi (class 350),
- B. Ductile iron fittings for water lines shall have a "Standard Thickness" cement mortar lining and bituminous seal coat over the cement mortar lining in accordance with the latest edition of A.W.W.A. Standard C153 and A.W.W.A. Standard C110 (ANSI A21.10). All water line fittings shall be mega lugged according to manufacturer's installation and specification procedures. All fittings shall be installed with a double layer of polyethylene wrap in compliance with A.W.W.A. Standard C105 (ANSI A21.5).
- C. Ductile Iron Fittings on this project shall be subsidiary to the cost of installation of the water pipeline. All fittings shall be cement lined in accordance with A.S.A. 21.4.

32 STREET CUT AND BACKFILL:

- A. Existing paved streets and drives shall be cut with a saw or clay spade to ensure a neat straight line along the edges of the trench. After the embedment material has been placed around the pipe, the remainder of the backfill shall be done in accordance with Section 11B-20 & 11B-21. For H.M.A.C. repair, a two-inch (2") hot mix asphaltic concrete (H.M.A.C.) surface shall then be placed on Class "A" concrete, 2:27 concrete, CTB or CTS backfill material, depending on the type of street, by the Contractor as soon as possible after completing the backfill. A tack coat will be used where necessary. The standard street cut and backfill will be paid for at the contract unit price per linear foot of trench and shall be the total compensation for furnishing all labor, materials, tools, and equipment for performing this particular phase of work.

33 TEMPORARY ASPHALT STREET REPAIR AND BACKFILL:

- A. After the embedment material has been placed around the pipe, the remainder of the backfill shall be done in accordance with Sections No. 11B-20 & 11B-21. For asphalt repair, a two-inch (2") Type "D" Asphaltic Concrete (H.M.A.C.) surface shall then be placed on six inches (6") of flexbase backfill material by the Contractor as soon as possible after completing the backfill. The temporary street repair and backfill will be paid for at the contract unit price per linear foot of trench and shall be the total compensation for furnishing all labor, materials, tools, and equipment for performing this particular phase of work. If the pavement settles $\frac{1}{2}$ inch or more from the existing pavement's surface, the asphalt layer shall be removed and replaced to bring the surface back to grade. No additional payment shall be made for this additional work; it shall be considered subsidiary to the temporary asphalt street repair and backfill pay item.

34 JOINT SEALING COMPOUND FOR REINFORCED CONCRETE PIPE AND MANHOLES:

- A. Joint compound for sealing the tongue and groove joints to be used in the construction of the pre-cast manholes shall meet or exceed all requirements of Federal Specifications SS-S00210, "Sealing Compound, Preformed Plastic for Pipe Joints," Type I, Rope Form. Such plastic gaskets shall be equal to RAM-NEK and meet the following requirements:

1. The sealing compound shall be produced from blends of refined hydro-carbon resins and plasticizing compounds reinforced with inert mineral filler, and shall contain no solvents, irritating fumes, or obnoxious odors. The compound shall not depend on oxidizing, evaporating, or chemical action for its adhesive or cohesive strength. It shall be supplied in extruded rope-form of suitable cross-section and of such sizes as to seal the joint space when the pipes are laid. The sealing compound shall be protected by a suitable removable two-piece wrapper. The two-piece wrapper shall be so designed that one-half may be removed longitudinally without disturbing the other half to facilitate application of the sealing compound. Application of the compound shall be in accordance with the manufacturer's recommendations.

2. ESTIMATING GUIDE (Approx.)

Approximate Minimum Requirements (Tolerance = 10%)

Pipe Size	Primer per 100 Joints	Cut Lengths per Joint
48"	12.0 Gals.	4 Pieces 1 $\frac{1}{2}$ " x 3'-5"
96"	35.0 Gals.	8 Pieces 2" x 3'-5"

35 CAST-IN-PLACE MANHOLES:

- A. Cast-in-place concrete manholes shall on lines larger than 12 inches in diameter.
- B. Unless otherwise specified, all Gate Valves shall have non-rising stems and shall turn counter-clockwise to open. Valves shall have wrench nuts for operation unless otherwise specified. Spur gearing with gear eases shall be provided on all valves sixteen inches (16") and larger. In the event, the top of the operating nut is more than six feet (6') deep from the existing ground elevation, valve stem extensions shall be furnished by the Contractor to bring the operating nut to within three feet (3') of the existing ground level. No separate payment shall be made for furnishing and installing the necessary valve stem extensions, but will be considered subsidiary to the unit price bid for the valve. All valves shall be for vertical installation.

36 ABANDONING EXISTING GATE VALVE BOX:

- A. The unit price for abandoning existing gate valves shall include abandoning existing gate valve box by removing the top 10 inches or top section, fill void area with concrete and repair pavement if located in street, or replace with two inches of top soil including hydromulch or sod if at the back of curb.

37 AIR RELEASE VALVES:

- A. The Contractor shall furnish and install air release valve assemblies at locations and as shown on main line flanged outlet, vault, etc., as shown on the plans. Air release valves shall comply with the latest revision of A.W.W.A. Standard C512. Air valves shall be for heavy duty use and shall be of the type to allow air to enter when line drains. The valves shall be APCO "Heavy-Duty" combination Air Release Valves, Model No. 135C for two-inch (2") or approved equal. Valves shall have stainless steel floats and cast iron bodies, with an interior coating of rust inhibitor. Gate valves for isolating the air valves shall be as specified elsewhere in these specifications. Air valve vaults shall be as shown on the plans. Concrete shall be 3000 psi unless otherwise shown on the details. Payment of two-inch (2") air valves shall include all labor and materials, including the air valves shall include all labor and materials, including the required gate valves, piping, fittings, vaults and other appurtenances shown on the drawing as necessary to make the complete installation.
- B. Air valves shall be installed outside of paved areas. Class III Reinforced Concrete Pipe (ASTM C 76) shall be used for the access with a ¼-inch thick steel cover and a three inch (3") rim sized to fit over the pipe. Air valve markers as indicated in the details of the Standard Specifications shall be placed at each manhole installed outside of paved areas.

38 TYING INTO EXISTING LINES:

- A. The unit price bid for tying into existing lines shall include all labor and material necessary to tie the old main into the new main. This shall include the cost of offset bends as necessary for vertical and/or horizontal alignment. The new water lines will have to be tested, chlorinated, and a good sample received before the old lines can be plugged or abandoned and the new line tied in. Waterline alignments that will be replaced from valve to valve will not have a bid item "TIE TO EXISTING WATERLINE". Connecting to or replacing the valves will be considered subsidiary to the waterline and fitting bid items. City personnel will operate the valves for any necessary shut-downs. During Construction, the contractor is responsible for "blow-outs" on existing water lines that connect to the water line being worked on to the nearest adjacent valve.

39 HOT MIX ASPHALTIC CONCRETE:

- A. See Special Projects, Section 11A-41: Hot Mix Asphalt Concrete (H.M.A.C.)

40 TACK COAT:

- A. See Special Projects, Section 11B-42: Tack Coat

41 SIDEWALK REPLACEMENT:

- A. The Contractor shall replace all sidewalk as shown on the plans. Replacement will meet current City of Burleson specifications for four-inch (4") concrete with #3 bars on 18-inch centers both ways. The unit price bid per linear foot, for "Remove & Replace Sidewalk," shall include the sawing and removal of the existing sidewalk, expansion joint material at connections, Class 'A' Concrete and reinforcing steel, as well as all necessary labor and equipment.

42 4" PVC SEWER SERVICE EXTENSIONS:

- A. The cost of the four-inch (4") sanitary sewer service extension shall include the cost of tying into the existing stubout, four-inch (4") PVC sewer pipe, four-inch (4") PVC plug, embedment, and other materials and labor for the installation of the sewer service line. The existing stubouts should be stubbed from beneath the proposed pavement to the right-of-way line. No extra payment will be made for the aforementioned items, but will be considered subsidiary to the cost of furnishing and installing the four-inch (4") PVC sanitary sewer service extension.
- B. The cost of the four-inch (4") sanitary sewer service extension shall include the cost of tying into the existing stubout, four-inch (4") PVC sewer pipe, four-inch (4") PVC plug, embedment, and other materials and labor for the installation of the sewer service line. The existing stubouts should be stubbed from beneath the proposed pavement to the right-of-way line. No extra

payment will be made for the aforementioned items, but will be considered subsidiary to the cost of furnishing and installing the four-inch (4") PVC sanitary sewer service extension.

43 WATER SERVICES:

- A. The Contractor shall use saddles as specified by the pipe manufacturer for one-inch (1") taps. When tying into an existing ¾-inch water meter, the one-inch (1") service line shall be reduced to ¾ inches at the meter. The cost of the reducer and associated fittings shall be subsidiary to the water service bid item.
- B. The unit prices bid for the water services shall include the cost of the saddles, making the taps, the corporation stops, the necessary pipe, the curb stops, and the tying in and/or relocation of existing meter and box where necessary. Residential services shall be 1" Blue ADS PolyFlex or approved equal. On the 1 ½ inch and two inch water services, two-inch (2") oriseal valves with boxes shall be used and two-inch (2") Type 'K' hard copper pipe for the service line.
- C. All service lines will be installed 30 inches below the pavement (minimum) or at the same elevation as the main, whichever is greater. Any existing service lines that are steel or galvanized steel shall be renewed with copper from the new main to the meter.

44 RELOCATION OF EXISTING WATER METERS:

- A. The unit price bid for adjusting water service line and relocating existing water meters and boxes shall include the cost of tying into the existing line or new water main where new service lines are being installed, the necessary tubing of pipe, fittings, tying in of the customers service line at the property line, re-setting the meter, backfill, and sod or hydromulch to match existing conditions. This shall also include lowering of service lines where they are found to be up in the future subgrade between the main and meter and on the customer's side of the meter to the right-of-way line.
- B. All, methodologies associated with tying existing services in their present location to the new main is considered subsidiary to the proposed bid item. Existing meter boxes shall remain, but if boxes are broken (prior to construction) it should be noted to City personnel for appropriate replacement.
- C. This specification is GENERAL for all existing City utility infrastructures (meter boxes, sewer/storm manholes, water valves, etc.) that may be replaced with the main or within the path of proposed sidewalks.
- D. Franchise utility infrastructures shall be coordinated with the Franchisee for relocation and/or adjustment. In most cases, the sidewalks can be meandered around such structures.

45 TRAFFIC CONTROL ALONG STREET:

- A. Contractor shall install barricades and warning signs in the event of road closures or detours. The traffic control shall be in accordance with the most current edition of the Texas Manual on Uniform Traffic Control Devices (TxMUTCD). Prior to street closures or detours, Contractor shall provide a Traffic Control Plan to the inspector for approval. Contractor to inform residents of the need to move cars at least 48 hours prior to doing street work. The information shall contain all information necessary to allow the resident to remove the vehicles or other obstructions as to not hold up construction.

46 BACKFILL AND INITIAL CLEANUP:

- A. Backfill and initial cleanup shall be done daily. This work shall progress immediately behind pipe laying and shall be within fifty feet of the pipe laying operation at all times. It shall also include the disposal of all excess material on a daily basis. Ditch lines, storm drains, inlets, bar ditches, and other drainage facilities should be maintained and cleaned on a daily basis so that they will function for their intended purposes.
- B. Where lines or services are laid in, along, or across the street pavement, the ditch line shall be backfilled and compacted upon the completion of that day's work. Barricades with warning lights shall be erected at these locations and shall be maintained by the Contractor until such time as the pavement (asphalt) is replaced. Steel plates shall be placed across the ditch lines until the time that pavement is replaced, but no later than the first working day following the installation of the pipe, and the necessary 2:27 concrete, CTS, CTB, or crushed stone, as required elsewhere in these specifications. No later than the second day following the installation of a line, the specified asphalt shall be placed in the ditch and the street repair shall be completed.
- C. No exceptions or deviations from the requirement that all ditch lines be repaired within two working days after the installation of the pipe will be sanctioned on this project. It is of utmost importance that we have the cooperation of the Contractor in the control of the traffic, and the procedures outlined for backfilling and cleanup on this project. In the event these procedures are not followed, pipe laying shall cease immediately and not resume until the cleanup is completed and the roadway is and safe for traffic.
- D. Particular care shall be taken during inclement weather to assure that driveways are backfilled with washed rock, or other suitable material, and all-weather access maintained for property owners. No driveway shall be blocked for longer than two (2) hours and only after notifying the affected property owner.
- E. Where lines or services are laid in, along, or across street pavement the pavement shall be left in a clean and acceptable condition. At the end of each work day the Contractor shall sweep and/or wash the pavement to leave the roadway completely clean of dirt and debris. Dirt,

debris, and/or wash water shall be collected for appropriate disposal and shall NOT be washed into waterways or storm drains. Other suitable methods of maintaining the pavement in a clean, unobstructed condition may be utilized by the Contractor. No additional payment will be made for cleaning of pavement. It shall be considered subsidiary to the work performed under this contract.

47 CLEAN-UP:

- A. It is the intent of this contract that complete cleanup be performed by the Contractor prior to acceptance of the project and final payment. Backfilling and cleanup shall follow the laying of the pipe as closely as possible. Upon completion of the work, the Contractor shall remove all construction debris and excess material from the job site, leaving nothing objectionable on either public or private property.
- B. After cleanup has been completed, the Contractor shall check to see that all drainage ditches are properly graded so as to provide adequate drainage and to prevent ponding of the water in the drainage ditch.



PROJECT LOCATION

INSTALL 360 LF 8" C-900 PVC
WATERLINE

LOCATE AND RECONNECT
5 EA - 5/8" SERVICE
1 EA - 1 1/2" SERVICE
1 EA - 2" SERVICE

CONNECT TO EXISTING
6" PVC WATERLINE

2" TEMPORARY
D WATERLINE
CONNECT EXISTING

SAWCUT REMOVE AND REPLACE
CONCRETE PAVEMENT AS REQUIRED
FOR INSTALLATION OF WATERLINE

CONNECT TO EXISTING
8" PVC WATERLINE
INSTALL 8" GATE VALVE

WATERLINE REPLACEMENT
(TACO CASA) 248

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, PE, Director of Capital Engineering

MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a resolution to reject all bids received in response to ITB 2025-017 (Project 197409). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program

SUMMARY:

The City issued a request for invitation to bid (ITB 2025-017) for the Intersection Improvements for SW Alsbury Blvd. & NW John Jones Drive. This contract was procured through an Invitation for Bids in accordance with Texas Local Government Code Chapter 252. Invitation for Bids No. ITB 2025-017 was advertised on October 12, 2025 and October 19, 2025 and posted on the City's electronic bidding platform, Bonfire, from October 12, 2025 to November 6, 2025. The opportunity was distributed to 384 vendors under 8 applicable commodity codes, and the City received 6 responses.

On December 15, 2025, City Council decided to not award the contract to the low bidder, J&L Construction, LLC for construction services and directed staff to return with a resolution to reject all bids

RECOMMENDATION:

Consider and take possible action on a resolution to reject all bids received in response to ITB 2025-017 (Project 197409).

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$1,795,662.17

Account Number(s): 4203101 70020

Fund: CO Bonds

Account Description: StBndConst

Procurement Method: Invitation to Bid

STAFF CONTACT:

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612



INTERSECTION IMPROVEMENTS FOR SW ALSBURY BOULEVARD & NW JOHN JONES DRIVE

REJECTION OF ALL BIDS TO ITB 2025-0017

PRESENTED TO THE CITY COUNCIL

JANUARY 5, 2026

CONSTRUCTION PROCUREMENT

Invitation to Bid issued October 12, 2025

Bids Opened November 6, 2025

6 Submissions Received

J&L Construction LLC	\$1,632,420.17
2L Construction LLC	\$1,710,118.25
SYB Construction CO., Inc.	\$1,967,283.22
Stablile & Winn, Inc.	\$2,009,256.04
JR West Texas Concrete LLC	\$2,165,769.64
Xit Paving and Construction Inc.	\$2,169,690.00

Low Bidder is J&L Construction LLC: \$1,632,420.17



The City Council Decision

- On December 15, 2025, City Council directed staff to return with a resolution to reject all bids and then to readvertise the project immediately thereafter.

ACTION REQUESTED

Consider and take possible action on a resolution to reject all bids received in response to ITB 2025-017 (Project 197409).

Questions/Comments

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, REJECTING ALL BIDS RESPONSIVE TO CITY OF BURLESON REQUEST FOR INVITATION TO BID NUMBER 2025-017.

WHEREAS, the City of Burleson, Texas (“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, the City issued a request for invitation to bid in ITB 2025-017 for the Intersection Improvements for SW Alsbury Blvd. & NW John Jones Drive; and

WHEREAS, the City received six bid proposals in response to ITB 2025-017; and

WHEREAS, the City Council desires to reject all bids received in response to ITB 2025-017.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby rejects all bids received in response to ITB 2025-017.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

2245 SW Wilshire BLVD (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. *(First and Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-0)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On October 13, 2025, an application was submitted by Matt Powell with CWC Land & Survey on behalf of Walter Matyastik (owner) to change the zoning of approximately 3.268 acres of land to "SF-7" Single-family for the future development of approximately 13 residential lots.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-7, Single-family7 dwelling district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Residential
East	A, Agricultural	Undeveloped
South	SF7, Single-family	Future Bear Ridge Subdivision
West	SF7, Single-family	Future Bear Ridge Subdivision

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development

Staff has determined that the requested zoning district of SF-7 bests aligns with the adjacent existing and connecting SF-7 zoning / subdivision, prevailing development patterns, and that community commercial would be difficult on this specific parcel based on not having frontage or direct access on a major street to develop as non-residential.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

December 2, 2025: The Planning and Zoning Commission recommended approval 8-0.

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

ZC Case 25-305

PRESENTED TO CITY COUNCIL– 1.5.26

TONY D. MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 2245 SW Wilshire

Location:

- 2245 SW Wilshire
- 3.268 acres

Applicant:

- Matt Powell (CWC Land & Survey)
- Walter Matyastik (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SF7” Single-family (Case 25-305).

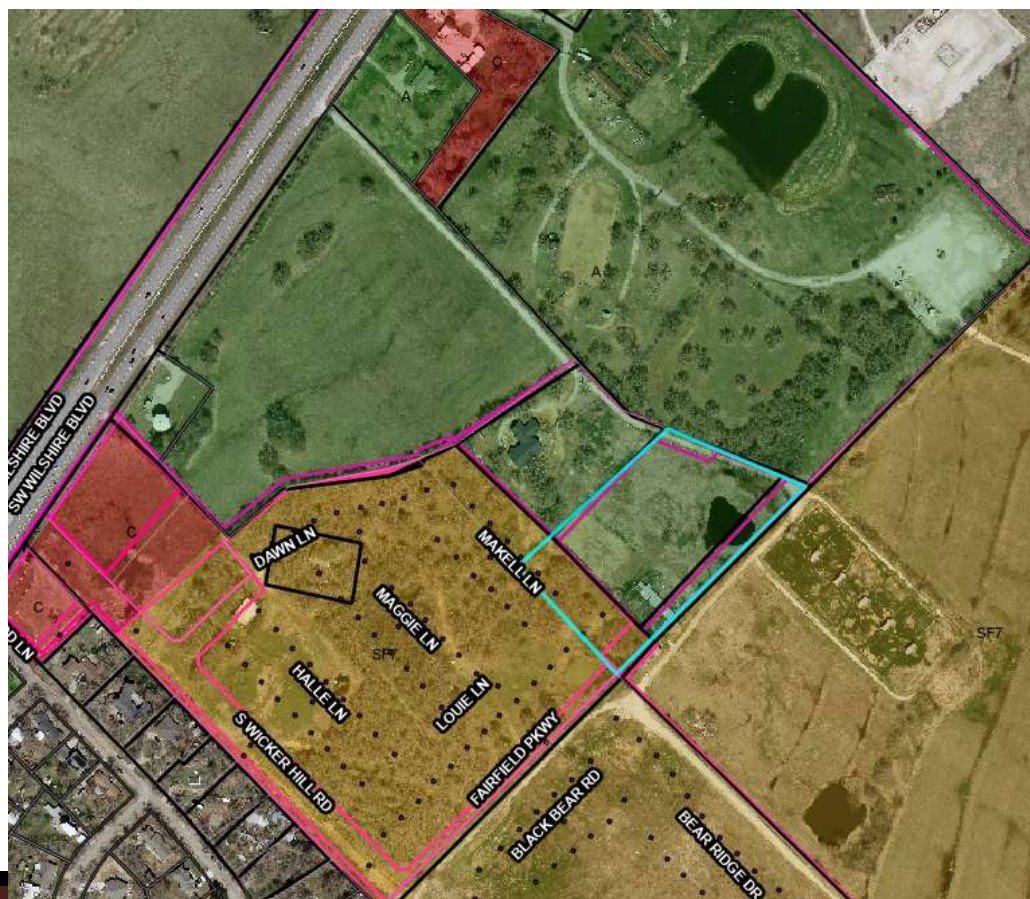


Zoning

A, Agricultural

Comprehensive Plan

Community Commercial



If approved, the zoning change of the 3.268 acres would add approximately 13 single-family lots ranging in size from 7,500 SF to 11,034 SF.



ZC – 2245 SW Wilshire

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

ZC – 2245 SW Wilshire

P&Z Summary:

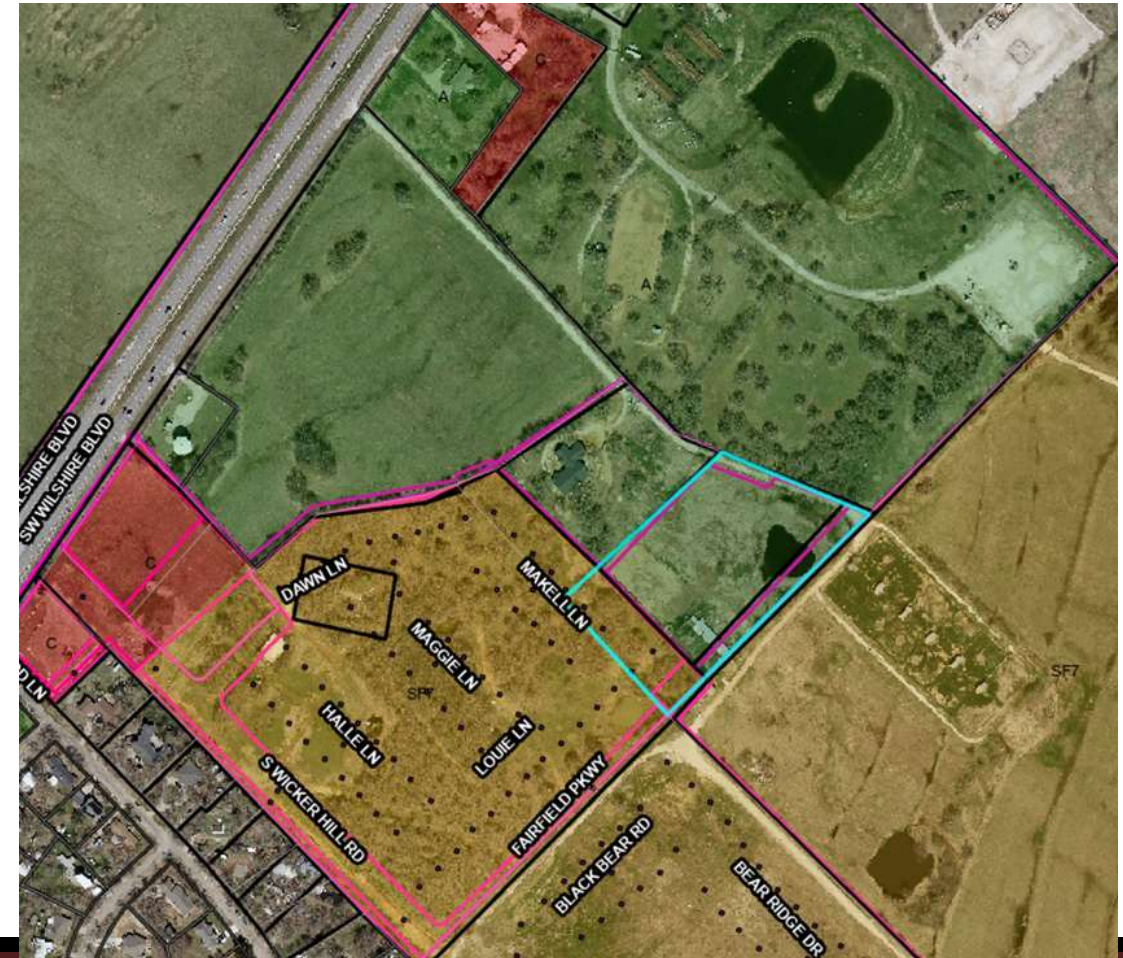
- Recommended approval (8-0)
- Applicant spoke on how the addition would benefit the overall Bear Ridge development and requested approval of the zoning change .
- No other speakers



ZC – 2245 SW Wilshire

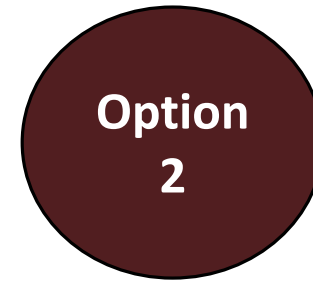
Staff Recommendation:

- Staff has determined that the requested zoning district of SF-7 best aligns with the adjacent existing and connecting SF-7 zoning / subdivision, prevailing development patterns, and that community commercial would be difficult on this specific parcel based on not having frontage or direct access on a major street to develop as non-residential.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 3.268 ACRES OF LAND; BEING A PORTION OF LAND DESCRIBED AS TRACT 2 IN THE DEED RECORDED IN INSTRUMENT NO. 2022-27469, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T), AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “A” AGRICULTURAL TO “SF7” SINGLE-FAMILY DWELLING DISTRICT-7; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“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, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by **Walter Matvastik** on **October 13, 2025**, under **Case Number 25-305**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **8 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district-7 (SF7)** and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in

the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural to SF7, Single-family dwelling district-7.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

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

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance 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.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, LLC, AND DESCRIBED AS TRACT 2 IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-27469, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 2;

THENCE N 43°53'37" W ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-25924 D.R.J.C.T., A DISTANCE OF 313.77 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWESTERLY LINE OF SAID TRACT 2;

THENCE N 43°32'54" E LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 363.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 68°44'47" E, A DISTANCE OF 133.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 43°32'54" E, A DISTANCE OF 32.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD HOLYBEE AND KATHY HOLYBEE IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-31138, D.R.J.C.T.;

THENCE ALONG SAID SOUTHWESTERLY LINE S 68°44'47" E, A DISTANCE OF 205.35 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST EASTERLY CORNER OF SAID TRACT 2;

THENCE S 43°32'54" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2, A DISTANCE OF 538.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.268 ACRES OF LAND, MORE OR LESS.

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

1500 CR 602, Voluntary Annexation (Case 25-260): Hold a public hearing and consider and take possible action on an ordinance for the voluntary annexation of approximately 80.122 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 1500 CR 602. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (No Planning and Zoning Commission action was required for this item)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On September 2, 2025, an application was submitted by Clay Cristy with ClayMoore Engineering on behalf of Srini Geedipally (Burleson Estates LLC) for the voluntary annexation of approximately 80.122 acres of land for a future residential subdivision.

DEVELOPMENT OVERVIEW:

An annexation schedule has been developed per the Texas Local Government Code Section 43.0673, which governs the procedure to be followed by the municipal government for this type of annexation. In accordance with this statute, annexations must be strictly coordinated in conjunction with the City Council public hearing schedule due to specific timing mandates established by Texas State Law.

Zoning and Land Use Table

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that a use of residential aligns would align with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district of SF-10 do not conform to the existing lot sizes and density in the area.

Taylor Bridge North - 29 Lots

23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Taylor Bridge Estates -20 Lots

12 lots of 1 acre or more, 8 lots of 2 acres or more

Timber Green Addition - 1 acre lots

Any new development within the ETJ requires lot size to be a minimum of 1 acre

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend disapproval to City Council for an ordinance for the annexation request.

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

December 2, 2025: The Planning and Zoning Commission recommended disapproval of a zoning request (subject to annexation) 8-0.

December 13, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

March 1, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

REFERENCE:

[LOCAL GOVERNMENT CODE CHAPTER 43.](#)

[MUNICIPAL ANNEXATION \(texas.gov\)](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Annexation Case 25-260

PRESENTED TO CITY COUNCIL– 1.5.26

TONY D. MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ANNEX – 1500 CR 602

Location:

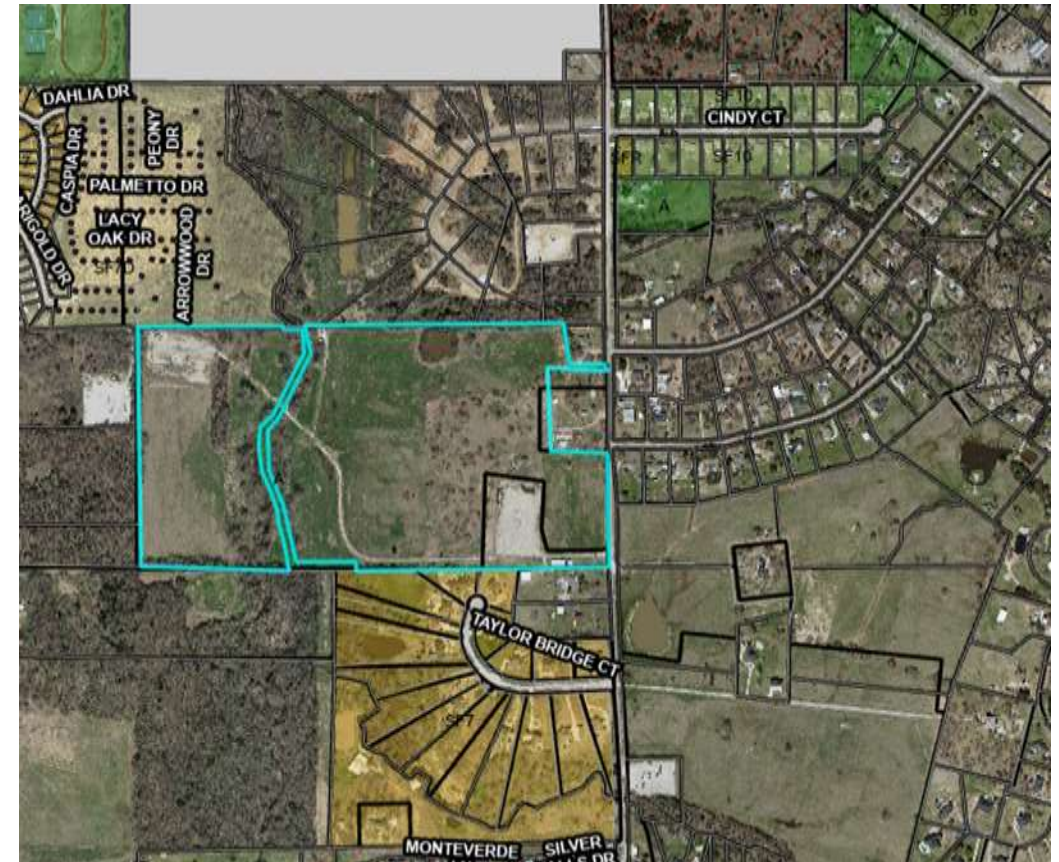
- 1500 CR 602
- 80.122 acres

Applicant:

- Clay Cristy (ClayMoore Engineering)
- Srini Geedipally (Owner)

Item for approval:

Voluntary Annexation (Case 25-260)

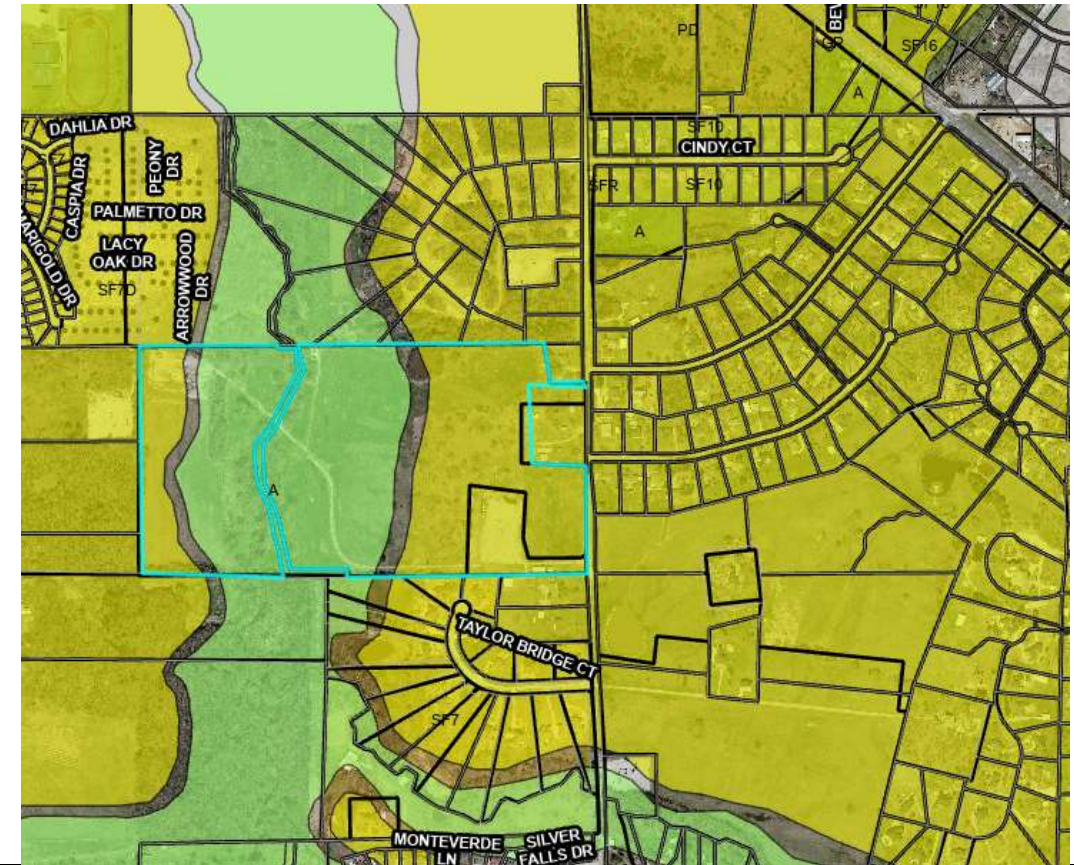
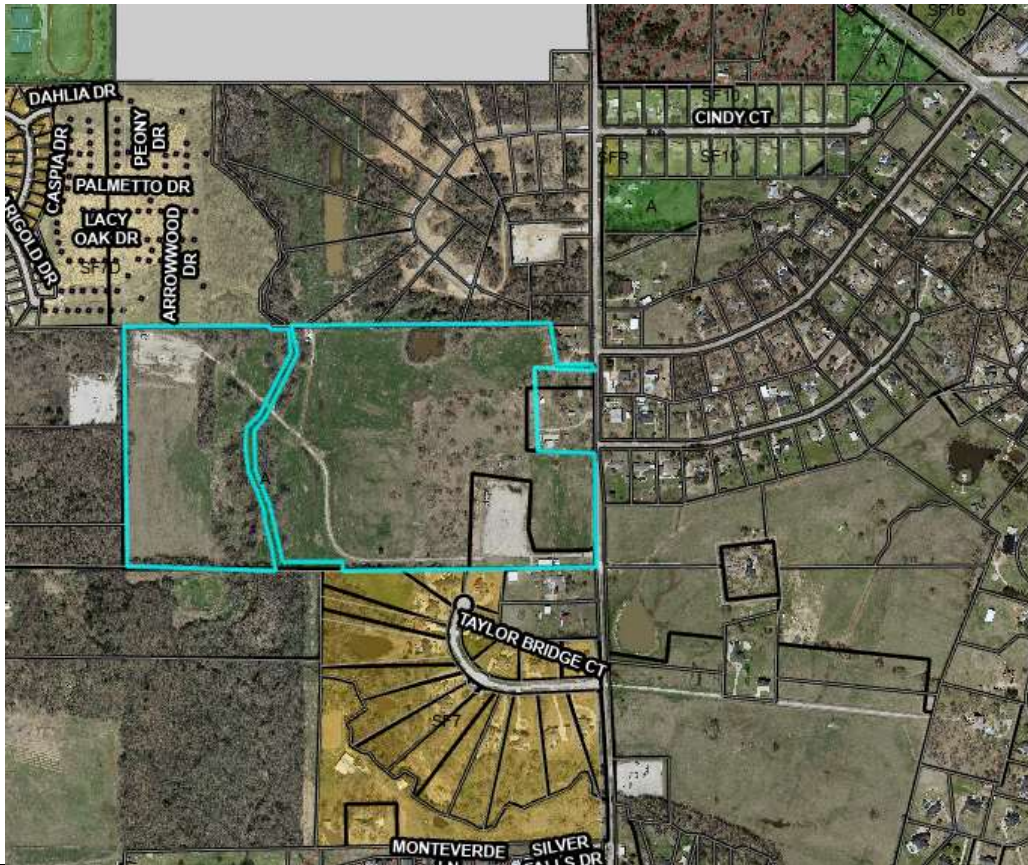


Zoning

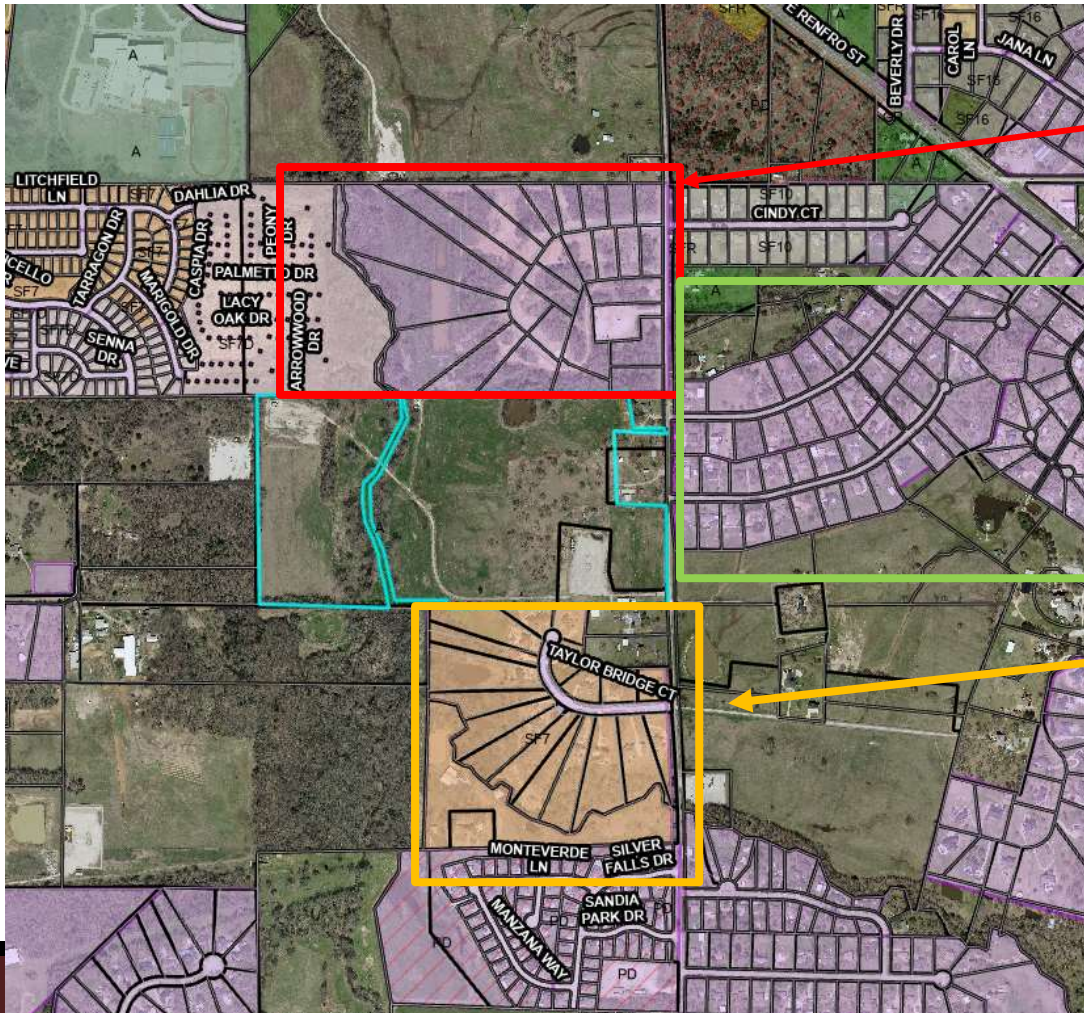
ETJ – A, Agricultural upon Annexation

Comprehensive Plan

Neighborhoods



Adjacent Subdivisions



Taylor Bridge North ~ 29 Lots
23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Timber Green Addition - 1 acre lots
Any new development within the ETJ requires lot size to be a minimum of 1 acre

Taylor Bridge Estates ~20 Lots
12 lots of 1 acre or more, 8 lots of 2 acres or more

Site History

- March 1, 2021 – Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

- December 13, 2021 – Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

Staff received inquiries during the previous zoning requests with concerns regarding:

- Density
- Traffic/Road improvements
- Lot size concerns
- Compatibility issues
- Previous intersection improvement promise at Renfro/CR 602.

ANNEX – 1500 CR 602

Public Hearing Notice:

- Published in the newspaper.
- Posted on City Website.
- Notified school districts and sent utility letters for annexation hearing.



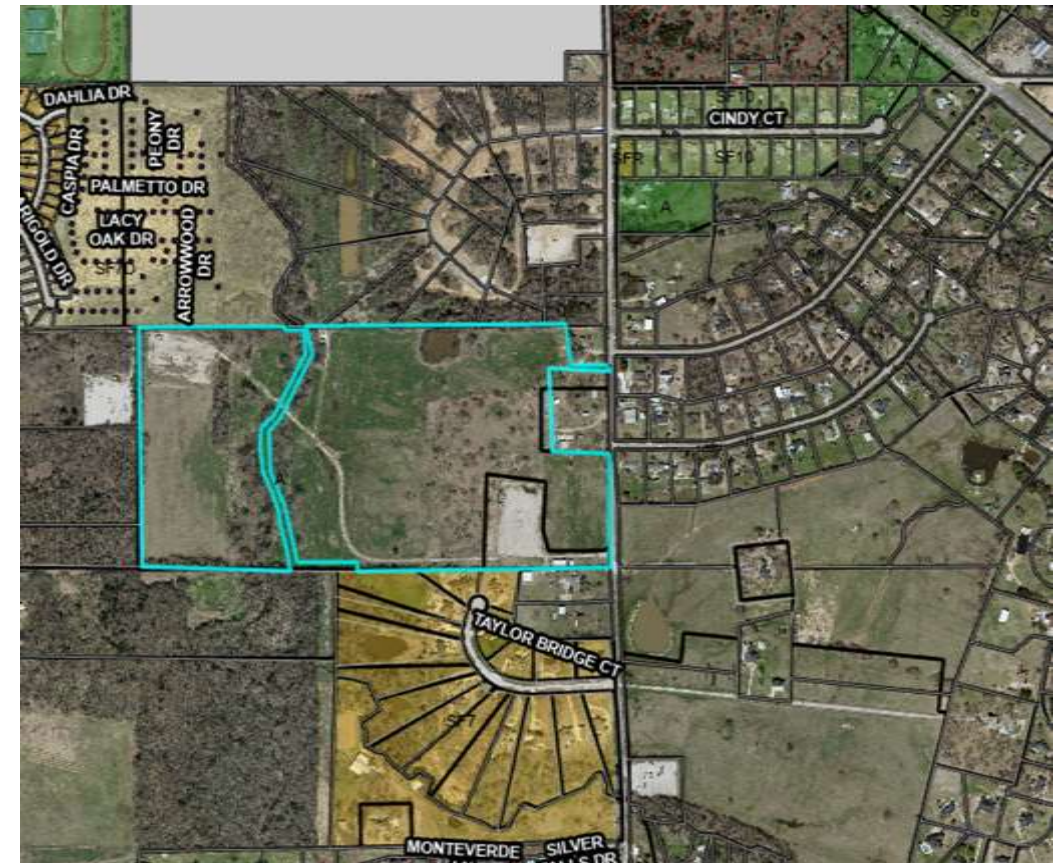
Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

ANNEX – 1500 CR 602

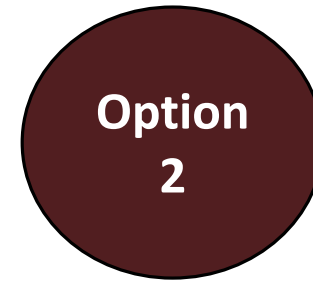
Staff Recommendation:

- Staff recommends disapproval of the voluntary annexation request.
- The applicant's interest in annexation is to secure SF-10 zoning.
- Sewer line is located on the property
- City does not have the sewer Certificate of Convenience and Necessity (CCN) to serve this property.
- Would require City to make application to PUC for amendment to service area.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Tony D. McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF BURLESON; PROVIDING FOR THE ANNEXATION OF 80.122 ACRES OF LAND DESCRIBED IN THE WILLIAM B. CAPPS SURVEY, ABSTRACT NO.140, AS DESCRIBED IN THE WARRANTY DEED to Dennis Stanford (HEREINAFTER REFERRED TO AS STANFORD TRACT), AS RECORDED IN VOLUME 410, PAGE 590, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.); SAID ANNEXATION AREA IS LOCATED IN THE EXCLUSIVE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BURLESON; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS OF BURLESON, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson ("City"), Texas 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, Subchapter C-3 of Chapter 43 of the Texas Local Government Code provides that a municipality may annex an area if each landowner in the area requests annexation; and

WHEREAS, the proposed annexation of the territory hereinafter described was requested by petition letter, shown herein as Exhibit "B" and submitted executed **September 2, 2025, by Srinu Geedipally of Burleson Estates, LLC**, sole owner of the Annexation Area; and

WHEREAS, Subchapter C-3 of Chapter 43 of the Texas Local Government Code requires that before adopting an ordinance annexing an area that a municipality conduct a public hearing, post notice of the public hearing on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the public hearing and that said notice must remain posted until the date of the hearing, and publish notice of the public hearing at least once in a newspaper of general circulation in the municipality and the area proposed to be annexed on or after the 20th day but before the 10th day before the date of the public hearing; and

WHEREAS, the first and final public hearing before the City Council of the City of Burleson, Texas, wherein all interested persons were provided an opportunity to be heard on the proposed annexation of the territory hereinafter described, was held in the City

Council Chambers at the City Hall Building, 141 W. Renfro Street in Burleson, Texas, on January 5, 2026; and

WHEREAS, notice of such first and final public hearing was published in a newspaper having general circulation in the City of Burleson, Texas, and in the hereinafter described territory on December 19, 2025, which date was not more than twenty (20) days nor less than ten (10) days prior to the date of said such public hearing; and

WHEREAS, notice of such first and final public hearing was posted on the City of Burleson's Internet website, on December 19, 2025, which date was not more than twenty (20) days nor less than ten (10) days prior to the date of said such public hearing, and remained posted through the date of the such public hearing; and

WHEREAS, Subchapter Z of Chapter 43 of the Texas Local Government Code requires that before adopting an ordinance annexing an area that the municipality provide written notice of the proposed annexation to each public school district located in the area proposed for annexation within the period prescribed for providing the notice of the required public hearing; and

WHEREAS, written notice of the proposed annexation was provided to the Burleson Independent School District, 1160 SW Wilshire Blvd., Burleson, Texas, 76028 on December 19, 2025, and such notice date was not more than twenty (20) days nor less than ten (10) days prior to the date of the required public hearing; and

WHEREAS, all of the Annexation Area (defined below) described herein is adjacent to and within the exclusive extraterritorial jurisdiction of the City of Burleson, Texas; and

WHEREAS, Chapter 43, Subchapter E, Section 43.106 of the Texas Local Government Code requires municipalities annexing a territory that includes or abuts a county road to also annex the entire width of the county road and adjacent right-of-way on both sides of the county road; and

WHEREAS, a written agreement regarding services as required by Section 43.0672 of the Texas Local Government Code is attached as Exhibit "C" (the "Service Plan"); and

WHEREAS, the hereinafter described territory contains 88.140 acres of land, more or less; and

WHEREAS, the City and owner of the Annexation Area, Burleson Estates, LLC, both find and agree that no part of the Annexation Area is located adjacent to a navigable waterway; and

WHEREAS, the City Council of the City of Burleson finds it to be in the best interest of the citizens of Burleson to enter into the municipal services agreement described herein; and

WHEREAS, the City Council may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the Code of Ordinances of the City of Burleson; and

WHEREAS, the City Council finds that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance concern changes to the boundaries of the City via annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1 ANNEXATION

That all portions of the following tract (the "Annexation Area") located in Johnson County, Texas, comprising a total of 80.122 acres of land, more or less, is hereby annexed into the City of Burleson as a part of the city for all municipal purposes, and the city limits are extended to include such Annexation Area, being tracts of land conveyed in the warranty deed to Dennis Stanford (hereinafter referred to as Stanford tract), as recorded in Volume 410, Page 590, Deed Records, Johnson County, Texas (D.R.J.C.T.), being described and depicted in Exhibit "A" and incorporated into this Ordinance. In the event of a discrepancy between the description and the depiction, the depiction shall control.

SECTION 2 RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

That the owners and inhabitants of the Annexation Area are entitled to all of the rights and privileges of all other citizens and property owners of the City of Burleson, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3 OFFICIAL MAP

That the official map and boundaries of the City, previously adopted and amended, is hereby amended to include the Annexation Area as a part of the City of Burleson, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the town to add the territory annexed as required by law.

**SECTION 4
FILING CERTIFIED COPY**

That the City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Johnson County, Texas, and with the Johnson County Appraisal District.

**SECTION 5
SERVICE PLAN**

That attached hereto, marked as Exhibit "C" and incorporated herein for all purposes incident hereto, is a Service Plan providing for the extension of municipal services into the Annexation Area, which was made available at the public hearings for inspection by and explanation to the inhabitants of the area to be annexed.

**SECTION 6
INCORPORATION OF RECITALS**

That the findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

**SECTION 7
CUMULATIVE CLAUSE**

That this ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 8
SEVERABILITY CLAUSE**

That should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

**SECTION 9
AREAS EXCEPTED FROM ANNEXATION**

That should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Burleson, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the

remainder of such Annexation Area. The City Council hereby declares it to be its purpose to annex into the City of Burleson every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed into the City of Burleson any lands or area which are presently part of and included within the limits of the City of Burleson, or which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Burleson's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 10 EFFECTIVE CLAUSE

That this ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED: the _____ day of _____,
20_____.

First and Final Reading: the _____ day of _____,
20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM &
LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT A

Annexation Area Metes and Bounds

BEING 80.122 acres or (3,490,128 square feet) of land in the William B. Capps Survey, Abstract Number 140, Johnson County, Texas; said 80.122 acres or (3,490,128 square feet) of land being the remaining portion of that certain tract of land described in a Warranty Deed to Dennis Stanford (hereinafter referred to as Stanford tract), as recorded in Volume 410, Page 590, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 80.122 acres or (3,490,128 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeasterly corner of the remainder of said Stanford tract, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Darwin and Jennifer Kinsey (hereinafter referred to as Kinsey tract), as recorded in Book 2976, Page 105, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), same also being the South line of that certain tract of land described in a Deed of Trust to TBEN LLC (hereinafter referred to as TBEN tract), as recorded in Instrument Number 2019-13136, O.P.R.J.C.T.;

THENCE South 09 degrees 15 minutes 27 seconds East, departing the South line of said TBEN tract, with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 236.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 88 degrees 26 minutes 00 seconds East, continue with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 207.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the apparent existing West right-of-way line of County Road 602 (variable width right-of-way, no record found);

THENCE South 00 degrees 07 minutes 23 seconds East with the common line between said Stanford tract and the apparent existing West right-of-way line of said County Road 602, a distance of 1117.09 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the South line of said Stanford tract, same being the Northeast corner of that certain tract of land described in a Warranty Deed to Billy D. Stanford (hereinafter referred to as Billy Stanford tract), as recorded in Volume 551, Page 175, D.R.J.C.T.;

THENCE South 88 degrees 43 minutes 45 seconds West, departing the existing West right-of-way line of said County Road 602, with the common line between said Stanford tract and said Billy Stanford tract, pass at a distance of 284.50 feet, the Northwest corner of said Billy Stanford tract, same being the Northeast corner of the remainder of that certain tract of land in a Warranty Deed to Thelma Ray (hereinafter referred to as Ray tract), as recorded in Volume 333, Page 195, D.R.J.C.T. and continue

with said course, the common line between said Stanford tract and said Ray tract for a total distance of 502.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of the remainder of said Ray tract, same being the Northeast corner of that certain tract of land described as Taylor Bridge Estates, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 9, Page 363, Slide C, Plat Records, Johnson County, Texas;

THENCE South 89 degrees 21 minutes 27 seconds West with the common between said Stanford tract and said Taylor Bridge Estates, a distance of 1015.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of said Taylor Bridge Estates, same being the Northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Arthur J. Speece, III and wife, Dorothy G. Speece (hereinafter referred to as Speece tract), as recorded in Volume 1775, Page 767, D.R.J.C.T.;

THENCE North 89 degrees 36 minutes 20 seconds West with the common line between said Stanford tract and said Speece tract, a distance of 1103.29 feet to a one-half inch iron rod found for the Southwest corner of said Stanford tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to Lori L. Sommers (hereinafter referred to as Sommers tract), as recorded in Book 2445, Page 461, O.P.R.J.C.T.;

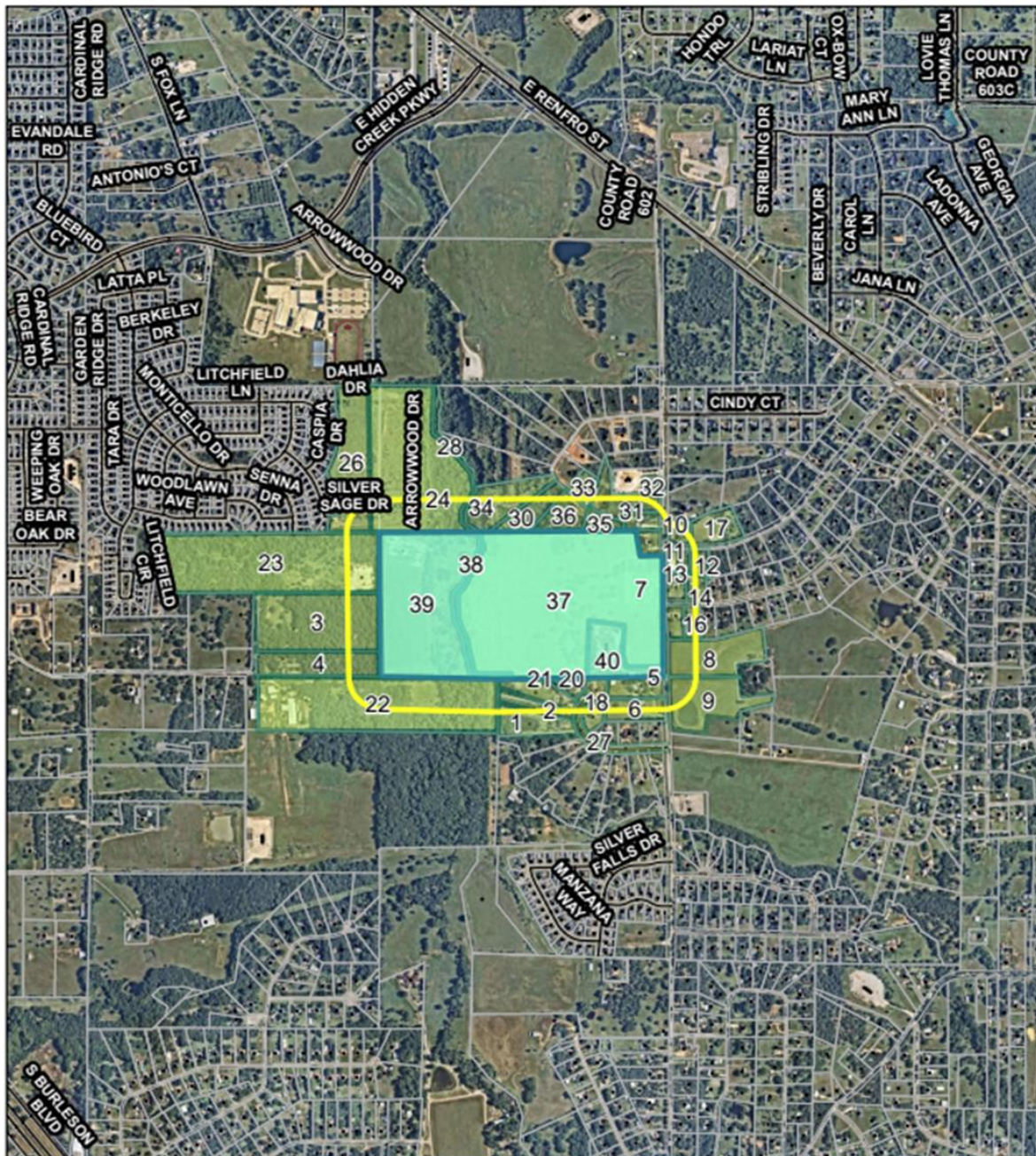
THENCE North 00 degrees 21 minutes 31 seconds West, departing the North line of said Speece tract, with the common line between said Stanford tract and said Speece tract, a distance of 194.53 feet to a five-eighths inch iron rod found for the Northeast corner of said Speece tract, same being the Southeast corner of that certain tract of land described in a General Warranty Deed to David M. Garcia and wife, Elvira G. Garcia (hereinafter referred to as Garcia tract), as recorded in Book 1684, Page 666, O.P.R.J.C.T.;

THENCE North 00 degrees 07 minutes 55 seconds East with the common line between said Stanford tract and said Garcia tract, a distance of 587.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of said Garcia tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed to Frances D. Lyles and Edward R. Lyles (hereinafter referred to as Lyles tract), as recorded in Book 4037, Page 654, O.P.R.J.C.T.;

THENCE North 00 degrees 14 minutes 25 seconds East with the common line between said Stanford tract and said Lyles tract, a distance of 560.21 feet to a three-eighths inch iron rod found for the Northwest corner of said Stanford tract, same being the Northeast corner of said Lyles tract, same also being in the South line of that certain tract of land described in a Special

Warranty Deed to Bloomfield Homes, LP (hereinafter referred to as Bloomfield Homes tract), as recorded in Instrument Number 2012-11328, O.P.R.J.C.T.

THENCE North 89 degrees 33 minutes 36 seconds East with the common line between said Stanford tract and said Bloomfield Homes tract, pass at a distance of 855.16 feet, the Southeast corner of said Bloomfield Homes tract, same being the Southwest corner of the aforesaid TBEN tract and continue with said course, with the common line between said Stanford tract and said TBEN tract for a total distance of 2370.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 80.122 acres or (3,490,128 square feet) of land.



In accordance with Texas Local Government Code Section 43.106, the entire width of any portion of County Road 602 that abuts the tract described above is hereby annexed along with the adjacent right-of-way on both sides of said portion of County Road 602.

Exhibit "B"

Request for Annexation by Owner of Annexation Area



September 2, 2025

City of Burleson
Development Services

Re: 602 Burleson Estates
Letter of Intent

To Whom it May Concern;

Please let this letter serve as a request to be annexed into the City of Burleson. Annexing into the city of Burleson would be beneficial for our proposed development by being incorporated into the city of Burleson and the associated city services. The proposed development would include developing 96 residential homes and the infrastructure associated with the development. The site would include two points of access along CR 602. An associated Zoning application would have also been included to establish the zoning for this parcel.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Srinidhi", followed by a long horizontal line.

Srinidhi Geedipally
Burleson Estates, LLC

Exhibit “C”

AGREEMENT FOR CITY OF BURLESON ANNEXATION SERVICE PLAN FOR ANNEXED AREA

Property Subject to Plan: 88.140 ACRES OF LAND, MORE OR LESS, IS HEREBY ANNEXED INTO THE CITY OF BURLESON AS A PART OF THE CITY FOR ALL MUNICIPAL PURPOSES, AND THE CITY LIMITS ARE EXTENDED TO INCLUDE SUCH ANNEXATION AREA, BEING TRACTS OF LAND CONVEYED IN THE DEED RECORDS AS FOLLOWS; A PORTION OF LAND CONVEYED TO BURLESON DEVELOPMENT INC., IN THE DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY TEXAS, (D.JR.C.T), BEING DESCRIBED AND DEPICTED IN EXHIBIT “A” AND INCORPORATED INTO THIS ORDINANCE.

Location: Approximate 1500 County Road 602

County: Johnson

This Agreement is entered into between the City of Burleson (“City”) and **Burleson Estates, LLC** (“Owners”) pursuant to Section 43.0672 of the Texas Local Government Code. The parties agree that no part of the Annexation Area is located adjacent to a navigable waterway. The parties agree to the provision of services set forth below.

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Burleson, Texas, at the following levels and in accordance with the following service plan programs:

I. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

1. POLICE PROTECTION

The City of Burleson, Texas will provide police protection to the Annexation Area at the same or similar level of service now being provided to other areas of the City of Burleson, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation

Area based on population growth, predicted future growth, call volume and response times.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Burleson, Texas will provide, or cause to be provided, fire protection and ambulance service to the Annexation Area at the same or similar level of service now being provided to other areas of the City of Burleson, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

3. SOLID WASTE COLLECTION

The City of Burleson, Texas provides, or causes to provide, solid waste and refuse collection services within the city limits of the City of Burleson, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed areas to the extent that the annexed lot or tract is adjacent to public right-of-way. Persons using the services of a privately owned solid waste management service provider prior to the effective date of annexation may continue to use such services until the second anniversary of the annexation in accordance with Section 43.056 (n) and (o), Local Government Code, State of Texas.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

At the time of this annexation, this property is served by Bethesda Water Corporation. Maintenance of Bethesda water lines shall remain their responsibility. Any and all water or waste water facilities owned or maintained by the City of Burleson, Texas, at the time of annexation shall continue to be maintained by the City of Burleson, Texas. Any and all water or waste water facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Burleson, Texas, to the extent of its ownership. The newly annexed existing water mains at their existing locations shall be available for point of use extension based upon the current City's standard water extension policies now existing or as may be amended.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the public, and which are owned by the City of Burleson, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway, or utility company easement shall be maintained by the applicable utility company servicing the City of Burleson, Texas, pursuant to the current rules, regulations and fees of the City of Burleson, Texas.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Burleson, Texas, is not aware of the existence of any public parks, public playgrounds or public swimming pools now located in the area proposed for annexation. In the event any such public parks, public playgrounds, or public swimming pools do exist and are public facilities, the City of Burleson, Texas, will maintain such areas to the same extent and degree that it maintains public parks, public playgrounds and public swimming pools and other similar areas of the City now incorporated in the City of Burleson, Texas.

7. MAINTENANCE OF PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Burleson, Texas is not aware of the existence of any publicly owned municipal facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned municipal facility, building or municipal service does exist and are public facilities, the City of Burleson, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned municipal facilities, buildings or municipal services of the City now incorporated in the City of Burleson, Texas.

II. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the annexation, unless otherwise noted:

1. LIBRARY SERVICES

Any residents of the Annexation Area will be eligible to receive library services from the Burleson Public Library commencing on the effective date of the annexation.

2 MUNICIPAL ADMINISTRATION

The City of Burleson, Texas will provide general municipal administration and administrative services commencing on the effective date of the annexation.

3. ENFORCEMENT OF CODES AND ORDINANCES

Enforcement of the City's ordinances and regulatory codes will be provided within the Annexation Area on the effective date of the annexation. The City's health, environmental, building, plumbing, mechanical, electrical, and all other codes will be enforced within the Annexation Area beginning with the effective date of the annexation. The City's zoning ordinance, subdivision regulations, design standards manual and related ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation. Complaints of ordinance or regulation violations within the area will be answered and

investigated by existing personnel.

4. INSPECTION SERVICES

All inspection services furnished by the City of Burleson, Texas, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.

III. CONSTRUCTION OF CAPITAL IMPROVEMENTS

In addition to the services listed above, the City of Burleson, Texas will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City no later than two and one-half (2-½) years after the effective date of the annexation except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service. If full municipal services cannot be reasonably provided within the aforementioned time period, the City of Burleson, Texas will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a land subdivision within the Annexation Area, whichever occurs later.

1. GENERAL

- a. The City policy for extending water and waste water service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision and development ordinances.
- b. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with law. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

2. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE.

The City Council of the City of Burleson, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical service. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Burleson, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of police, fire and emergency medical services provided within the

corporate limits of the City. The need for construction of new facilities will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

3. WATER FACILITIES AND SERVICES

The area to be annexed is currently served by another water provider with a Certificate of Convenience and Necessity. If further development occurs that warrants extension or expansion of the City's water main, such extension or expansion will be implemented in accordance with the City's utility policies and Water and Wastewater Master Plan. Upon connection to existing mains, water will be provided at rates established by the water service provider.

4. WASTE WATER SERVICES

The area to be annexed is currently not in the City's Certificate of Convenience and Necessity. Current plans for development of the Annexed Area do not warrant extension of wastewater lines. The City of Burleson, Texas will undertake to provide waste water mains for points of connection for serviceable extensions, and/or contract with other utilities to provide service, for the establishment of water and wastewater service within the Annexation Area pursuant to the City's standard wastewater extension policies now in existence or as may be amended by the City Council. Upon connection to existing mains, waste water services will be provided at rates established by the City.

5. ROADS AND STREETS

The City of Burleson, Texas, with cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as provided in areas of similar topography, land use and population density within the present corporate limits of the City of Burleson, Texas. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and population density to the annexed property. Developers will be required, pursuant to the ordinances of the City of Burleson, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Burleson, Texas.

F. MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS, AND THE MAINTENANCE OF ANY OTHER PUBLICLY OWNED FACILITY, BUILDING OR SERVICE.

To the extent that it becomes necessary due to development demands, population growth, and a bona fide need, the City Council of the City of Burleson, Texas, will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

IV. SPECIFIC FINDINGS

The City Council of the City of Burleson, Texas, finds and determines that this Service Plan will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use and population density, and it will not provide a lower level of service in the area proposed to be incorporated than were in existence at the time immediately preceding the effective date of annexation.

AGREED TO AND APPROVED ON THIS ____ DAY OF _____, 2026.

City of Burleson, Texas

Mayor

ATTEST:

City Secretary

AGREED:

BURLESON ESTATES, LLC

By: _____

Print: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is

subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

[Notary Seal]

Notary Public, State of Texas

1560 CR 602 (25-260) Annexation Schedule

Monday, 9/2/25	Applicant submitted Annexation request.
Monday, 9/2/25	Applicant submitted a zone change request to rezone from A, Agriculture (initial zoning upon annexation) to SF-10
Friday, 12/19/25	<p>Publish Date Newspaper Notice for CC Annexation Hearing.</p> <p>Post on City website (must remain through date of public hearing).</p> <p>Notify school districts and send utility letters for annexation. (must be during period for notice of the public hearing).</p> <ul style="list-style-type: none">• Public notice of annexation public hearing must be <i>no less than</i> 10 days (schedule-17 days) and no more than 20 days before public hearing.
Monday, 1/5/26	City Council conducts first and final public hearing on annexation and institutes first and final reading of annexation ordinance.

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. *(First and Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended disapproval 8-0)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On September 2, 2025, an application was submitted by Clay Cristy with ClayMoore Engineering on behalf of Srini Geedipally (Burleson Estates LLC) to change the zoning of approximately 80.122 acres of land to "SF-10" Single-family for the future development of approximately 96 residential lots. Any zoning change would be subject to prior approval of an annexation petition request.

An annexation petition has been concurrently submitted as Case 25-260. The applicant has requested that the zoning be discussed prior to the annexation and if there is not support for approval of the requested zoning district, that the request for annexation be withdrawn.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-10, Single-family-10 dwelling district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Taylor Bridge North
East	Burleson ETJ	Residential
South	SF7, Single-family and ETJ	Taylor Bridge Estates
West	Burleson ETJ	Predominantly Undeveloped

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that the requested use of residential aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district of SF-10 do not conform to the existing lot sizes and density in the area.

Taylor Bridge North - 29 Lots

23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Taylor Bridge Estates -20 Lots

12 lots of 1 acre or more, 8 lots of 2 acres or more

Timber Green Addition - 1 acre lots

Any new development within the ETJ requires lot size to be a minimum of 1 acre

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend disapproval to City Council for an ordinance for the zoning change, subject to consideration of the preceding annexation request.

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

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

December 2, 2025: The Planning and Zoning Commission recommended disapproval 8-0.

December 13, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

March 1, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

ZC Case 25-258

PRESENTED TO CITY COUNCIL– 1.5.26

TONY D. MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 1500 CR 602

Location:

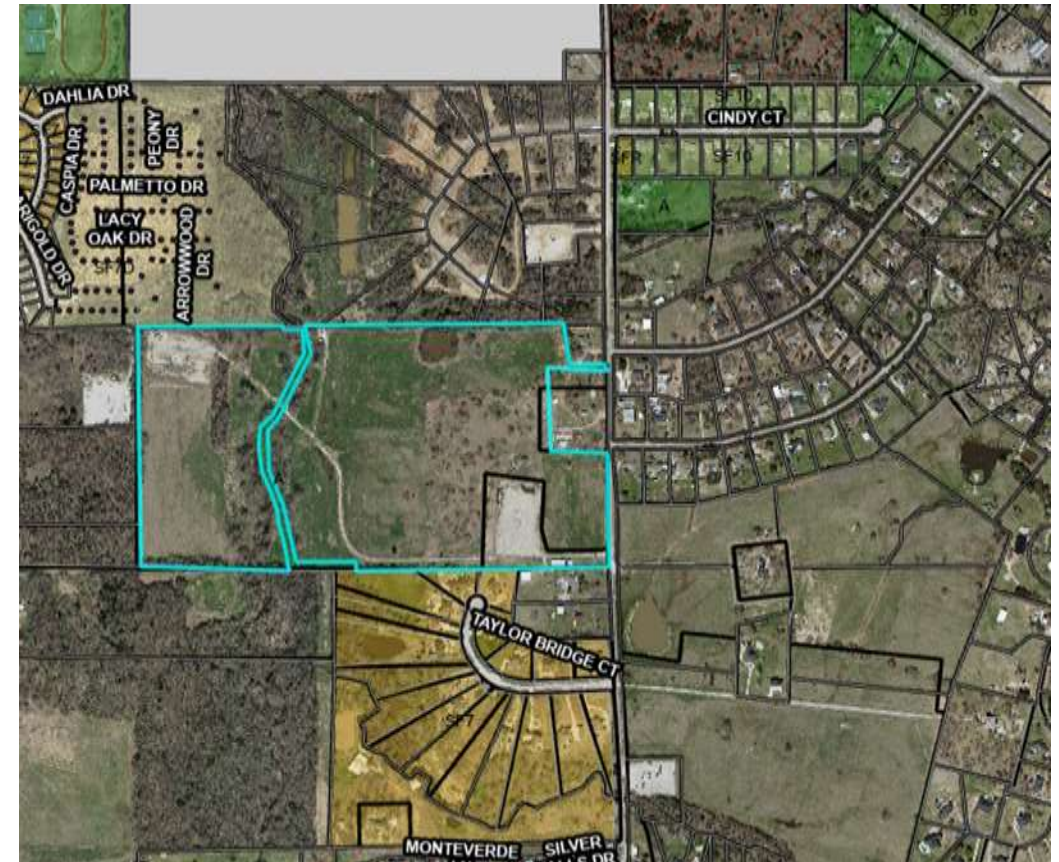
- 1500 CR 602
- 80.122 acres

Applicant:

- Clay Cristy (ClayMoore Engineering)
- Srini Geedipally (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SF10” Single-family (Case 25-258).

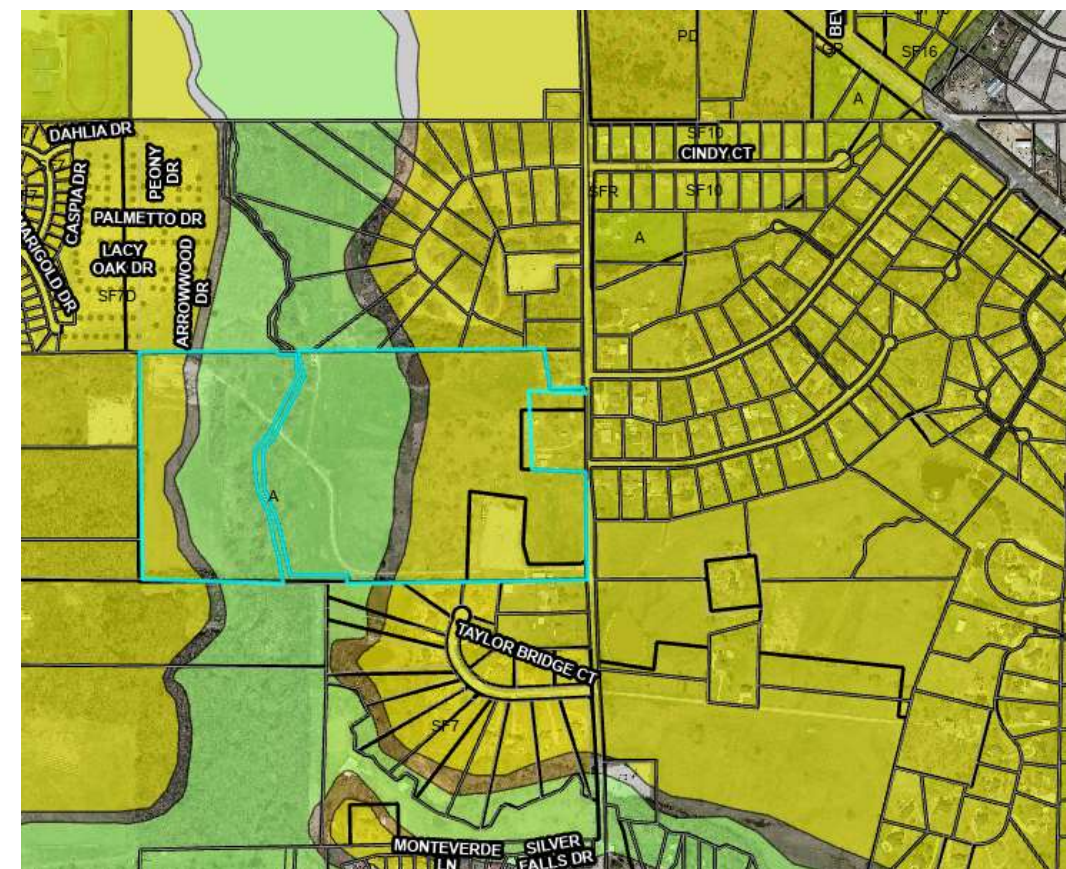
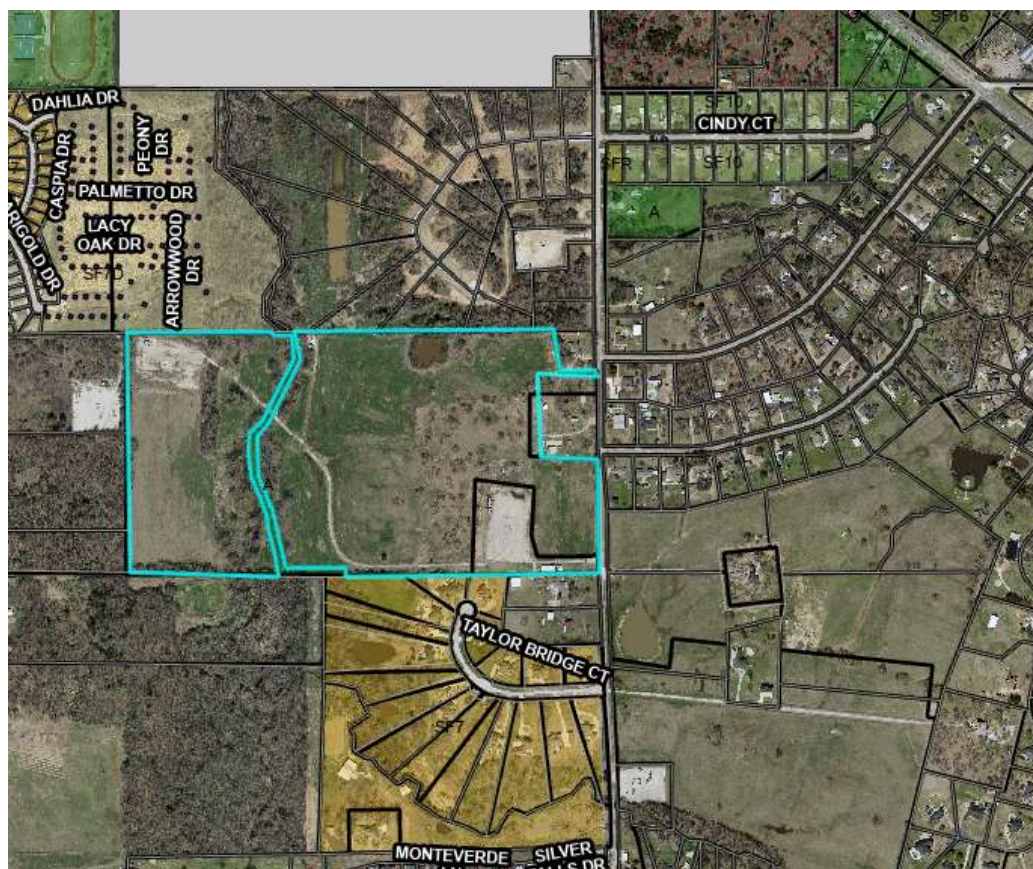


Zoning

ETJ – A, Agricultural upon Annexation

Comprehensive Plan

Neighborhoods



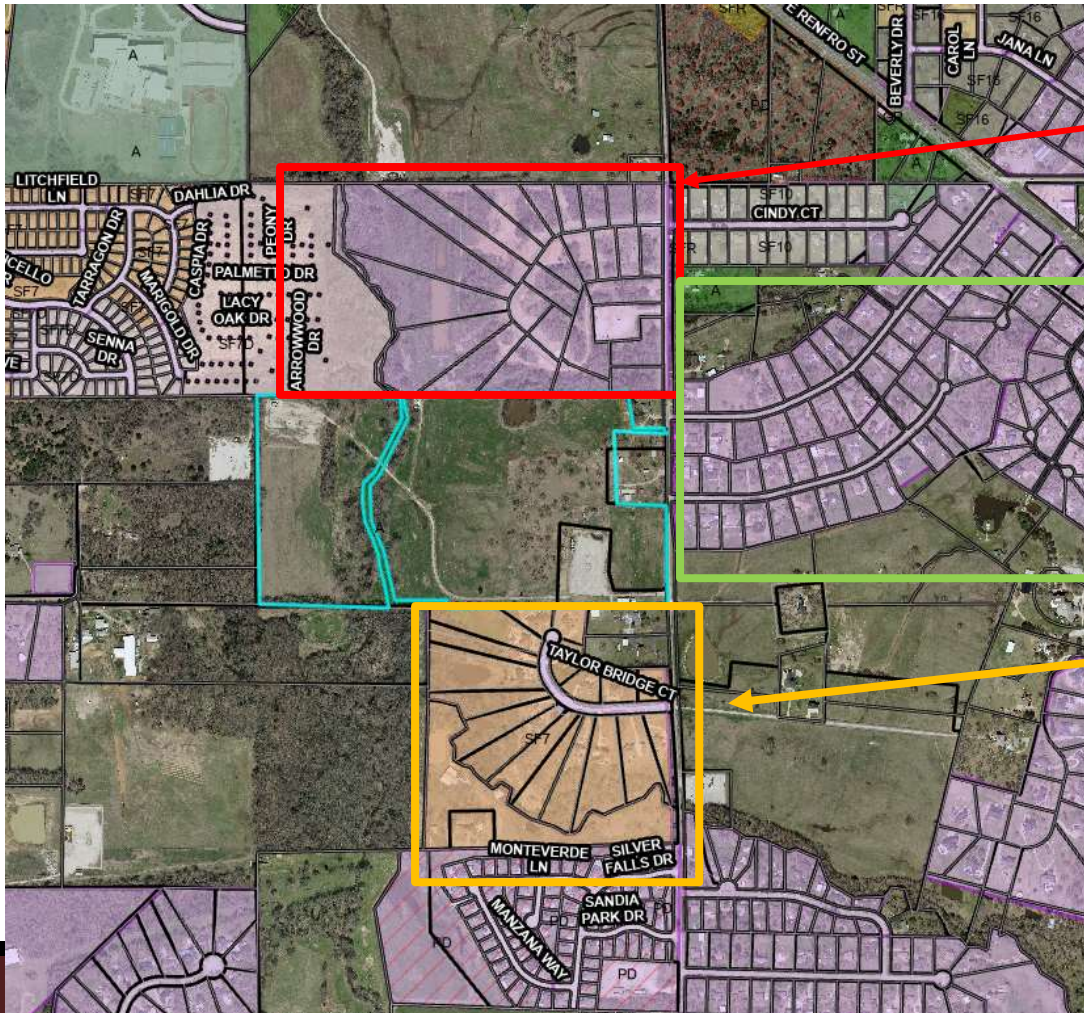
Conceptual layout

The following preliminary layout was provided by the applicant.

Total proposed lots is 96
Avg lot size is 11,133 SF
Min. lot size is 10,000 SF
Max. lot size proposed in this concept is 20,205 SF



Adjacent Subdivisions



Taylor Bridge North ~ 29 Lots
23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Timber Green Addition - 1 acre lots
Any new development within the ETJ requires lot size to be a minimum of 1 acre

Taylor Bridge Estates ~20 Lots
12 lots of 1 acre or more, 8 lots of 2 acres or more

Site History

- March 1, 2021 – Annexation request was denied by City Council
- No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

- December 13, 2021 – Annexation request was denied by City Council
- No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

- Staff received inquiries during the previous zoning requests with concerns regarding:
 - Density
 - Traffic/Road improvements
 - Lot size concerns
 - Compatibility issues
 - Previous intersection improvement promise at Renfro/CR 602.

ZC – 1500 CR 602

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



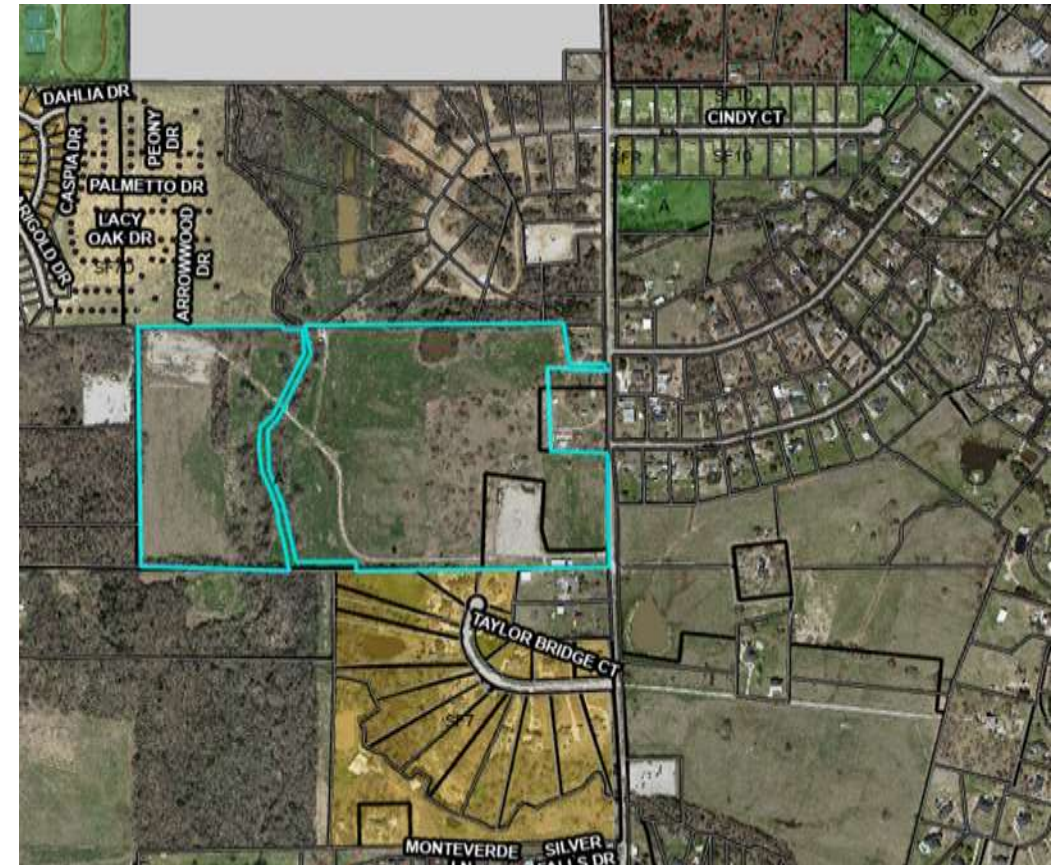
Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

ZC – 1500 CR 602

P&Z Summary:

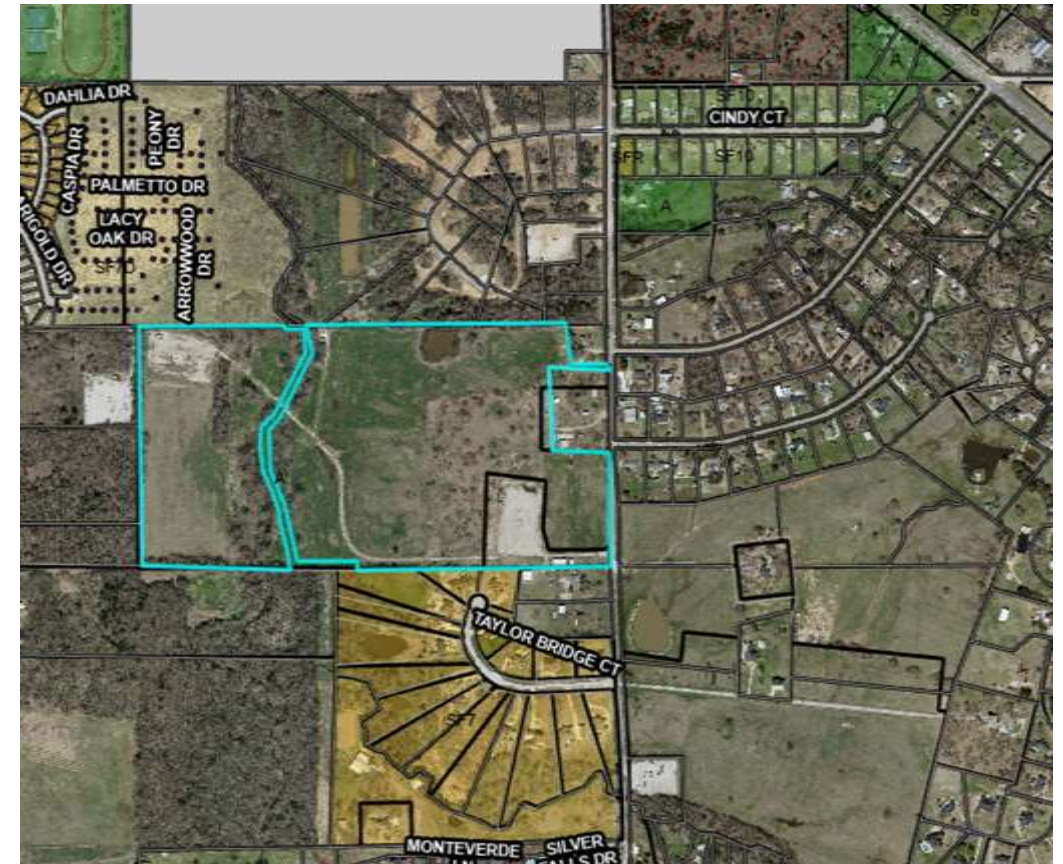
- Recommended disapproval (8-0)
- The applicant spoke on behalf of their development.
- Several speakers from the public spoke in opposition and expressed concerns about:
 - Density
 - Traffic/Road improvements
 - Lot size concerns
 - Compatibility issues
 - Flooding concerns
- Note: specific answers to comments involving traffic, drainage and flooding require engineering analyses/ studies.



ZC – 1500 CR 602

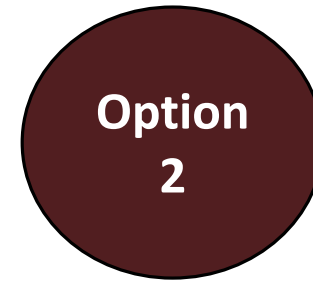
Staff Recommendation:

- Staff has determined that the requested use aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district do not conform to the existing lot sizes and density in the area.
- Staff recommends disapproval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 80.122 ACRES OF LAND SITUATED IN THE WILLIAM B. CAPPS SURVEY, ABSTRACT NO. 140, ADDRESSED AS 1500 CR 602, CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM THE DEFAULTED "A" AGRICULTURAL TO "SF10" SINGLE-FAMILY DWELLING DISTRICT-10; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas ("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, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the "Zoning Ordinance and Map"); and

WHEREAS, an application for a zoning change was filed by **Srini Geedipally** on **September 2, 2025**, under **Case Number 25-258**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **8 to 0** to recommend disapproval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district-10 (SF10)** and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural to SF10, Single-family dwelling district-10.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

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

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance 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.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING 80.122 acres or (3,490,128 square feet) of land in the William B. Capps Survey, Abstract Number 140, Johnson County, Texas; said 80.122 acres or (3,490,128 square feet) of land being the remaining portion of that certain tract of land described in a Warranty Deed to Dennis Stanford (hereinafter referred to as Stanford tract), as recorded in Volume 410, Page 590, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 80.122 acres or (3,490,128 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeasterly corner of the remainder of said Stanford tract, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Darwin and Jennifer Kinsey (hereinafter referred to as Kinsey tract), as recorded in Book 2976, Page 105, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), same also being the South line of that certain tract of land described in a Deed of Trust to TBEN LLC (hereinafter referred to as TBEN tract), as recorded in Instrument Number 2019-13136, O.P.R.J.C.T.;

THENCE South 09 degrees 15 minutes 27 seconds East, departing the South line of said TBEN tract, with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 236.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 88 degrees 26 minutes 00 seconds East, continue with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 207.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the apparent existing West right-of-way line of County Road 602 (variable width right-of-way, no record found);

THENCE South 00 degrees 07 minutes 23 seconds East with the common line between said Stanford tract and the apparent existing West right-of-way line of said County Road 602, a distance of 1117.09 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the South line of said Stanford tract, same being the Northeast corner of that certain tract of land described in a Warranty Deed to Billy D. Stanford (hereinafter referred to a Billy Stanford tract), as recorded in Volume 551, Page 175, D.R.J.C.T.;

THENCE South 88 degrees 43 minutes 45 seconds West, departing the existing West right-of-way line of said County Road 602, with the common line between said Stanford tract and said Billy Stanford tract, pass at a distance of 284.50 feet, the Northwest corner of said Billy Stanford tract, same being the Northeast corner of the remainder of that certain tract of land in a Warranty Deed to Thelma Ray (hereinafter referred to as Ray tract), as recorded in Volume 333, Page 195, D.R.J.C.T. and continue

EXHIBIT "A"

LEGAL DESCRIPTION (Continued):

with said course, the common line between said Stanford tract and said Ray tract for a total distance of 502.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of the remainder of said Ray tract, same being the Northeast corner of that certain tract of land described as Taylor Bridge Estates, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 9, Page 363, Slide C, Plat Records, Johnson County, Texas;

THENCE South 89 degrees 21 minutes 27 seconds West with the common between said Stanford tract and said Taylor Bridge Estates, a distance of 1015.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of said Taylor Bridge Estates, same being the Northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Arthur J. Speece, III and wife, Dorothy G. Speece (hereinafter referred to as Speece tract), as recorded in Volume 1775, Page 767, D.R.J.C.T.;

THENCE North 89 degrees 36 minutes 20 seconds West with the common line between said Stanford tract and said Speece tract, a distance of 1103.29 feet to a one-half inch iron rod found for the Southwest corner of said Stanford tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to Lori L. Sommers (hereinafter referred to as Sommers tract), as recorded in Book 2445, Page 461, O.P.R.J.C.T.;

THENCE North 00 degrees 21 minutes 31 seconds West, departing the North line of said Speece tract, with the common line between said Stanford tract and said Speece tract, a distance of 194.53 feet to a five-eighths inch iron rod found for the Northeast corner of said Speece tract, same being the Southeast corner of that certain tract of land described in a General Warranty Deed to David M. Garcia and wife, Elvira G. Garcia (hereinafter referred to as Garcia tract), as recorded in Book 1684, Page 666, O.P.R.J.C.T.;

THENCE North 00 degrees 07 minutes 55 seconds East with the common line between said Stanford tract and said Garcia tract, a distance of 587.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of said Garcia tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed to Frances D. Lyles and Edward R. Lyles (hereinafter referred to as Lyles tract), as recorded in Book 4037, Page 654, O.P.R.J.C.T.;

THENCE North 00 degrees 14 minutes 25 seconds East with the common line between said Stanford tract and said Lyles tract, a distance of 560.21 feet to a three-eighths inch iron rod found for the Northwest corner of said Stanford tract, same being the Northeast corner of said Lyles tract, same also being in the South line of that certain tract of land described in a Special

EXHIBIT "A"

LEGAL DESCRIPTION (Continued):

Warranty Deed to Bloomfield Homes, LP (hereinafter referred to as Bloomfield Homes tract), as recorded in Instrument Number 2012-11328, O.P.R.J.C.T.

THENCE North 89 degrees 33 minutes 36 seconds East with the common line between said Stanford tract and said Bloomfield Homes tract, pass at a distance of 855.16 feet, the Southeast corner of said Bloomfield Homes tract, same being the Southwest corner of the aforesaid TBEN tract and continue with said course, with the common line between said Stanford tract and said TBEN tract for a total distance of 2370.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 80.122 acres or (3,490,128 square feet) of land.

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending ordinances CSO#1215-12-2019 and CSO#200-06-2022, to modify the Preliminary Plat, Final Plat, and Replat policies; selecting the Development Assistance Committee as the approval body for Preliminary Plats, Final Plats, and Replats. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

During the November 3, 2025 City Council meeting, City staff was directed by City Council to modify the Platting approval process. The purpose of the changes to the Subdivision and Development regulations is to accomplish the following:

- Allows for the Platting approval process to be completed at the Development Assistance Committee (DAC) level; resulting in time saving for the applicants by eliminating the need for preliminary plats, replats, or final plats to be placed on a Planning and Zoning Commission consent agenda for compulsory approval.

This process will not eliminate any other review related to Engineering. The Platting process will still be required to satisfy platting policies and continue to require Plats comply with HB 3167 30-day shot clock.

Staff proposes the following modifications to Appendix A – Subdivision and Development, Article 2 and Article 3 Plat requirements of the Code of Ordinances as follows:

Sec. 2.6 - Procedures for approval of subdivisions.

(a) Development assistance committee (DAC) comments. All plats accepted for review shall be examined by the DAC for compliance with city ordinances. The DAC may make comments to assist the developer in meeting the requirements of this appendix. The DAC will be responsible for the approval of all plats. The plat will be only be forwarded to the commission or council if an appeal of the development assistance committee decision is made in writing by the applicant within 10 calendar days when. All DAC comments must be addressed or waived through a variance request before the plat will be approved by the DAC and recorded. Failure of the DAC to make specific comments does not relieve the property owner from compliance with all ordinances.

(b) Schedule. The plat shall be scheduled for consideration by the DAC within 30 days after the date the plat application is accepted. The plat application is considered accepted upon the determination that the plat either meets the ordinance or a variance to an ordinance requirement has been approved and when all application fees are paid.

Sec. 3-2 – Preliminary Plats

(5) Approval of Preliminary Plats

a. Development assistance committee. The preliminary plat shall be examined by the DAC for compliance with city ordinances. The DAC may make comments to assist the developer in meeting the requirements of this appendix. Upon determination of the administrative official that the plat substantially meets the ordinance requirements, the preliminary plat will be approved.

c. City council. The administrative official shall only place the preliminary plat on the city council agenda if an appeal of the development assistance committee decision is made in writing by the applicant within 10 calendar days. If the decision is appealed city council shall approve, approve with conditions or disapprove the approval of the preliminary plat.

f. Denial of preliminary plat. If the city council denies the preliminary plat, no final plat shall be accepted. The developer, at any time thereafter, may submit a new design for approval, following the same procedures as required for the original application, including the payment of application fees.

Sec. 3-3 – Final Plats

(3) Approval of Final Plats

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

(b). The development assistance committee is the approval authority for final plats. The DAC shall, within 30 days of the date of application acceptance, approve, approve with conditions or disapprove the final plat. If approved with conditions, the DAC shall express its approval as approval with conditions and state the conditions of such approval, if any, or if denied, shall express its denial and its reasons therefor. Upon DAC consideration, the following actions may occur:

- 1.If approved, plat may be recorded with the county upon completion of the items in subsection (4) (recording of final plats) below.
- 2.If approved with conditions, applicant may either address the conditions prior to recording with the county or appeal the conditions to the city council.
- 3.If denied, applicant may appeal the denial to the city council.

(c). City council. The city council is the approval body for the appeal of any decision made in writing by the applicant for final plats. The administrative official shall place the plat on the city council agenda with a report summarizing the action of the DAC. The city council shall approve, approve with conditions or disapprove the final plat.

Sec. 3-6 –Replat

(4) Approval of replats

(b). Development Assistance Committee. The DAC is the approval body for replats. The DAC shall, within 30 days of the date of application acceptance, approve, approve with conditions or disapprove the replat. If approved with conditions, the DAC shall express its approval as approval with conditions and state the conditions of such approval, if any, or if denied, shall express its denial and its reasons therefor. Upon DAC consideration, the following actions may occur:

1. If approved, plat may be recorded with the county upon completion of the items in subsection 3.3(4) (recording of final plats).
2. If approved with conditions, applicant may either address the conditions prior to recording with the county or appeal the conditions to the city council.
3. If denied, applicant may appeal the denial to the city council.

(c). City council. The city council is the approval body for the appeal of any decision made in writing by the applicant on replats. The administrative official shall place the replat on the city council agenda with a report summarizing the action of the DAC. The city council shall approve, approve with conditions or disapprove the replat.

(5) Final action.

- a. Approval and recording of replats. If the DAC or council approve a replat, it shall be filed of record upon compliance with requirements of this appendix including compliance with all DAC comments and all conditions of approval.

RECOMMENDATION:

Recommend approval of an ordinance for the text amendment.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



Modification of Plat Approval Process

PRESENTED TO CC– 1.5.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

Modification of Plat Approval Process

Purpose of Amendments

- November 3, 2025, City Council meeting, City staff was directed by City Council to modify the Platting approval process. The purpose of the changes to the Subdivision and Development regulations is to accomplish the following:
- Allows for the Platting approval process to be completed at the Development Assistance Committee (DAC) level; resulting in time saving for the applicants by eliminating the need for preliminary plats, replats, or final plats to be placed on a Planning and Zoning Commission consent agenda for compulsory approval.
- This process will not eliminate any other review related to Engineering. The Platting process will still be required to satisfy platting policies and continue to require Plats comply with HB 3167 30-day shot clock.

Modification of Plat Approval Process

Summary of Amendments

- Changes approval authority of preliminary plats, final plats, and replats to the Development Assistance Committee (DAC) level.
- Written appeals for denied plats will go to City Council for consideration.



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, AMENDING ARTICLE 2, “PLATTING POLICIES” AND ARTICLE 3, “PLAT REQUIREMENTS” OF APPENDIX A, “SUBDIVISION AND DEVELOPMENT,” OF THE CODE OF ORDINANCES, CITY OF BURLESON, TEXAS, BY PROVIDING FOR ADMINISTRATIVE PLAT APPROVALS IN CERTAIN CIRCUMSTANCES; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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, the 88th Regular Session of the Texas Legislature adopted House Bill 3699, codified in Chapter 212 of the Texas Local Government Code, granting municipalities the authority to delegate the approval, approval with conditions, or disapproval of plats to designated officers or employees; and

WHEREAS, the City Council recognizes the benefits of streamlining administrative processes while maintaining prudent oversight of plat approvals; and

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to amendments of the City’s subdivision ordinance; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, and general welfare within the City and is in the best interest of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

SECTION 1.

Section 2.5, “Completeness determination and expiration of permits and plats,” of Article 2, “Platting Policies,” of Appendix A, “Subdivision and Development,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended by revising Subparagraph (a)(2)b. and Subsection (a)(3) to read as follows:

“§ 2.5. Completeness determination and expiration of permits and plats.

(a) Requirements for completeness determination.

* * *

(2) No application shall . . .

* * *

- b. Every item, study, and document required by this appendix for the type of plat being submitted, to the extent consistent with state law; and

* * *

(3) The city manager and/or the development services director and public works director may from time to time identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in this appendix and with state law.

* * * .”

SECTION 2.

Section 2.6(b), “Schedule,” and Section 2.6(c), “Plats with reserved authority comments,” of Article 2, “Platting Policies,” of Appendix A, “Subdivision and Development,” of the Code of Ordinances, City of Burleson, Texas, are hereby amended to read as follows:

“(b) Review by the city.

- (1) Acceptance. The plat application is considered filed upon the determination that (a) the plat either (i) meets the requirements of the ordinance or (ii) meets most of the requirements of the ordinance and an exception or modification to any remaining ordinance requirement(s) has been requested by the applicant, and (b) when all application fees are paid.

- (2) Administrative review. Consideration of a plat shall be performed by the administrative official, unless an exception or modification is requested.

- a. Items for consideration. The administrative official shall, in their action on the plat, consider the physical arrangement of the subdivision, including the alignment and configuration of street and thoroughfare rights-of-way and determine compliance with the land use plan, thoroughfare plan, and any other applicable components of the comprehensive plan. The administrative official shall also review and recommend that appropriate easements be proposed or future utility service and surface drainage are provided, and that the lot size and area comply with the minimum requirements of this Code

according to the property's zoning classification and type of sanitary sewage disposal proposed.

- b.** Action. Following review of the plat, including changes deemed advisable and the kind and extent of improvements to be made by the subdivider, the administrative official shall act thereon as submitted, and, if approved, the administrative official shall express their approval as approved or conditionally approved and state the conditions of such approval, or if disapproved, shall express their disapproval and the reasons therefor. The administrative official shall act on the plat within 30 days after the date the plat is filed or such longer period as permitted by law, unless the applicant voluntarily requests in writing that action on the plat be tabled or continued.
 - c.** Conditional approval or disapproval. Plats that are conditionally approved or disapproved by the administrative official shall be returned to the subdivider with a written statement that clearly articulates each specific condition for the conditional approval or reason for the disapproval. Each condition or reason specified may not be arbitrary, must be directly related to the requirements under subchapter A of Chapter 212, Texas Local Government Code, and must include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval.
 - d.** Applicant response to conditional approval or disapproval. After the administrative official's conditional approval or disapproval of a plat, the subdivider may submit a written response that satisfies each condition for the conditional approval or remedies each reason for the disapproval. The administrative official shall review any submitted revisions that were required under subsection (c) of this section and determine whether to approve or disapprove the subdivider's previously conditionally approved or disapproved plat, pursuant to the guidelines set forth in subsection (c). If the revised plat is still not in compliance with city standards or requirements, a disapproval of the submittal must be issued no later than the 15th day after the date the response was submitted.
 - e.** Right to appeal. Applicants shall have the right to appeal administrative decisions to the city's planning and zoning commission. The administrative official shall place the appeal on the planning and zoning commission's agenda with a report summarizing the administrative official's decision.
- (3) Planning and zoning commission.** Review of a plat shall be required by the city's planning and zoning commission when an exception or modification is requested, or when an applicant files an appeal of the administrative official's decision.

- a. Items for consideration. The planning and zoning commission shall, in its action on the plat, consider the physical arrangement of the subdivision, including the alignment and configuration of street and thoroughfare rights-of-way and determine compliance with the land use plan, thoroughfare plan, and any other applicable provisions of the comprehensive master plan, taking into consideration the recommendations of city staff. The planning and zoning commission shall also review and recommend that appropriate easements for proposed or future utility service and surface drainage are provided, and that the lot size and area comply with the minimum requirements for the type of sanitary sewage disposal proposed.
 - b. Action. Following review of the plat and other materials submitted for conformity to the regulations of this article, including changes deemed advisable and the kind and extent of improvements to be made by the subdivider, the planning and zoning commission shall act thereon as submitted or modified and express its recommendation as approved, conditionally approved, or disapproved. Conditional approval or disapproval shall include the conditions of such approval or reasons for disapproval, if any. The planning and zoning commission shall act on the plat within 30 days after the date the plat is filed or such longer period as permitted by law, unless the applicant voluntarily requests in writing that action on the plat be tabled or continued.
 - c. Notation of action. A notation of the action taken and requisite reasons therefor shall be entered in the records of the planning and zoning commission.
- (c) Plats with reserved authority comments. Neither the administrative official nor the planning and zoning commission shall have the power to act on matters of reserved authority as identified in this appendix. If a plat with appealed reserved authority comments is otherwise approved by the administrative official or recommended for approval by the planning and zoning commission, it shall be sent to the city council for action within 30 days after the administrative official's approval or the planning and zoning commission's action on the plat. For the purposes of joint authority over appealed reserved authority comments, the administrative official and the planning and zoning commission shall be deemed to concur with the action of the council."

SECTION 3.

Section 3.2(5), "Approval of preliminary plats," Section 3.3(3), "Approval of final plats," and Section 3.6(4), "Approval of replats," of Article 3, "Plat Requirements," of Appendix A, "Subdivision and Development," of the Code of Ordinances, City of Burleson, Texas, are hereby amended to read as follows:

"§ 3.2. Preliminary plat.

* * *

- (5) Approval of preliminary plats. All preliminary plat approvals shall be subject to the procedures for approval of subdivisions set forth in article 2 of this appendix, in conjunction with the following provisions specific to preliminary plats:

- a. Development assistance committee. The preliminary plat shall be examined by the DAC for compliance with city ordinances. The DAC may make comments to assist the developer in meeting the requirements of this appendix. Upon determination of the administrative official that the plat substantially meets the ordinance requirements, the preliminary plat will be reviewed in accordance with article 2 of this appendix, as well as the following provisions specific to preliminary plats. If all DAC comments have not been addressed before the administrative official determines that the plat substantially meets the ordinance requirements, the preliminary plat will be reviewed subject to such comments.

* * *

§ 3.3. Final plat.

* * *

- (3) Approval of final plats. All final plat approvals shall be subject to the procedures for approval of subdivisions set forth in article 2 of this appendix, in conjunction with the following provisions specific to final plats:

- a. Development assistance committee. The final plat shall be examined by the DAC for compliance with city ordinances. The DAC may make comments to assist the developer in meeting the requirements of this appendix. Upon determination of the administrative official that the plat substantially meets the ordinance requirements, the final plat will be reviewed in accordance with article 2 of this appendix, as well as the following provisions specific to final plats. If all DAC comments have not been addressed before the administrative official determines that the plat substantially meets the ordinance requirements, the final plat will be reviewed subject to such comments.

* * *

§ 3.6. Replat.

* * *

- (4) Approval of replats. All replat approvals shall be subject to the procedures for approval of subdivisions set forth in article 2 of this appendix, in conjunction with the following provisions specific to replats:

- a. Development assistance committee. The replat shall be examined by the DAC for compliance with city ordinances. The DAC may make comments to assist the developer in meeting the requirements of this appendix. Upon determination of the administrative official that the plat substantially meets the ordinance requirements, the replat will be reviewed in accordance with article 2 of this appendix, as well as the following provisions specific to replats.

* * * .”

SECTION 4.

This Ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances, City of Burleson, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

Any person, firm, or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-14 of the Code of Ordinances, City of Burleson, Texas. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Burleson, Texas as amended, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City is hereby directed to publish the caption and penalty clause of this Ordinance as required by Section 36 of the City's Home Rule Charter.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication, and it is so ordained.

PASSED AND APPROVED:

First Reading: the _____ day of _____, 20_____.

Second Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney


City Council Regular Meeting

DEPARTMENT: City Secretary Office
FROM: Amanda Campos, City Secretary
MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a Resolution ordering the May 2, 2026 General Election, electing the Mayor, Place 2, Place 4, and Place 6. (*Staff Contact: Amanda Campos, City Secretary*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<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</p>

SUMMARY:

Texas Election Code (TEC) requires a city to order a general election on a uniform election date to elect its governing body. The Mayor, City Council Places 2, 4, and 6 current terms end in May 2026 requiring a general election to be held. The City of Burleson holds general election in May on a regularly recurring fixed timeframe. This year the May uniform election day is May 2, 2026. In accordance with TEC a governing body must order their election no later than the 78th day before the election. This year the deadline to order the election is February 13, 2026.

The order of election presented to the council for actions contains the required elements to order the General Election. The date of the election, the offices to be elected, location of the main early voting place, the Early Voting Clerk's official mailing address, and dates of the early and election day voting. This order also includes creation of election precinct, Presiding and Alternate election judges, adopted voting equipment and establishes if needed a run-off election date along with voting dates and times.

All early voting in person and election day voting shall take place at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028:

Early Voting in Person

April 20 to April 24 8am to 5pm

April 25 9am to 3pm

April 27 to April 28 8am to 5pm

Election Day Voting

May 2 7am to 7pm

Main Early Voting Polling Location and Election Day Polling Location

Burleson Sub-Courthouse

247 Elk Drive, Room 212

Burleson, Texas 76028

Early Voting Clerk Mailing Address

Early Voting Clerk, Amanda Campos

141 W. Renfro St, Burleson, TX 76028

RECOMMENDATION:

Insert staff recommendation

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

The city council reviewed the elements of the order during a staff presentation on December 15, 2025 regular council meeting.

REFERENCE:

FISCAL IMPACT:

Account: 101101110150002 Part time wages: \$15,000

Account 101101110166041 Election: \$70,000

STAFF CONTACT:

Name: Amanda Campos

Title: City Secretaryd

elections@burlesontx.com

817-426-9665 or 817-291-5846



May 2, 2026 General Election

PRESENTED TO THE CITY COUNCIL ON
JANUARY 5, 2026

Election Overview

- ✓ Mayor, Council Places 2, 4, & 6 terms full terms
- ✓ Uniform Election Day is 1st Saturday in May – May 2, 2026
- ✓ The governing body of the city is required to order Election 78 day prior to the election date – February 13, 2026
- ✓ Resolution ordering election considered at an open meeting
- ✓ Conduct our own election
- ✓ Enter into Joint Election Resolution with Burleson Independent School District

Elements of the Order

- ✓ Election date - Election races – Filing Dates – Ballot order
- ✓ Establish Election Precinct – Election Judges – Early Voting Clerk
- ✓ Adoption of Voting Equipment
- ✓ Early Voting by Mail and in person – Election Day – Polling Locations
- ✓ Run-Off Election date

Polling Location

Burleson Sub-Courthouse

247 Elk Drive
Room 212
Burleson, TX 76028

EARLY VOTING IN PERSON

Monday, April 22 to Friday, April 24

8am to 5pm

Saturday, April 25

9am to 3pm

Monday, April 27 to Tuesday, April 28

8am to 5pm

Polling Location

Burleson Sub-Courthouse

247 Elk Drive
Room 212
Burleson, TX 76028

ELECTION DAY
Saturday, May 2
7am to 7pm

Ballot by Mail

Mailing Address for Applications

Early Voting Clerk – Amanda Campos
141 W. Renfro
Burleson, Texas 76028

Annual Ballot by Mail:

The County will automatically send those applications to the city for processing

Run-Off Election

In the event of a Run-off Election the city will conduct the election

The Texas Secretary of State shall determine the dates of all Run-off elections.

Run-off date is June 13, 2024 with early voting dates of June 1 to June 9.

QUESTIONS / COMMENTS



RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 2, 2026 FOR MAYOR, COUNCIL PLACE 2, COUNCIL PLACE 4, AND COUNCIL PLACE 6 FOR FULL TERMS; APPOINTING EARLY VOTING CLERK AND DESIGNATING MAIN EARLY VOTING POLLING PLACE; STATING ANY WEEKEND HOURS OF VOTING; ESTABLISHING THE TIME, MANNER, AND PROCEDURES FOR THAT ELECTION AND JUNE 13, 2026 RUNOFF ELECTION; AND ADOPTING VOTING EQUIPMENT; AND PROVIDING: AN OPEN MEETINGS CLAUSE; A SEVERABILITY CLAUSE; FOR THE INCORPORATION OF THE RECITALS; AND AN EFFECTIVE DATE.

WHEREAS, the City of Burleson 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, the City of Burleson City Charter Article II establishes the terms of the city council and Article IX sets forth the dates of municipal elections;

WHEREAS, the City Charter states the city will hold elections on uniform election dates set by state law; and

WHEREAS, state law has established the 1st Saturday in May as the date for general municipal elections; and

WHEREAS, by this resolution, it is the intention of the City Council to call the 2026 general election, appointing early voting clerk, designating main early voting polling locations, stating any weekend hours; and adopting election equipment, and establish and set forth procedures for conducting the election.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1. Election Order for General Election.

A general election shall be held in the City of Burleson, Texas, on Saturday, May 2, 2026, at which the following officials will be elected for full 3 year terms:

Mayor
Councilmember Place 2
Councilmember Place 4
Councilmember Place 6

Section 2. Filing Dates and Ballot Order.

In accordance with the Texas Election Code (“Code”), eligible persons wishing to become candidates must file application with the City Secretary of the City of Burleson at 141 W. Renfro,

Burleson, Texas 76028 beginning at 8:00 a.m., Wednesday, January 14, 2026, and continuing through Friday, February 13, 2026, until 5:00 p.m., weekdays only. Each application shall be on a form meeting the requirements of Section 141.031 of the Code, and the Charter of the City of Burleson.

The order in which the names of the candidates are to be printed on the ballot will be determined by a drawing by the City Secretary on a form prescribed by the Code.

Section 3. Precinct.

In accordance with the Code, the local authority ordering the election may establish an election precinct for each election ordered, Burleson Election Precinct 1 is hereby established for the May 2, 2026 General Election.

Section 4. Election Judges and Clerks.

The following named qualified voters of the City are hereby appointed to serve as Presiding Election Judge and Alternate Election Judge for the election and any run-off election resulting from the election: Hilda Robinson, Presiding Election Judge; Joan Coubarous, Alternate Election Judge. The Presiding Election Judge shall appoint as many Election Clerks as may be necessary for the proper conduct of the election. The Presiding Election Judge shall make a reasonable effort to appoint at least one (1) bilingual election clerk.

Section 5. Voting Equipment.

The City hereby adopts Hart Verity 2.7 voting system which includes Verity Count, Verity Touch Writer Duo Standalone, and Verity Scan for all City of Burleson Elections unless election is contracted to another entity, at which time the contracting entity shall determine the voting equipment. The city will use this voting system for early voting in person, early voting by mail, and election day voting. Pursuant to Texas Election Code Section 123.035, the Texas Secretary of State has approved the purchase and use of Hart Verity 2.7 voting system.

Section 6. Early Voting and Ballots by Mail.

A. Early Voting Clerk – The City Secretary, Amanda Campos is hereby designated as the Early Voting Clerk for the City of Burleson and may appoint the necessary deputy clerks as required for early voting.

B. Early Voting by Personal Appearance - Early voting by personal appearance shall be conducted at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028. All eligible City of Burleson voters may vote early at the Burleson Sub-Courthouse; 247 Elk Dr., Room 212, Burleson, Texas 76028 the Main Early Voting location. Early voting by personal appearance will begin on April 20, 2026, and will end April 28, 2026. Early voting by personal appearance will be between the hours of 8 a.m. to 5 p.m. all weekdays. There will be voting on Saturday, April 25, 2026, 9 a.m. to 3 p.m., no voting on Sundays or legal Holidays.

C. Voting by Mail – All voted ballots by mail that are returned on or before Election Day shall

be counted. Voted ballots received on the next business day after Election Day will also be counted if they have been postmarked by Election Day. Voted ballots mailed from U.S. citizens residing outside the United States may be counted if clearly postmarked on or before Election Day and received not later than the fifth day after Election Day.

D. Applications for Ballot by Mail. Applications for a ballot by mail may be submitted beginning January 1, 2026. Application for ballot by mail for the May 2, 2026 General Election must be received by 5:00 p.m. on April 20, 2026 . The physical and mailing address of the Early Voting Clerk – Amanda Campos, Early Voting Clerk, 141 W. Renfro St., Burleson, TX, 76028. Phone number: 817-426-9665;Email: elections@burlesontx.com; Website: www.burlesontx.com/elections

Section 7. Polling Location.

The polling for the election shall be the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028 between the hours of 7:00 a.m. and 7:00 p.m. on election day.

Section 8. Governing Law and Qualified Voters.

The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

Section 9. Publication and Posting of Notice of Election.

Notice of the election shall be given as required by Chapter 4 of the Code, and the Charter of the City of Burleson.

Section 10. Submission to the United States Justice Department.

If needed, the City Secretary of the City of Burleson, Texas, or her designee, is authorized to make a submission to the United States Justice Department to seek pre-clearance as required by law.

Section 11. Delivery of Returns.

In accordance with the Code, immediately after the closing of the polls, the election officers named in this order shall make and deliver the returns of the election as follows; one copy shall be retained by the Presiding Election Judge, and one copy shall be delivered to the Mayor of the City; All election records and supplies shall be preserved by the Records Manager of the City of Burleson in accordance with the Code.

Section 12 Run-off

- A. Any candidate receiving a majority of all the votes cast for the office for which he or she is a candidate shall be elected to such office. In the event no candidate receives a majority of all votes cast for the office sought, a run-off election shall be held on the 13th day of June,

2026 between the hours of 7:00 am to 7:00 pm as prescribed by the Texas Secretary of State. At such election, the names of the two candidates receiving the highest number of votes for such office or offices, as the case may be, in the first election at which no one was elected by majority vote, shall be printed on the run-off ballot. The order of names on the ballot shall be the same as the first election on May 2, 2026 in accordance with Texas Election Code. The election shall follow all the requirements of the Code and retain Section 4, Section 5, Section 7, Section 8, and Section 11 of this order.

- B. Early Voting Clerk - The City Secretary, Amanda Campos is hereby designated as the Early Voting Clerk for the City of Burleson and may appoint the necessary deputy clerks as required for early voting
- C. Early voting by personal appearance shall be conducted at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028. All eligible City of Burleson voters may vote early at the Burleson Sub-Courthouse; 247 Elk Dr., Room 212, Burleson, Texas 76028 the Main Early Voting location. Early voting by personal appearance will begin on June 1, 2026, and will end June 9, 2026. Early voting by personal appearance will be between the hours of 8 a.m. to 5 p.m. all weekdays. There will be voting on Saturday, June 6, 2026, 9 a.m. to 3 p.m., no voting on Sundays or legal Holidays.

Section 13. Governing Law.

The election shall be held as set forth in the City Charter and the Code.

Section 14. Open Meetings Clause.

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 15. Severability Clause.

If any section, subsection, sentence, phrase or word of this resolution be found to be illegal, invalid or unconstitutional, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this resolution or the application of any other section, sentence, phrase, word, paragraph, or provision of any other resolution of the City. The City Council declares that it would have adopted the valid portion and applications of this resolution without the invalid part, and to this end the provisions of this resolution are declared to be severable.

Section 16. Incorporation of Recitals.

The findings, determinations, and recitations set out in the preambles of this resolution are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

Section 17. Effective Date.

This resolution shall be effective upon its adoption.

DULY RESOLVED by the City Council of the City of Burleson, Texas, on the **5th day of January, 2026.**

(Seal)

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney


City Council Regular Meeting

DEPARTMENT: City Secretary Office
FROM: Amanda Campos, City Secretary
MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on a Joint Election Resolution with the Burleson Independent School District for the May 2, 2026 General Election. (*Staff Contact: Amanda Campos, City Secretary*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<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</p>

SUMMARY:

The Texas Education Code 11.0581 requires a school district to enter into a Joint Election agreement with another political subdivision for their elections. Burleson Independent School District may enter into this joint election with the counties, or any political subdivisions that are located wholly or partially located within the school district. The majority of the Burleson School District is located inside the city limits of the City of Burleson and Johnson County. Johnson County does not provide election services in May of even number years as they are allowed to decline at this time only.

The City of Burleson has traditionally agreed to hold a joint election with the school district when the city conducts its own election. This year the City of Burleson will order a General election to be held on May 2, 2026 and conduct that election. The Burleson School District has requested to hold a joint election and contract for election services in accordance with Texas Election Code Chapters 31 and 271.

The resolution presented for consideration will approve a Joint Election and terms of a contract for election services. The City Secretary will be appointed the Early Voting Clerk for both entities

and the two entities will share polling location for both early voting and election day voting. All aspects of the election except legally required notices will be assigned to the city. The school district will agree to pay ½ the cost of the election and will name the city as the records custodian for purposes of records retention

RECOMMENDATION:

Staff recommends approval of the Joint Election Resolution for the May 2, 2026 Election.

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

The City and BISD have a long history of holding joint elections and have been successful in serving the community with the joint services.

REFERENCE:

FISCAL IMPACT:

Burleson Independent School District agrees to pay ½ of the cost of the election except for the cost of legal notices if they hold an election. If BISD cancels their election there is no fiscal impact to the city.

If BISD conducts their election:

A payment of \$7,500 account 101101110150002

A payment of approx. \$20,000 account 101101110166041

STAFF CONTACT:

Name: Amanda Campos

Title: City Secretary

elections@burlesontx.com

817-426-9665 or 817-291-5846



May 2, 2026 Joint Election BISD

PRESENTED TO THE CITY COUNCIL ON
JANUARY 5, 2026

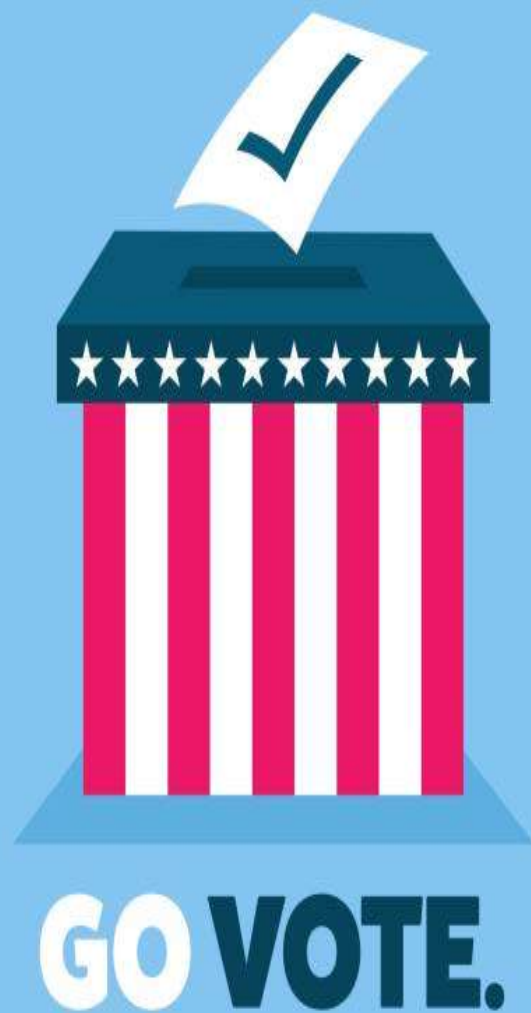
Joint Election with Burleson ISD

- ✓ City of Burleson and Burleson ISD are holding elections on the same day – May 2, 2026
- ✓ Election Code allows multiple entities to agree on holding Joint Elections if same day
- ✓ Each entities retains obligation for notice requirements
- ✓ Separate Ballot
- ✓ 50/50 split on cost of all shared resources
- ✓ Shared resources
 - ✓ Polling Locations
 - ✓ Election Workers
 - ✓ Equipment
 - ✓ Early Voting Clerk
 - ✓ Hours

Shared Resources

- ✓ Polling Locations & Hours
 - ✓ Burleson Sub-Courthouse – 247 Elk Drive, Room 212
- ✓ Election Workers
 - ✓ Presiding Judge and Alternate Judge
 - ✓ All other workers appointed
- ✓ Equipment
 - ✓ New Hart Verity 7.2 Scan
 - ✓ AutoMark from Johnson County
- ✓ Early Voting Clerk
 - ✓ City Secretary





APRIL 2026

Sunday	Monday	Tuesday	Wed	Thurs	Friday	Saturday
NO VOTING	20 8a - 5p	21 8a - 5p	22 8a - 5p	23 8a - 5p	24 8a - 5p	25 9a - 3p
26 NO VOTING	27 8a - 5p	28 8a - 5p	29 8a - 5p	30 8a - 5p		

MAY 2026

Sunday	Monday	Tuesday	Wed	Thurs	Friday	Saturday
					1 NO VOTING	2 7a to 7p

QUESTIONS / COMMENTS



JOINT RESOLUTION

WHEREAS, by Resolution the City of Burleson called a general election to be held on May 2, 2026; and

WHEREAS, Burleson Independent School District will consider calling a general election on to be held on the same date; and

WHEREAS, the City of Burleson and the Burleson Independent School District will conduct their general elections jointly at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, on Saturday, May 2, 2026; and

WHEREAS, the laws of the State of Texas authorize governmental entities to mutually agree to combine certain aspects of the election; and

WHEREAS, the City of Burleson and the Burleson Independent School District have an interest in further accommodating the voter; and

THEREFORE, BE IT RESOLVED BY THE BURLESON CITY COUNCIL AND THE BURLESON INDEPENDENT SCHOOL DISTRICT OF BURLESON, TEXAS; that

SECTION 1.

Joint Election Agreement Approved.

The City of Burleson (the “City”) and the Burleson Independent School District (“BISD”) hereby approve the Joint Election Agreement attached hereto as Exhibit “A”, and incorporated herein for all purposes.

SECTION 2.

Early Voting and Ballots by Mail.

- A. Early Voting Clerk** – The City Secretary, Amanda Campos is hereby designated as the Early Voting Clerk for the City of Burleson and may appoint the necessary deputy clerks as required for early voting.
- B. Early Voting by Personal Appearance** - Early voting by personal appearance shall be conducted at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028. All eligible City of Burleson voters may vote early at the Burleson Sub-Courthouse; 247 Elk Dr., Room 212, Burleson, Texas 76028 the Main Early Voting location. Early voting by personal appearance will begin on April 20, 2026, and will end April 28, 2026. Early voting by personal appearance will be between the hours of 8 a.m. to 5 p.m. all weekdays. There will be voting on Saturday, April 25, 2026, 9 a.m. to 3 p.m., no voting on Sundays or legal Holidays.
- C. Voting by Mail** – All voted ballots by mail that are returned on or before Election Day shall be counted. Voted ballots received on the next business day after Election Day will also be counted if they have been postmarked by Election Day. Voted ballots mailed from U.S. citizens residing outside the United States may be counted if clearly postmarked on or before Election Day and received not later than the fifth day after Election Day.

D. Applications for Ballot by Mail. Applications for a ballot by mail may be submitted beginning January 1, 2026. Application for ballot by mail for the May 2, 2026 General Election must be received by 5:00 p.m. on April 20, 2026 . The physical and mailing address of the Early Voting Clerk – Amanda Campos, Early Voting Clerk, 141 W. Renfro St., Burleson, TX, 76028. Phone number: 817-426-9665; Email: elections@burlesontx.com; Website: www.burlesontx.com/elections

City Election Cancellation.

(a) In the event of a cancelled election at the City of Burleson, due to unopposed candidates, the early voting for the Burleson Independent School District Board of Trustees election will be conducted at the School Administration Building, 1160 S.W. Wilshire Blvd., Burleson, Texas, during the period April 22 through April 28, 2026, between the hours of 8:00a.m. and 5:00 p.m., on each day except Saturdays, Sundays, and legal state holidays.

(b) Election Day Voting on Saturday, May 2, 2026, will also be conducted at the School Administration Building, 1160 S.W. Wilshire Blvd., Burleson, Texas between the hours of 7:00 a.m. and 7:00 p.m.

Burleson ISD Election Cancellation.

(a) In the event of a cancelled election at the Burleson ISD, due to unopposed candidates, the identified schedule will not change.

(b) The last day for candidates to file for a place on the ballot is February 13, 2026 as a regular candidate or February 17, 2026 as a write-in candidate therefore the last day for the Burleson ISD to notify the City of cancellation is February 19, 2026.

SECTION 3.

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.

RESOLVED AND ENTERED into this the ____ day of _____, 20_____,
by the Burleson City Council.

RESOLVED AND ENTERED into this the ____ day of _____, 20_____,
by the Burleson Independent School District Board of Trustees.

Chris Fletcher, Mayor
City of Burleson

Staci Eisner, President
Board of Trustees
Burleson ISD

ATTEST:

ATTEST:

Amanda Campos
City Secretary
City of Burleson

Jerri McNair Secretary
Board of Trustees
Burleson ISD

(City Seal)

Exhibit A
JOINT ELECTION AGREEMENT (General)
(Authorized by the Texas Election Code Chapter 271)

I. JURISDICTION

The City of Burleson plans to hold a City Council General Election on May 2, 2026, in Johnson and Tarrant County voting precincts for the purpose of electing the City of Burleson Mayor, Council Places 2, 4, and 6.

The Burleson Independent School District Board of Trustees plans to hold a Board of Trustees General Election on May 2, 2026, in the portion of Tarrant and Johnson Counties defined by BISD boundaries for the purpose of electing school trustees Places 3, and 4.

II. ADMINISTRATION

The City of Burleson's City Secretary agrees to coordinate, supervise, and handle all aspects of administering the Joint Election in accordance with the provisions of the Texas Election Code and as outlined in this agreement. The Burleson Independent School District agrees to pay the City of Burleson for equipment, supplies, services and administrative costs as outlined in this agreement. The City of Burleson's City Secretary will serve as administrator for the election; however, each participating authority remains responsible for the lawful conduct of their respective election.

III. LEGAL DOCUMENTS

Each participating authority will be responsible for preparation, adoption and publication of all required election orders, resolutions, notices and any other pertinent documents required by their respective governing bodies.

If needed, the City of Burleson will be responsible for making the submission to the U.S Department of Justice required by the Federal Voting Rights Act of 1965, as amended, with regard to administration of the joint election and the use of HAVA mandated voting equipment. A copy of the submission will be furnished to Burleson ISD. Each entity will be responsible for the publication of any required legal notices.

IV. VOTING SYSTEM

Each participating authority agrees that voting at the joint election will be by paper ballot Hart Verity 7.2 and an AutoMark accessibility unit voting equipment approved by the Secretary of State in accordance with the Texas Election Code for HAVA compliance.

The City of Burleson agrees to provide voting booths for the election.

V. VOTING LOCATIONS

Early Voting by Personal Appearance - Early voting by personal appearance shall be conducted at the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028. All eligible City of Burleson voters may vote early at the Burleson Sub-Courthouse; 247 Elk Dr., Room 212, Burleson, Texas 76028 the Main Early Voting location. Early voting by personal appearance will begin on April 20, 2026, and will end April 28, 2026. Early voting by personal appearance will be between the hours of 8 a.m. to 5 p.m. all weekdays. There will be voting on Saturday, April 25, 2026, 9 a.m. to 3 p.m., no voting on Sundays or legal Holidays.

Applications for Ballot by Mail. Applications for a ballot by mail may be submitted beginning January 1, 2026. Application for ballot by mail for the May 2, 2026 General Election must be received by 5:00 p.m. on April 20, 2026 . The physical and mailing address of the Early Voting Clerk – Amanda Campos, Early Voting Clerk, 141 W. Renfro St., Burleson, TX, 76028. Phone number: 817-426-9665; Email: elections@burlesontx.com; Website: www.burlesontx.com/elections

Election Day Voting. The polling for the election shall be the Burleson Sub-Courthouse, 247 Elk Drive, Room 212, Burleson, Texas, 76028 between the hours of 7:00 a.m. and 7:00 p.m. on election day

The polling place listed above for this joint election is designated pursuant to Section 271.003 of the Texas Election Code, and each participating authority independently finds that the location can most adequately and conveniently serve the voters in this election, and that this location will facilitate the orderly conduct of the election.

VI. ELECTIONS JUDGES, CLERKS AND OTHER ELECTION PERSONNEL

The City of Burleson will be responsible for the appointment of the presiding election judge and alternate presiding judge for each polling location, and also for the appointment of the Early Voting Ballot Board, the Central Counting Station, and Signature Verification Committee. It is agreed by the participating authorities to employ the number of election clerks as the need determines, and that all election workers shall be paid \$16.00 per hour and the alternate judge shall be paid \$18.00 per hour. The election judge will be paid \$20.00 per hour and will receive an additional \$25.00 for picking up the election supplies prior to Election Day and for delivering election returns and supplies to their designated drop off site.

It is further agreed by the participating authorities to employ early voting clerks, during the early voting period (April 17 – April 30, 2026) with a minimum of four election workers at the polling place during the voting hours.

The City of Burleson's City Secretary is responsible for notifying all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the joint election are eligible to serve. The presiding judges, with the City Secretary's assistance, will be responsible for insuring the eligibility of each appointed clerk hired to assist the judge in the conduct of the election.

The participating authorities agree to hold one (1) joint public school of instruction on

election laws and on the use of any and all voting equipment.

The election judges are responsible for picking up election supplies at the time and place determined by the City Secretary (which will be set forth in the election judge letter requesting service for this election).

VII. SUPPLIES AND PRINTING

The City of Burleson will arrange for all election supplies and election printing, including, but not limited to, ballots (electronic and paper), all forms, signs and other materials used by the election judges at the voting locations. The City of Burleson will prepare all necessary bilingual materials for the official ballot. Preparation of necessary bilingual materials for notices will be the responsibility of each participating authority.

The Burleson Independent School District will furnish the City of Burleson's City Secretary a list of candidates showing the order and the exact manner in which their names are to appear on the official ballot no later than February 23, 2026. If Burleson Independent School District does not furnish said list of candidates to the City as described above by February 23, 2026, the parties agree that the City of Burleson may cancel and terminate this Agreement by giving written notice to BISD of such cancelation, and BISD agrees to conduct their election at their own expense.

VIII. BALLOT TABULATION AND RETURNS OF ELECTION

The City of Burleson will be responsible for the tabulation of ballots at the Election Day polling location, and for the tabulation of early votes at the Early Voting polling location. Following the tabulation of ballots on Saturday, May 6, 2026 the City of Burleson shall notify BISD of the unofficial results in person at the election day polling location, or by telephone, or by E-mail, and will prepare the following election records to be returned to BISD no later than 12:00 p.m., Monday, May 11, 2026: (1) a Return Sheet from each polling location, and for early voting, showing the number of votes received by each candidate and the total number of voters; (2) copy of the Combination Form (Poll List/Signature Roster) from each polling location, and for early voting; (3) results of any provisional ballots cast.

Burleson ISD will be responsible for securing these records from the City of Burleson by the date and time specified above.

IX. RECORDS OF ELECTION

Amanda J. Campos, City Secretary, is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records will be available to each participating authority as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the City of Burleson, City Secretary's Office, 141 West Renfro Street, at any time during normal business hours. The City Secretary shall ensure that the records are maintained in an orderly manner, so that records are clearly identifiable and retrievable per records storage container.

Records of the election will be retained and disposed of in accordance with the provisions of Title 6, Subtitle C, Chapters 201 through 205, Texas Local Government Code, including the minimum retention requirements established by the Texas State Library and Archives Commission. If records of the election are involved in any pending election contest, investigation, litigation, or Texas Public Information Act, the City Secretary shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of any participating authority to bring to the attention of the City Secretary any notice of any pending election contest, investigation, litigation, or Texas Public Information Act request which may be filed with a participating authority.

On the first business day which follows the date that the records of the election are eligible for destruction, the City Secretary will notify in writing each participating authority of the planned destruction of any records of the election. Within fifteen days of receipt of the City Secretary's notice of intent to destroy the records, each participating authority will provide the City Secretary with written authorization to proceed with destruction or written instructions to withhold destruction.

X. ELECTIONS EXPENSES

The participating authorities agree to equally sharing the costs of administering the May 2, 2026, election. The City of Burleson agrees to provide the BISD with an estimate of election expenses as soon as possible but no later than April 6, 2026. BISD agrees to remit to the City of Burleson, two weeks after receipt of estimate a sum equal to 50% of the total estimated cost of election expenses. Final election expenses will be determined within 30 days after the election, and the City will provide BISD with a final accounting. It is agreed that the remaining balance owed by BISD will be remitted to the City no later than thirty (30) days after receipt of the final accounting.

XI. EARLY VOTING APPOINTMENT (ADMINISTRATION)

Amanda J. Campos, City Secretary, will be appointed as early voting clerk in compliance with Section 271.006 of the Texas Election Code. Other deputy early voting judges/clerks will be appointed as needed to process early voting mail and to conduct early voting at the main location.

Early voting by personal appearance will be conducted in accordance with the election order of the participating authorities.

MAIN EARLY VOTING POLLING PLACE

**BURLESON SUB-COURTHOUSE
247 ELK DRIVE, ROOM 212
BURLESON, TEXAS 76028**

All requests for early voting ballots by mail that are received by participating authorities will be delivered by the most efficient means on the day of receipt to the City of Burleson, City Secretary's Office, City Hall, 141 West Renfro Street, Burleson, for processing. Persons voting by mail will send their voted ballots to:

**AMANDA CAMPOS, EARLY VOTING CLERK
141 W RENFRO ST
BURLESON, TX 76028**

All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed in accordance with Section 87.001 of the Texas Election Code.

XII. CONTRACT WITHDRAWAL

Any participating authority that certifies their election in accordance with Section 2.051, 2.052, and 2.053 of the Texas Election Code, may withdraw from the joint election contract. Any expenditure incurred prior to withdrawal shall be billed separately and that contracting authority shall be removed from the contract. In the event of election cancellation by the City of Burleson, BISD agrees to conduct their election at their own expense. In the event of election cancellation by the BISD, the City of Burleson agrees to conduct their election at their own expense.

XIII. MISCELLANEOUS PROVISIONS

1. This agreement shall be construed under and in accord with the laws of the State of Texas.
2. In the event that one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
3. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.

APPROVED BY THE BURLESON CITY COUNCIL ON THE _____ DAY OF
_____, 20_____.

Chris Fletcher, Mayor City of Burleson

ATTEST:

Amanda Campos, City Secretary

(City Seal)

Matt Ribitzki, Sr. Deputy City Attorney

ACCEPTED AND AGREED TO BY THE BURLESON INDEPENDENT SCHOOL
DISTRICT BOARD OF TRUSTEES ON THE _____ DAY OF
_____, 20_____.

Jerri McNair, Board President
Burleson Independent School District

Dallas Owen, Board Secretary
Burleson Independent School District


City Council Regular Meeting

DEPARTMENT: City Secretary's Office
FROM: Amanda Campos, City Secretary
MEETING: January 5, 2026

SUBJECT:

Consider and take possible action on an interlocal agreement with Johnson County for the use of the Johnson County Sub-Courthouse located at 247 Elk Dr, Room 212, for the May 2, 2026 General Election, as the polling location. (*Staff Contact: Amanda Campos, City Secretary*)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

A General Election ordered by the city council for the for the purpose of electing the Mayor and 3 councilmembers, Place 2, 4, and 6, to be held on May 2, 2026. In the election order council named the Burleson Sub-courthouse, 247 Elk Drive, Room 212, Burleson, Texas as the main early voting location as well as the election day polling location.

This agreement sets out the terms of the use of a county facility as a city polling location. The Johnson County commissioners will consider approval of the interlocal agreement at it's January, 26, 2026 regular commissioner meeting.

RECOMMENDATION:

Staff recommends approval of the interlocal ensuring consistency for the voters on locations for polling places.

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

The city council reviewed options for the polling locations at the December 15, 2025 regular council and determined the Johnson County Sub-Courthouse is the best option for voters. The voters will use the location in March for the primaries and will be familiar with the location and parking. This will aid in setting consistency as an avenue to encourage voters to come to the polls and vote.

REFERENCE:

Ordinance ordering General Election May
2, 2026

FISCAL IMPACT:

The cost of leasing the space for the General Election including any Runoff Election is \$10.00

STAFF CONTACT:

Name: Amanda Campos
Title: City Secretary
elections@burlesontx.com
817-426-9665

May 2, 2026 General Election – Polling Location

CITY COUNCIL MEETING JANUARY 5, 2026

Johnson County Sub-Courthouse

- Council ordered General Election for May 2, 2026
- Council was presented with several options for polling location and chose the Johnson County Sub-Courthouse
- All voting will take place at the sub-courthouse, 247 Elk Drive, Room 212, Burleson, Texas
- Early Voting starts April 20, 2026
- Election Day is May 2, 2026



Interlocal Agreement

- Johnson County commissioners court will consider the interlocal agreement at it's January 26, 2026 meeting.
- Terms:
 - Use from April 17, 2026 to June 13, 2026
 - If no Run-Off term will end May 2, 2026
 - Rent is \$10 for the facility
 - Burleson will pay the Johnson County Sheriff's office to have security present on weekend and after hours



QUESTIONS / COMMENTS



**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF BURLESON
AND JOHNSON COUNTY
FOR TEMPORARY LEASE OF SUB-COURTHOUSE ROOM 212**

**THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §**

THIS Interlocal Agreement (“Agreement”) is entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code by and between the **CITY OF BURLESON**, a home rule municipal corporation located in Tarrant County and Johnson County, Texas (“Burleson”), and **JOHNSON COUNTY**, a duly organized county and political subdivision of the State of Texas (“County”), each one acting through its authorized representatives, each sometimes hereinafter referred to individually as the “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, County owns a building known as the Ron Harmon Sub-Courthouse located at 247 Elk Drive in Burleson, Johnson County, Texas (the “Sub-Courthouse”); and

WHEREAS, Burleson is conducting a general election on the May 2, 2026, general election date; and

WHEREAS, Burleson desires to utilize a designated space in the Sub-Courthouse to hold the election; and

WHEREAS, County desires to lease Room 212, a designated space in the Sub-Courthouse, to Burleson for the purpose of conducting Burleson’s general election on the May 2, 2026, general election date; and

WHEREAS, Burleson desires rent Room 212 from the County for the purpose of conducting its general election on the May 2, 2026, general election date; and

WHEREAS, the governing bodies of Burleson and County have duly authorized this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements included in this Agreement, the Parties agree as follows:

I. Purpose.

The purpose of this Agreement is to outline Burleson’s use of Room 212 in the Sub-Courthouse under a lease with the County for the purpose of conducting Burleson’s general election on the May 2, 2026, general election date.

II. Term of Agreement.

- A. Term. The term of this Agreement shall be from April 17, 2026, and shall terminate on June 17, 2026, unless sooner terminated according to the terms of this Agreement.
- B. Early Termination. If Burleson's general election on the May 2, 2026, general election date does not include a run-off, this Agreement shall terminate on May 4, 2026.

III. Rent.

Rent for the Term shall be \$10.00. Burleson agrees to pay County rent by the beginning of the Term. The rent shall not be reduced or prorated in the event the Agreement is terminated early.

IV. Use.

- A. Election. Burleson shall use Room 212 to conduct election activities, including using Room 212 as a public polling place for early voting and election day voting in Burleson's general election on the May 2, 2026, general election date. Generally, the hours of operation for the election shall be as follows:

Early Voting:

Friday, April 17 (3 p.m. – 5 p.m.) (Setup)
Monday-Friday, April 20-24 (7:30 a.m. – 5:15 p.m.)
Saturday, April 25, (8:30 a.m. – 3:15 p.m.)
Monday-Tuesday, April 27-28 (7:30 a.m.-5:15 p.m.)

Election Day:

Saturday, May 2 (6:30 a.m. – 7:15pm.)

Possible Runoff Dates:

Friday, May 29 (3 p.m. – 5 p.m.) (Setup)
Monday-Friday, June 1 -24 (7:30 a.m. – 5:15 p.m.)
Saturday, June 6 (9:30 a.m. – 3:15 p.m.)
Monday-Tuesday, June 8-9 (7:30 a.m.-5:15 p.m.)

Election Day:

Saturday, June 13 (6:30 a.m. – 7:15pm.)

- B. Generally. Burleson will not construct any permanent improvements in Room 212.
- C. Janitorial. Burleson will maintain Room 212 in a clean condition throughout the Term of this Agreement. If the County incurs additional janitorial costs because of Burleson's use of Room 212, Burleson agrees to reimburse the County for reasonable costs.

- D. Specific Requirements. The Parties agree to work together in good faith to ensure that Room 212 has table chairs necessary to conduct its election activities, that Burleson has use of a designated area in the parking lot of the Sub-Courthouse to ensure curbside voting, and that Burleson may erect reasonable, standard signs in and around the Sub-Courthouse to provide directions to the polling place in Room 212 to the public.
- E. Security. Burleson will hire off-duty officers through the Johnson County Sheriff's Office or Johnson County Constable's Office (Precinct 2) to provide security for voting conducted outside of normal business hours.

V. Insurance.

Burleson and County are both governed by the Texas Tort Claims Act, which sets limits of liability for certain causes of action. Each Party to this Agreement warrants and represents that it is insured under a commercial insurance policy, risk pool, or is self-insured for all claims falling within the Texas Torts Claim Act. Either Party may request a certificate of insurance from the other Party, and the other Party agrees to provide the requesting Party a certificate of insurance within a reasonable time.

VI. Liability.

Burleson shall not be liable for any claims, damages or attorney's fees arising from any negligence or unlawful acts of County or its employees, agents, or officers in relation to this Agreement. County shall not be liable for any claims, damages or attorney's fees arising from any negligence or unlawful acts of Burleson or its employees, agents, or officers in relation to this Agreement. Burleson and County acknowledge that each entity is responsible for any claims or losses, including but not limited to those related to personal injury, death or property damage, caused by the acts or omissions of that entity, its employees, agents, or officers in the performance of services and activities under this Agreement.

VII. Notice.

Any notice given hereunder by either Party to the other shall be in writing and may be effected by personal delivery in writing or by registered or certified mail, return receipt requested when mailed to the proper Party, at the following addresses:

If to Burleson:

City of Burleson
Attn: City Manager
141 West Renfro
Burleson, Texas 76028-4261

If to County:

Johnson County Judge
2 N. Main Street, Suite 120
Cleburne, Texas 76033

VIII. Miscellaneous.

- A. Current Revenues. Each Party shall make payments under this Agreement from current revenues available.
- B. Cooperation. The Parties will reasonably cooperate with the other in furtherance of the objectives of this Agreement.
- C. Amendment. This Agreement may be amended by the mutual written agreement of the Parties.
- D. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- E. Governing Law. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas. Any action concerning this Agreement shall lie in Johnson County, Texas.
- F. Venue. To the extent permitted by Texas law, the Parties agree that any disputes arising from or relating to this Agreement shall be resolved in a court of competent jurisdiction located in Johnson County, Texas, or the federal courts for the United States for the Northern District of Texas.
- G. Entire Agreement. This Agreement represents the entire agreement between the Parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement.
- H. Interpretation. In the event of any dispute over its meaning or application, this Agreement will be interpreted fairly and reasonably and neither more strongly for or against either Party.
- I. Recitals. The recitals to this Agreement are incorporated herein.
- J. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original constituting one and the same instrument.

- K. No Assignment. The Parties may not assign or transfer their rights under this Agreement.
- L. Compliance with Law. Each Party is responsible for complying with any additional or varying laws and regulations regarding purchases.
- M. No Waiver of Rights. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or equity to a Party, including the defense of sovereign immunity, nor to create any legal rights or claims on behalf of a person not a party to this Agreement.
- N. Immunity. This Agreement is expressly made subject to each Party's governmental immunity under state and federal law. The Parties hereto expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of any immunities from suit or from liability that a Party has by operation of law.
- O. No Third Party Beneficiaries. This Agreement is not intended to create and does not create any rights in or benefits to any third party.
- P. No Joint Enterprise. The relationship of the Parties under this Agreement is not and shall not be construed or interpreted to be a joint enterprise or joint venture. Neither Party shall have the authority to make any statements, representations or commitments of any kind, or to take any action which shall be binding on the other Party or which shall hold itself out to be binding on the other Party. The Parties expressly agree that each Party is an independent contractor, and that each Party assumes all of the rights, obligations and liabilities applicable to it as an independent contractor.
- Q. Force Majeure. In the event that the performance by Burleson or County of any of its obligations or undertakings hereunder shall be interrupted or delayed by any occurrence not occasioned by its own conduct, whether such occurrence be an act of God, or the common enemy, or the result of war, riot, civil commotion, sovereign conduct, or the act or conduct of any person or persons not a party or privy hereto, then it shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects hereto.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Executed this _____ day of _____, A.D. 20_____.

CITY OF BURLESON, TEXAS

JOHNSON COUNTY, TEXAS

By: _____
Mayor

By: _____
County Judge

ATTEST:

ATTEST:

City Secretary, City of Burleson

County Clerk, Johnson County

City Council Regular Meeting

DEPARTMENT: Public Works


FROM: Errick Thompson, Director

MEETING: January 5, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on an overview of the 2025 Mosquito Season. (*Staff Contact: Errick Thompson, Director of Public Works*)

STRATEGIC PRIORITY AND GOAL:

Strategic Priority	Strategic Goal
 Beautiful, Safe, & Vibrant Community	3.1 Encourage a clean and healthy community

SUMMARY:

Staff will provide an overview of the Integrated Mosquito Management Program, summarize the 2025 mosquito season, and discuss potential changes for next season.

RECOMMENDATION:

N/A

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

11/5/2025: Community Services Committee received a report and provided recommendations to City Council

REFERENCE:

N/A

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:

Errick Thompson
Public Works Director
ethompson@burlesontx.com
817-426-9610

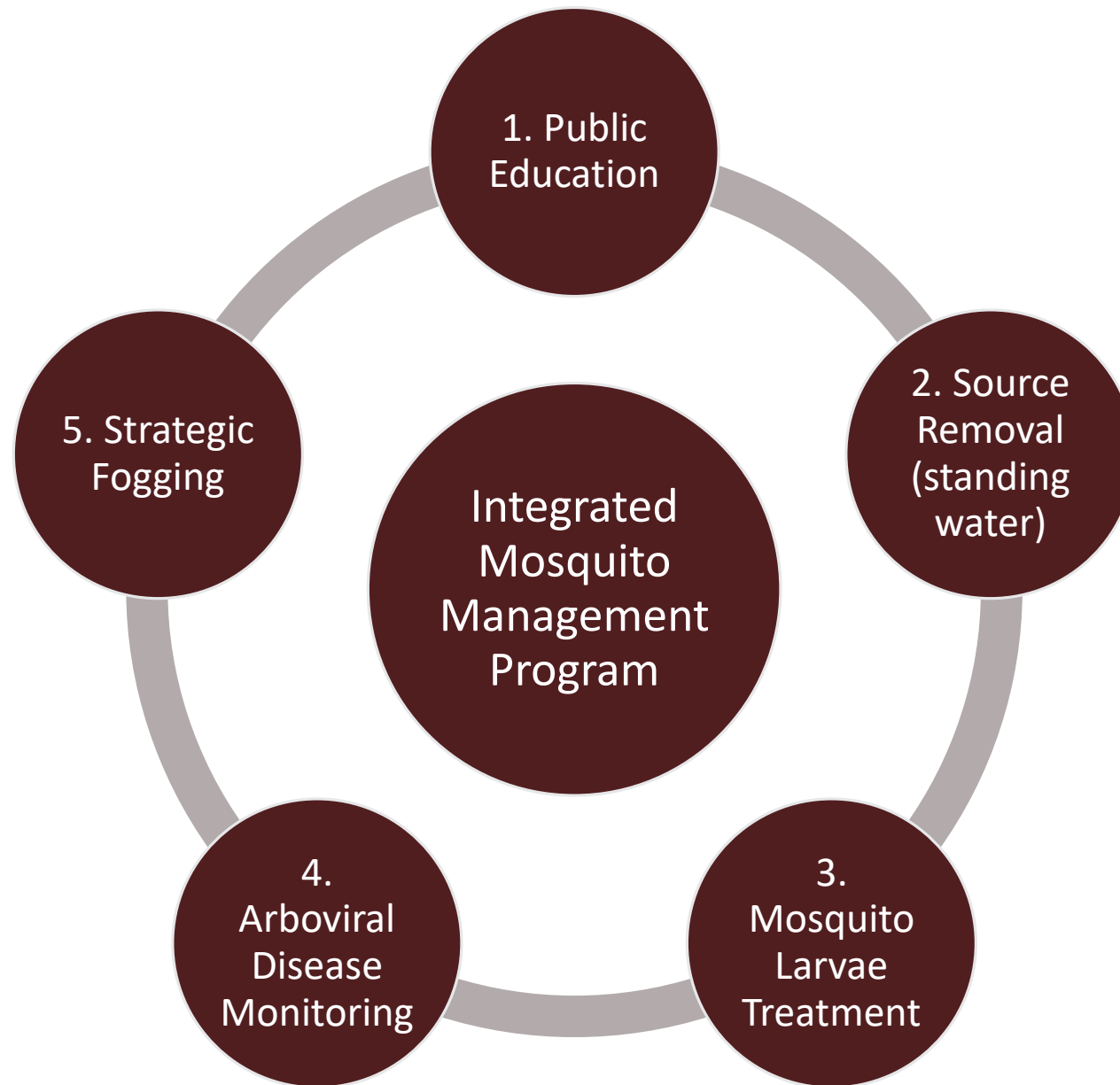
2025 Mosquito Season Overview

City Council
January 5, 2026



Outline

- **Integrated Mosquito Management Overview**
- **2025 Season Data**
- **Fogging Efficacy / Pesticide Resistance Testing**
- **Annual Expenditures**
- **Potential Adjustments for the 2026 Season for Feedback**



Integrated Mosquito Management:

1. Public Education

PRACTICE THE 4 Ds: MOSQUITO PROTECTION



1. DRAIN
Drain standing water from items around your home, yard, and business.



2. DEFEND
Use an EPA registered insect repellent when outdoors. Make sure door and window screens fit tightly with no holes.




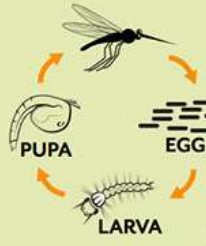
3. DAWN TO DUSK
Protect yourself from morning to night, especially during prime times for mosquito activity.



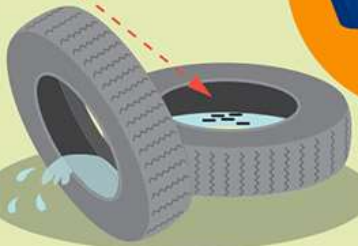
4. DRESS
Wear long sleeves, pants, and close toed shoes when outdoors to cover your skin.

Stop mosquitoes from **breeding**


Mosquitoes breed by laying eggs in & near standing water.




As little as one teaspoon or bottle cap of water standing for more than one week is enough for mosquitoes to breed and multiply.



At your house or business:
Put away items that are outside and not being used because they could hold standing water.

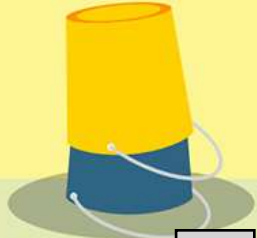


In your garden:
Keep flower pots and saucers free of standing water. Some plants, such as bromeliads, hold water in their leaves—flush out water-holding plants with your hose once a week.



Around all buildings:
At least once a week, empty, turn over or cover anything that could hold water:

- tires
- buckets
- toys
- pools & pool covers
- birdbaths
- trash, trash containers and recycling bins
- boat or car covers
- roof gutters
- coolers
- pet dishes



Integrated Mosquito Management:

2. Source Removal (Standing Water and Drainage Issues)



Clogged drainage along SW Murphy



Public Works removed sediment to restore drainage.

Integrated Mosquito Management:

3. Mosquito Larvae Treatment



If we can't fix it, we treat it to prevent larvae from emerging as adults.



Drainage in TxDOT right-of-way along East Renfro

Integrated Mosquito Management:

4. Arboviral Disease Monitoring



Mosquito sample collected from a gravid trap

Tarrant County Public Health sorts each sample by species and tests female Culex mosquitoes for West Nile Virus and St. Louis Encephalitis.



Gravid trap for collecting mosquitoes

Integrated Mosquito Management:

5. Strategic Fogging

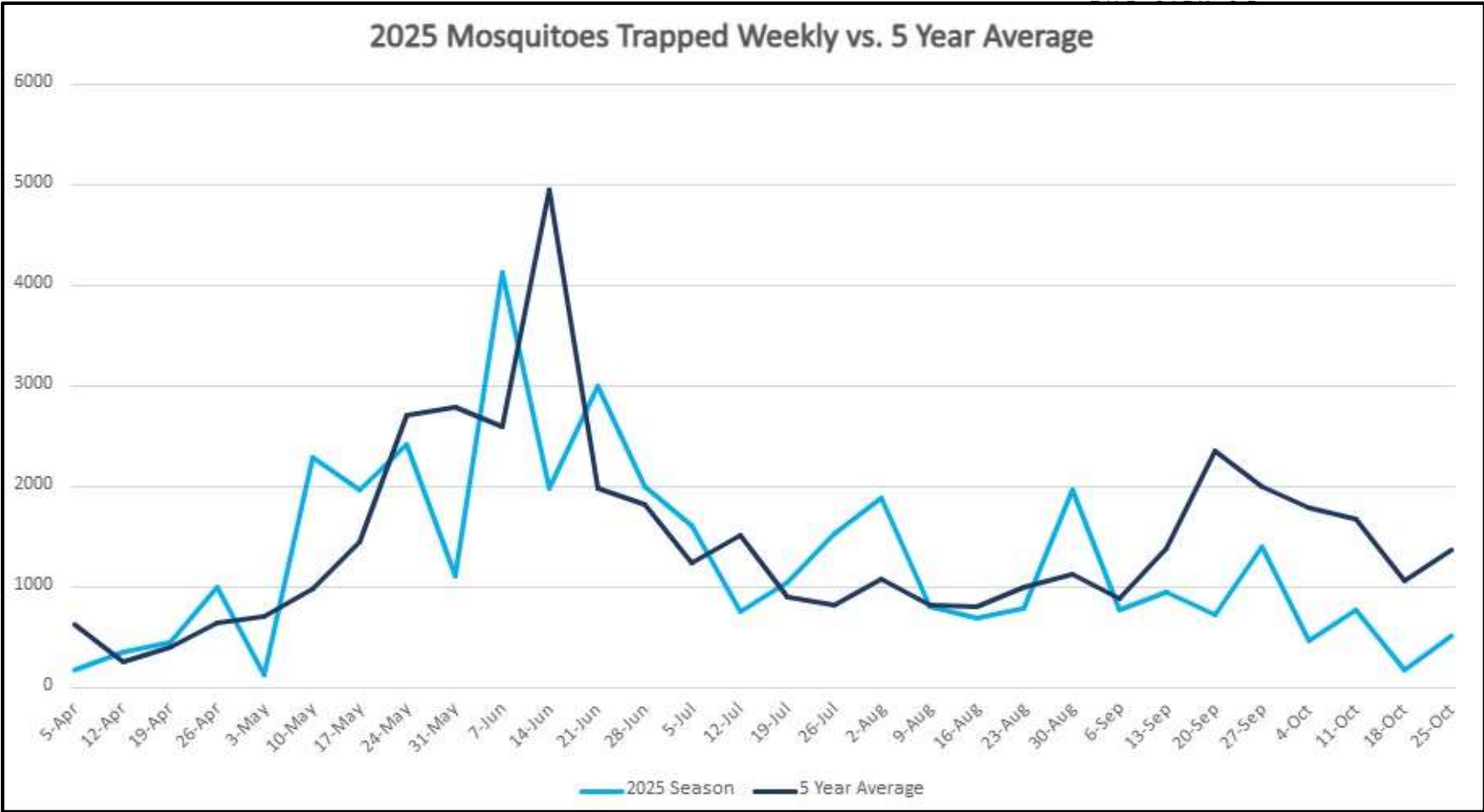
When a mosquito trap tests positive for an arbovirus, the City conducts Ultra Low Volume fogging in residential areas of the zone to reduce the risk of human transmission.

Fogging is conducted on two sequential nights between 9 p.m. and 5 a.m., when *Culex* mosquitoes are active. This also minimizes off-target impacts to beneficial day-flying insects.



Truck conducting ground-based Ultra Low Volume fogging

2025 Season Data: Mosquito Abundance



Culex



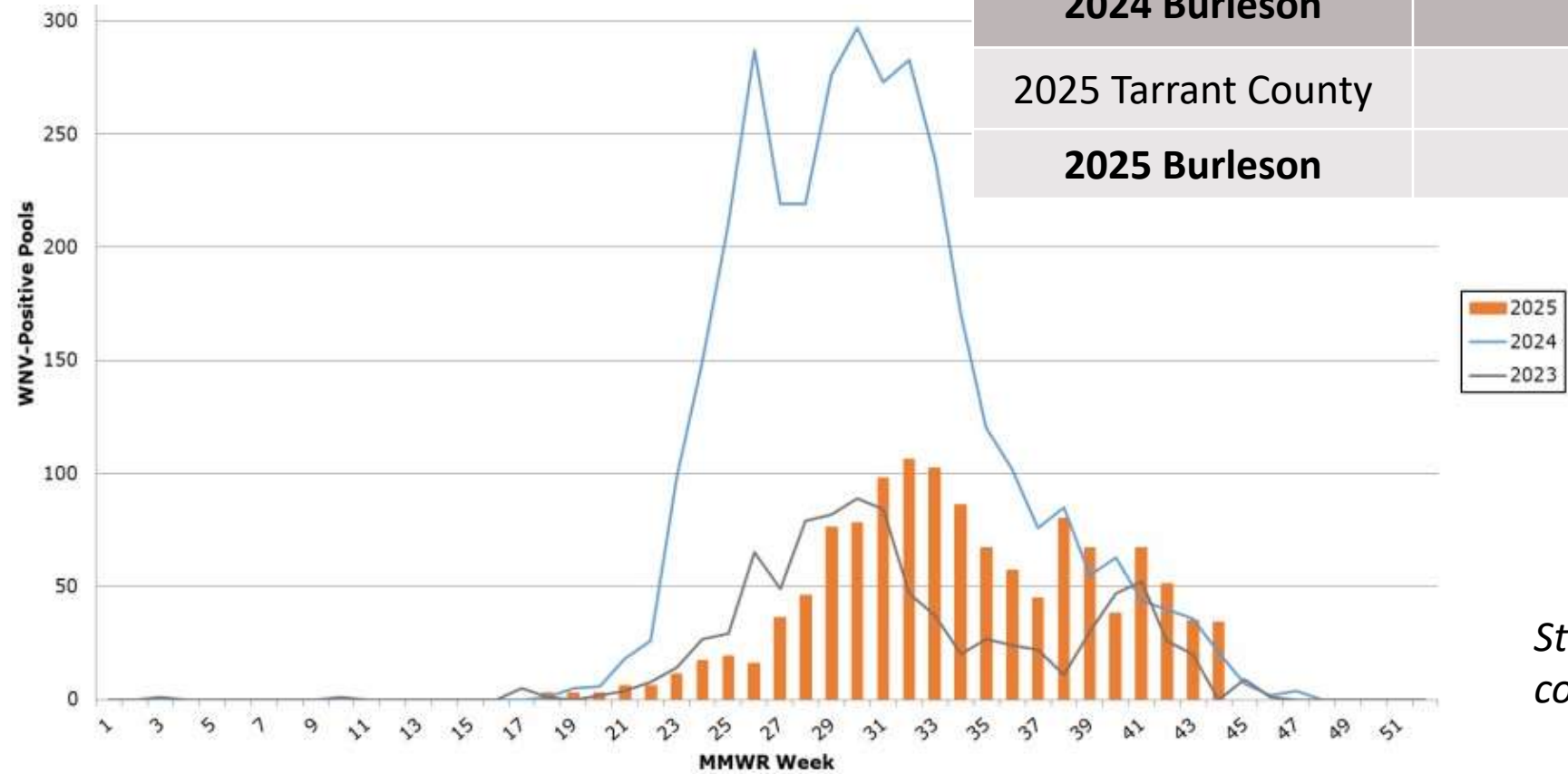
Aedes



Psorophora

2025 Season Data: West Nile Virus

	WNV Trap Positives	WNV Human Cases
2023 Tarrant County	244	9
2023 Burleson	11	0
2024 Tarrant County	809	45
2024 Burleson	81	1
2025 Tarrant County	330	12
2025 Burleson	27	0



Statewide data for WNV positives comparing 2023, 2024, & 2025.

2025 Season Data: Encephalitis

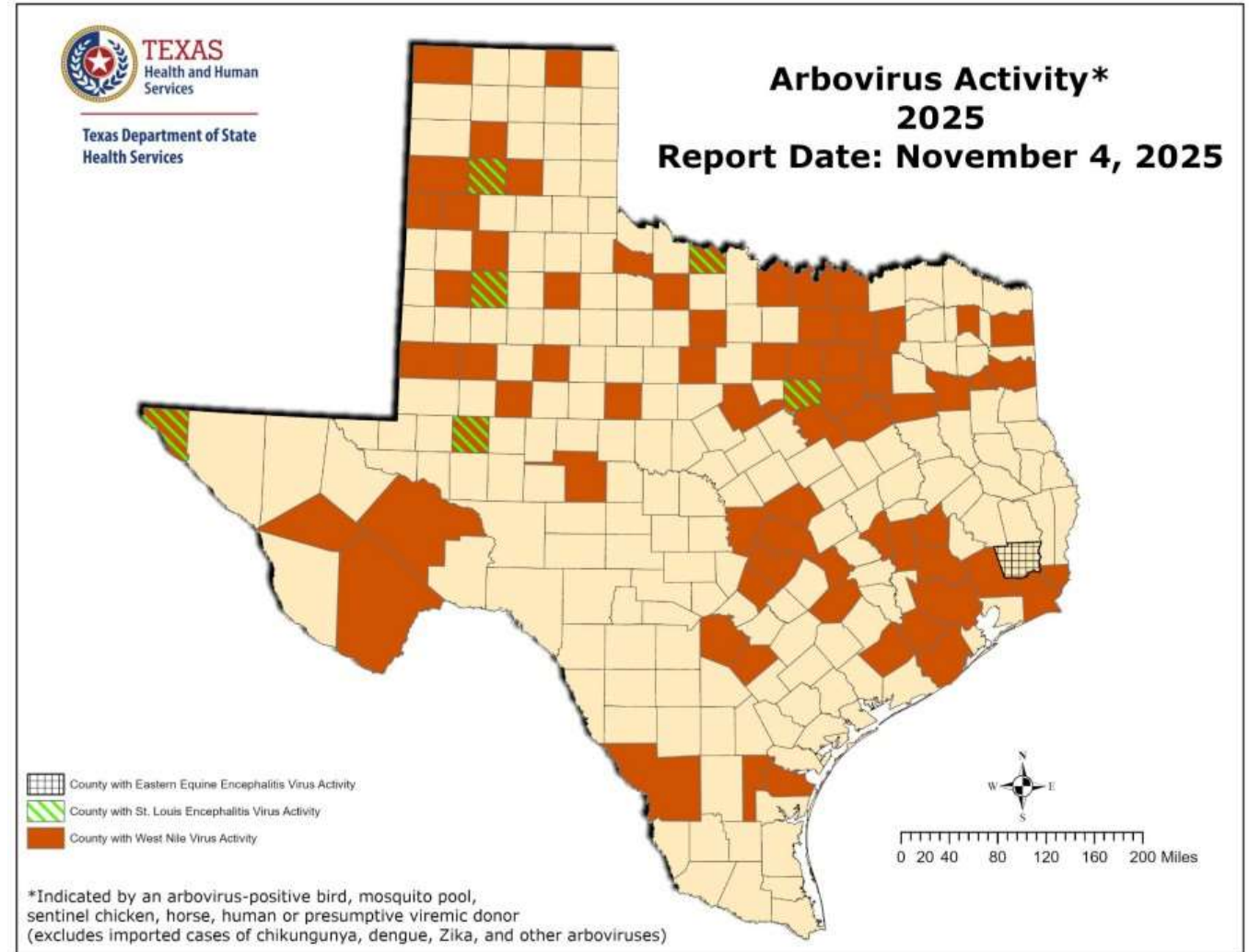
St. Louis Encephalitis (SLEV):

The City of Burleson had one positive for SLEV (week of 9/18/2025). In response, seven supplemental traps were set, collected, and tested. **All** supplemental traps tested negative for SLEV.

No human cases have been reported in Texas this year.

Eastern Equine Encephalitis (EEE):

One veterinary positive detected in Hardin County (Beaumont area).



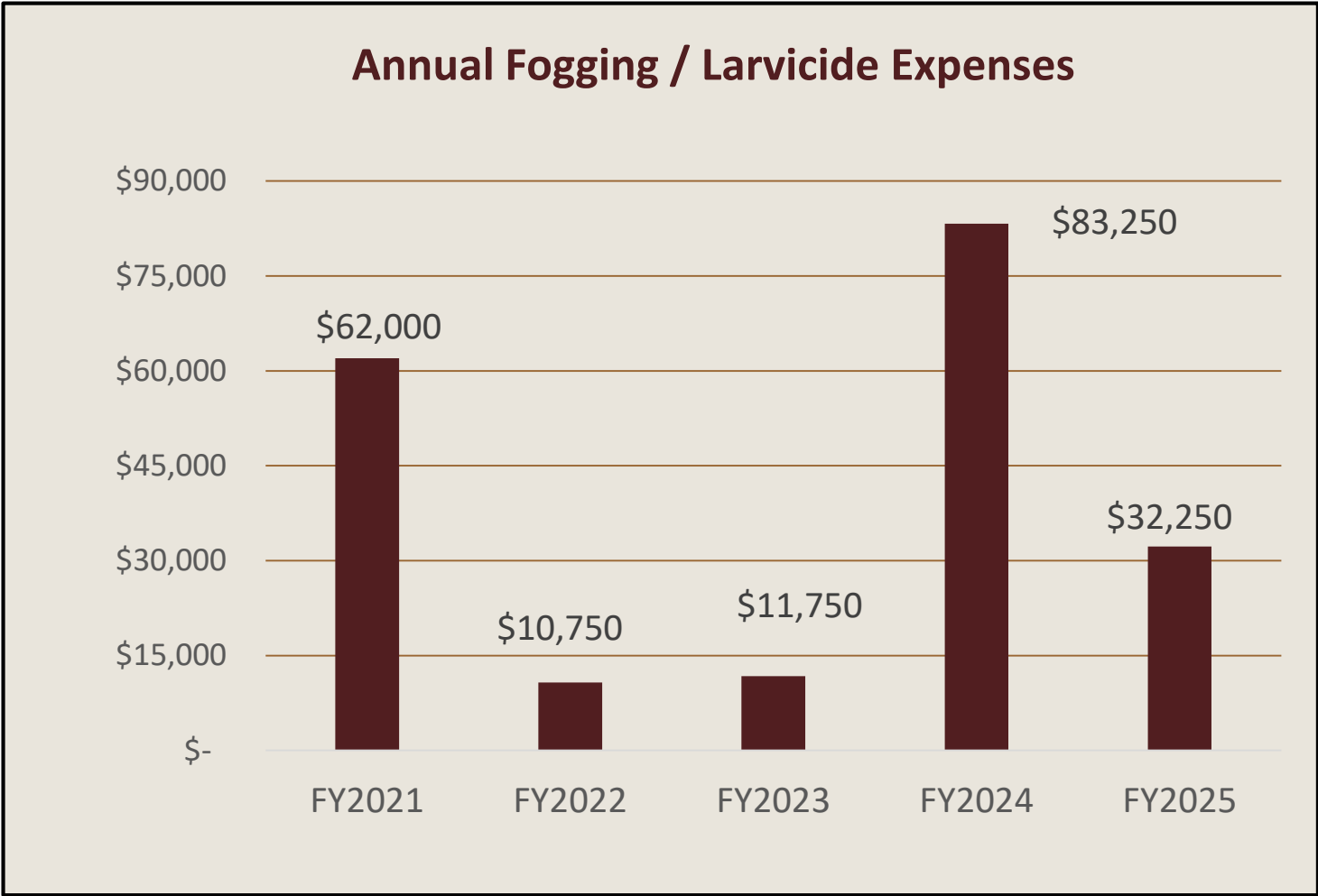
Fogging Efficacy / Resistance Testing

- In March 2025, Tarrant County Public Health reported suspected permethrin resistance in portions of unincorporated Tarrant County.
- Burleson City staff have been monitoring pre- and post- fogging numbers when a Zone is treated to evaluate efficacy of the treatment.
- In an abundance of caution, mosquito samples from Burleson were collected and sent to a state lab for pesticide resistance testing. Results showed permethrin was still very effective on our local mosquito population. **(No signs of resistance in Burleson)**

Tarrant County Public Health announced that they will only conduct fogging after three consecutive WNV positives at a single trap site. This allows time for their staff to conduct focused larviciding and trapping within the impacted zone(s) before conducting fogging.



Recent Expenditures



2021 and 2024 were West Nile Virus outbreak years in Burleson.

Looking Ahead to the 2026 Season - Options

1. Continue with current procedures:

Conduct ground-based fogging following all WNV/SLEV positives to **minimize risk of human transmission**. Based on 2025 data, our current SOP resulted in **24 zones fogged**.

2. Create phased response with action thresholds based on risk:

- **Low Risk Level (sporadic detection of WNV/SLEV):** Focus on source removal and larvicide application. Conduct fogging following a WNV/SLEV positive only if trap contains >50 female *Culex quinquefasciatus*.
- **High Risk Level (two consecutive WNV/SLEV positives detected, or human case reported):** Conduct ground-based fogging following all WNV positives. Based on 2025 data, this approach would have resulted in **20 zones fogged**.

3. Adopt guidance from Tarrant County Public Health:

Conduct ground-based fogging in a zone following **three consecutive** WNV/SLEV positives. Based on 2025 data, this approach would have resulted in **zero zones fogged**.

Additional Considerations: Bat Boxes

Benefits

- Low initial cost (<\$500 for one box and mounting)
- Provide potential educational opportunities
- May create momentum for future conservation projects

Challenges

- Often inhabited by wasps instead of bats
- Limited mosquito impact (<20% of bat diet)
- Require cleaning and monitoring

Other Cities

- Irving (2015) and Corinth (2025)
- No inhabitants reported to date



Additional Considerations: Bat Boxes, continued

Site Criteria

- Position for morning sun / afternoon shade
- Mount 15 feet high, away from heavy activity
- Use poles, not trees (for airflow & predator protection)

Potential Locations

- Chisenhall Hike & Bike Trail (back loop)
- Coyote Loop Trail

Design & Maintenance

- Paint/seal exterior with non-toxic coatings
- Annual inspection and maintenance required
- Estimated Cost: \$400-\$500 (one box + mounting)
- Timeline: Install Winter 2025 → Monitor Spring 2026



Additional Considerations: Habitat Enhancement

(Texas Parks & Wildlife Department recommended)

Benefits:

- Supports bats, pollinators, and native biodiversity
- Adds visual appeal, low-maintenance landscaping
- Successful with or without bat colonization

Ideal Locations: Community Park (Alsbury/Hulen) & Coyote Loop

Recommended Plants: Pale Purple Coneflower, Texas Kidneywood, Blackfoot Daisy, etc.

Estimated Cost: \$1,500 - \$2,500 (plants, soil prep, mulch, signage)

Timeline: Spring 2026 (Feb—April) installation window



Community Services Committee Recommendations to City Council



Standard Operating Procedures for Fogging:

Continue with current procedures as the small projected cost difference is not worth the additional public health risk

Bat Houses / Boxes:

- Engage with scouting and other groups to build and install bat houses / boxes with habitat enhancement as service projects
- Focus installations at for city-designated locations such as along the Coyote Loop Trail, Chisenhall Hike & Bike Trail (back loop), and other flood plain areas

Questions / Discussion

Kristen Tanz
Environmental Health Specialist II
ktanz@burlesontx.com

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 6, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on a proposed Neighborhood Empowerment Zone incentive policy. (*Staff Contact: Tony D. McIlwain, Development Services Director*)

STRATEGIC PRIORITY AND GOAL(S):

 <p>Dynamic & Preferred City Through Managed Growth</p>	<ul style="list-style-type: none"> 2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services
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SUMMARY:

A Neighborhood Empowerment Zone (NEZ) is a municipal planning and development program/tool that allows a municipality to designate a defined geographic area for the purpose of providing municipal property tax abatements, fee waivers, release of city liens, etc. These incentives are designed to promote affordable housing, economic development and expanded services, and are available to property owners who build or rehabilitate property within a NEZ.

Staff provided a NEZ briefing to the Council on August 4, 2025, and identified the Hillary-Montclair community as a target area for a NEZ designation to aid with the rehabilitation. Staff is bringing forward a draft incentive policy for Council discussion and direction.

RECOMMENDATION:

Staff is requesting Council direction on the proposed NEZ incentive policy.

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

August 21, 2024: Staff provided a briefing to the Council Policy and Valuation Committee on several facets of NEZs.

April 23, 2025: The Council Policy and Valuation Committee approved a motion to take the item to forward to the full Council.

August 4, 2025: Council received a briefing on Neighborhood Empowerment Zones and directed staff to proceed with identifying incentives.

REFERENCE:

Insert CSO# if applicable

Insert resolution or ordinance change

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:

Tony D. McIlwain, AICP, CFM

Development Services Director

tmcilwain@burlesontx.com

817-426-9684



Neighborhood Empowerment Zone Incentive Policy

CITY COUNCIL: JANUARY 5, 2026

GENERAL PURPOSE

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a “...municipality determines that the creation of the zone would promote:

- The creation or rehabilitation of affordable housing, including manufactured housing, in the zone;
- An increase in economic development;
- Improving the quality of social services, education, and/or public safety provided to the residents of the NEZ.

POLICY GOALS AND DURATION

- The City of Burleson, by adopting the NEZ Policy, will promote rehabilitation of single-family homes, multi-family housing, commercial properties, and economic development in the Neighborhood Empowerment Zone (NEZ).
- The City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution.
- Policy establishes a NEZ length of ten (10) years. Upon the end of the ten (10) years, the life of the NEZ can be extended with approval from the City Council.

Incentives and Benefits

Proposed Incentives

- Development Fee Waivers
- Release of Liens

Anticipated Benefits

- Reducing blight
- Extend life cycle of housing through rehabilitation
- Encourage new investment in the community

BUILDING & DEVELOPMENT FEES INCENTIVE

- Building Permit fees
- Demolition fees
- Electrical Permit fees
- Irrigation Permit fees
- Mechanical Permit fees
- Plan Review fees

- Plat Application fees
- Plumbing Permit fees
- Sign Permit fees
- Zoning Application fees

Note: impact fees are not eligible for waivers

LIEN RELEASE INCENTIVE

- Affords property owners a release of liens attached to properties as a result of demolitions or expenditures associated with cutting high grass and/or nuisance abatements.
- Release of liens would only be allowed in conjunction with new construction, or renovation of eligible facilities, within the target area where the proposed improvement amount will be greater than the lien amount plus interest.
- City staff will be required to discuss the lien release process, scope of the project, and determine eligibility, after which time staff will provide the lien amount and approximate interest that shall be incurred depending on project completion date.

ELIGIBILITY CRITERIA

- Property must be located within active NEZ.
 - Owner must submit a completed NEZ application to the city before any eligible improvements are made to the property.
 - Owner must not be delinquent in paying property taxes for any property they own within the city.
 - Owner must not have any active liens filed against any city property owned by them outside of the NEZ.
 - Owner must perform *new construction* or *eligible rehabilitation* on the property equal to a minimum 20% of the *base value* of the property.
 - Property is in conformance with applicable city zoning, urban design standards, and landscaping requirements.
- “*Base value*” is the value of the real property, excluding land, as determined by the Johnson County or Tarrant County Appraisal Districts, as of January 1, prior to the effective date of the incentive agreement.
 - “*Eligible rehabilitation*” includes only physical improvements to real property (furniture, appliances, equipment, and/or supplies is not eligible).
 - “*New construction*” is a newly constructed improvement requiring a permanent foundation. This excludes accessory structures such as sheds and incidental out-buildings.

CERTIFICATIONS AND DENIED APPLICATIONS

- Staff will certify the property owner's eligibility to receive incentives based on the criteria set forth in this policy.
- NEZ certifications are owner and address specific. Minor modifications to an existing certification may be made with correct documentation. New or additional projects at the same address or in the same development will require a new application for project certification.
- If City Council changes NEZ boundaries or terminates a NEZ area, certified projects will maintain eligibility for three (3) years from the original certification date. The certification date will not be modified or extended.
- Appeals for denied applications will be presented to City Council for consideration.

NEXT STEPS

- The NEZ Incentive Policy will need to be approved.
- A public hearing will be required to establish the NEZ.
- Resolution approving the NEZ will have to include a finding that the creation of the zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and a finding by the governing body that the creation of the zone satisfies the requirements of Section 312.202, Tax Code.

TARGET AREA

Hillary-Montclair community was identified as a target area for a NEZ designation to aid with the rehabilitation of residential structures.

Below are some factors on this target area:

- Limited to residential uses only
- 464 residential lots
- Structures over 60 years old
- Average 2024 property appraisal valuation of \$218,787



PUBLIC OUTREACH

- Prior to the public hearing, staff will conduct public outreach via community meeting(s), informational mailouts and website information.
- Outreach efforts to last approximately 30 days.
- Staff will notify property owners within the zone of an initial public hearing pertaining to the matter.
- Council may seek input from residents and community members during public hearing.

QUESTIONS AND DIRECTION?

- Is Council comfortable with the proposed incentives (fee waivers and lien release)?
- Is Council comfortable with the 10-year NEZ length?
- Are there any other suggested changes or revisions to the Incentive Policy?
- Staff recommends Council's direction on this matter.

City of Burleson Neighborhood Empowerment Zone (NEZ) Policy

I. GENERAL PURPOSE & PROGRAM GOALS

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a “...municipality determines that the creation of the zone would promote:

- The creation or rehabilitation of affordable housing, including manufactured housing, in the zone;
- An increase in economic development;
- Improving the quality of social services, education, and/or public safety provided to the residents of the NEZ

The City of Burleson, by adopting the NEZ Policy, will promote rehabilitation of single-family homes, multi-family housing, commercial properties, and economic development in the Neighborhood Empowerment Zone (NEZ). The City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution.

The life of the NEZ shall be a length of **ten (10)** years. Upon the end of the **ten (10)** years, the life of the NEZ can be extended with approval from the City Council.

II. INCENTIVES

For NEZ applicants, the following fee waivers, including, but not limited to, are reviewed and may be granted on a case-by-case basis. Please note, impact fees are not eligible for waivers.

1. Building Permit fees
2. Demolition fees
3. Electrical Permit fees
4. Irrigation Permit fees
5. Mechanical Permit fees
6. Plan Review fees
7. Plat Application fees
8. Plumbing Permit fees
9. Sign Permit fees
10. Zoning Application fees

Lien Release

In order to render properties in the Neighborhood Empowerment Zone more marketable, the lien release affords property owners a release of liens attached to properties as a result of demolitions or expenditures associated with cutting high grass and/or nuisance abatements. The release of such liens would only be allowed in conjunction with new construction or renovation of eligible facilities within the target area where the proposed improvement amount will be greater than the lien amount plus interest.

To apply for the Lien Release Program a meeting with city staff will be required to discuss the lien release process, scope of the project, and determine eligibility, after which time staff will provide the lien amount and approximate interest that shall be incurred depending on project completion date.

III. ELIGIBILITY CRITERIA

1. The property must be located within active NEZ.
2. The property owner must submit a completed NEZ application to the city before any eligible improvements are made to the property.
3. The property owner must not be delinquent in paying property taxes for any property they own within the city.
4. The property owner must not have any active liens filed against any city property owned by them outside of the NEZ. “Liens” includes but is not limited to: weed liens, nuisance abatement liens, demolition liens, and board-up/open structure liens.
5. The property owner must perform *new construction* or *eligible rehabilitation* on the property equal to a minimum 20% of the *base value* of the property.
6. The property is in conformance with applicable city zoning, urban design standards, and landscaping requirements. Any property owner seeking a variance or waiver to any city development standard must secure said variance or waiver approval prior to submission of a NEZ application.

For purposes of this section, “*base value*” is the value of the real property, excluding land, as determined by the Johnson County or Tarrant County Appraisal Districts, as of January 1, prior to the effective date of the incentive agreement.

For purposes of this section, “*eligible rehabilitation*” includes only physical improvements to real property. Eligible Rehabilitation does NOT include personal property (such as furniture, appliances, equipment, and/or supplies).

For purposes of this section, “*new construction*” is a newly constructed improvement requiring a permanent foundation. This excludes accessory structures such as sheds and incidental out buildings.

IV. CERTIFICATIONS FOR APPLICATIONS

Once the Department determines that the application is complete, staff will certify the property owner’s eligibility to receive incentives based on the criteria set forth in this policy. Ineligible applications will be denied.

All NEZ certifications are owner and address specific. Minor modifications to an existing certification may be made with correct documentation. New or additional projects at the same address or in the same development will require a new application for project certification.

In the event that City Council changes the NEZ boundaries or terminates a NEZ area, certified projects will maintain eligibility for three (3) years from the original certification date. The certification date will not be modified or extended.

V. DENIED APPLICATIONS

Appeals for denied applications will be presented to the Burleson City Council.

City Council Regular Meeting

DEPARTMENT: Parks and Recreation


FROM: Jen Basham, Director of Parks and Recreation

MEETING: January 5, 2026

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding plaza maintenance.
(Staff Contact: Jen Basham, Director of Parks and Recreation)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	1.2 Continue to improve the efficiency and productivity of operations

SUMMARY:

Mayor Vera Calvin Plaza opened in 2020 and quickly became one of the highest-use public spaces in Burleson. To support operations, one part-time maintenance employee was added in 2021 and a second in 2023 as the service area expanded into Ellison Street and the larger Old Town District.

Due to increased visitation, event frequency, and expanded maintenance footprint, current staffing levels are no longer meeting operational demands. A review was completed of internal capacity, contracted services, daily/weekly task loads, waste management needs, and long-term asset maintenance.

Daily & Weekly Demands

Maintenance tasks across the Plaza and Old Town District include:

- Daily restroom cleaning, trash collection, litter removal, amenity resets, lighting checks, and spill response

- Old Town sidewalk/curb litter control and weekly Ellison Street alley cleanup
- Monday deep-cleans: power washing, landscape checks, turf brushing, expanded restroom servicing
- Specialty work such as turf fluffing, targeted power washing, minor landscape corrections, and lighting adjustments

These tasks equate to workload demands that exceed available labor by **19.5 hours per week**, resulting in:

- Deferred or inconsistently completed tasks
- Reduced restroom cleanliness
- Limited ability to respond to spills, vandalism, and event needs
- No bandwidth for seasonal deep cleans or enhanced maintenance

Contracted Landscaping

The Plaza and Old Town receive weekly contracted landscape care totaling **\$89,250 annually**, covering 1.56 acres of landscaped medians, corridors, islands, and beds.

Additional System Pressures

- Street sweeping equipment downtime has created inconsistent service delivery; alleys have historically not been swept.
- Waste management practices require consolidation and improved coordination with Old Town businesses; vendor site walks and pricing reviews are underway.

III. ENHANCEMENTS NEEDED

Staff identified several categories of required improvement:

Daily & High-Visibility Upgrades

- Twice-daily restroom cleaning
- Increased Plaza walkthroughs for spills, resets, and amenity adjustments
- More consistent cleaning of furniture, play features, walkways, and lighting checks

Weekly Upgrades

- Power washing Old Town + Plaza 2–3x per week

- Expanded litter removal across N/S Main, Bufford parking areas, and Ellison alley
- Increased turf maintenance

Seasonal / Deep-Clean Activities

- Additional landscape upkeep, tree trimming, restroom deep cleans, bench refinishing, and walkway pressure washing

IV. STAFFING RECOMMENDATION

Current Staffing

- **2 Part-Time Employees** (weekday + weekend coverage)
- True available labor: **19 hours/week**

Proposed Upgrade

- **1 Full-Time Weekday Employee (40 hrs/week)**
- **1 Part-Time Weekend Employee (19 hrs/week)**

Benefits

- Closes the 19.5-hour weekly capacity gap
- Improves appearance, cleanliness, safety, and visitor experience
- Supports event responsiveness and proactive asset care
- Provides resiliency during high-use hours or equipment downtime

Estimated Annual Cost Increase

\$56,186.21 (salary + benefits)

V. LONG-TERM ASSET & MAINTENANCE CONSIDERATIONS

Future replacements and repairs to plan for include:

- Landscape lighting and up-light fixtures
- Repainting railings and restraining the water tower
- Plaza synthetic turf replacement
- Replacement/upgrade of plaza furniture, stage rail supports, and play amenities

- Potential replacement of black rock areas with pavers for improved safety and reduced maintenance

VI. WASTE MANAGEMENT UPDATE

- Staff is evaluating consolidated waste receptacle locations and new dumpster configurations.
- Initial business feedback is being gathered; Waste Connections has completed an on-site walk and is preparing pricing.
- Implementation timelines and costs will return to Council when finalized.

VII. FINANCIAL CONSIDERATION

A staffing upgrade would increase annual operating costs by **\$56,186.21**. Additional operational or contracted service costs for waste management will be x and enhanced street sweeping will be x.

RECOMMENDATION:

NA

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

This item was requested by Council.

REFERENCE:

Insert CSO# if applicable

Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue:

Account Number(s):

Fund:

Account Description:

Procurement Method:

STAFF CONTACT:

Jen Basham, CPRE

Director of Parks and Recreation

jbasham@burlesontx.com

817-426-9201



Mayor Vera Plaza and Old Town District: Maintenance Enhancements

PRESENTED TO THE CITY COUNCIL – JANUARY 5, 2025

JEN BASHAM, DIRECTOR OF PARKS AND RECREATION



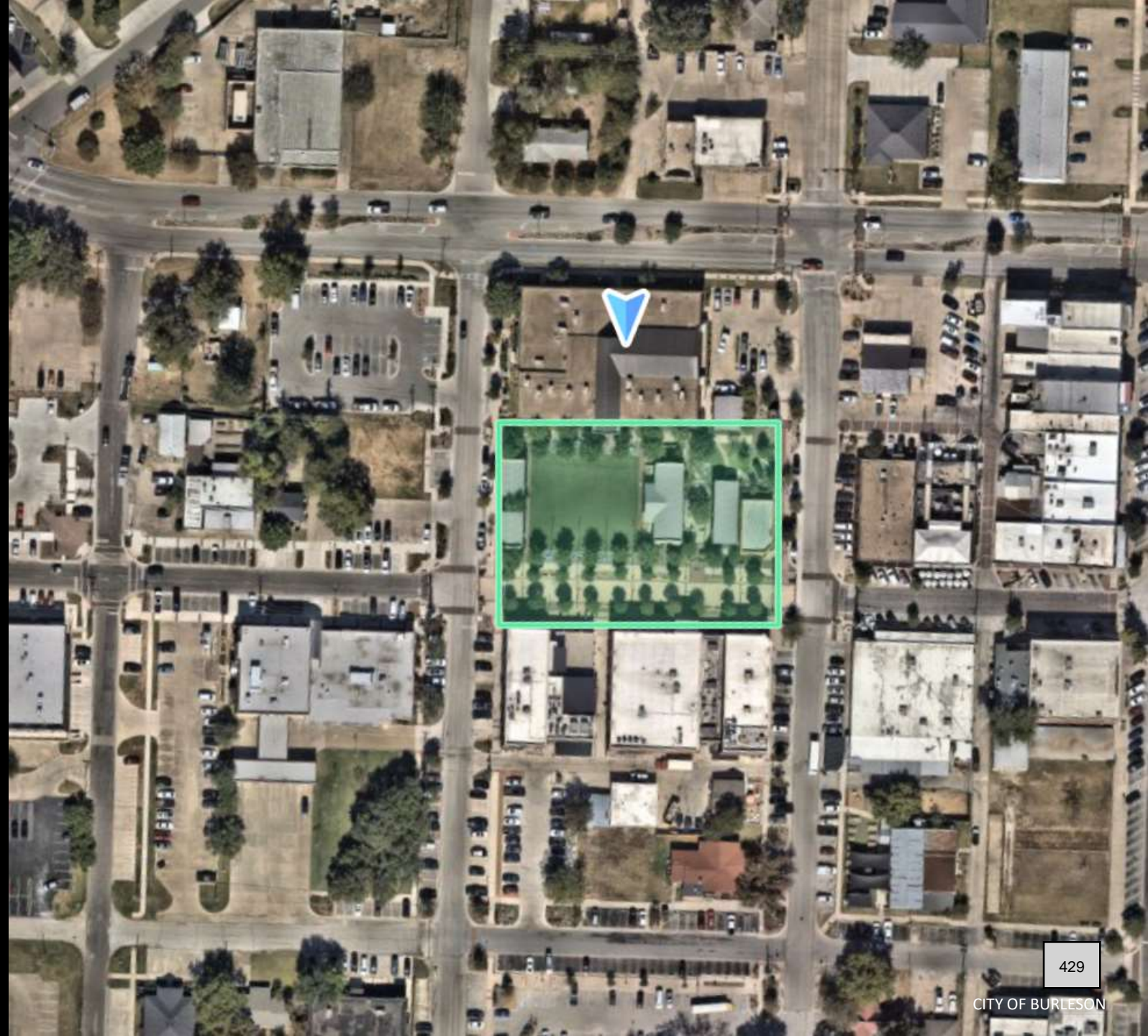
History

- Staff was recently requested to brief this item to the City Council.
- Mayor Vera Calvin Plaza was opened in 2020.
- In 2021, 1 PT employee was onboarded to support maintenance of the plaza
- In 2023, a second PT employee was onboarded to address expanded scope and increased service needs based off of high use of areas

Scope Increase:

- Ellison St, Old Town District

Initial
Maintenance
Footprint
(Map Overview)



Current Maintenance Footprint (Map Overview)



Current Maintenance Goals:

Please Note: These are task estimations and may shift based on specialty needs or pop-up requests. It is also important to note that priority needs can change depending on conditions, events, or unforeseen maintenance issues.

X Daily Plaza Tasks: 4hrs./day

- Debris & litter removal
- Trash collection (Plaza + Restrooms)
- Restroom cleaning & restocking
- Furniture reset; wipe tables/chairs
- Spot-clean spills; blow granite off walkways
- Visual inspection of all amenities
- Landscape lighting quick check

Old Town District Tasks: 2hrs./day

- Empty trash cans
- Litter removal along sidewalks, curbs, and parking areas
- Weekly cleanup of Ellison Street alley
- Spot cleaning & debris pickup as needed

X Monday Deep-Clean Cycle: 6.50 hrs./day

- Remove dead plant material & document replacements
- Full up-light inspection (clean, adjust, tighten)
- Power wash all major walkways
- Synthetic turf brushing & debris extraction
- Expanded restroom cleaning and fixture checks

Specialty Tasks: 1hr./day

- Turf fluffing
- Targeted power washing for spills or high-use event weekends
- Lighting adjustments, troubleshooting minor issues
- Spot landscape corrections (blowing granite, plant resets, minor pruning)

Capacity vs. Demand — Hours Breakdown

Plaza Staff	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
PT 1 – Total Hours	4.50	4.50	4.50	4.50			
PT 2 – Total Hours	4.50				4.50	4.50	4.50
Total Capacity (hrs.)	9.0	4.50	4.50	4.50	4.50	4.50	4.50
Total Demand (hrs.)	13.50	7	7	7	7	7	7
Capacity Gap (hrs.)	4.50	2.5	2.5	2.5	2.5	2.5	2.5

Key Takeaway: Total Capacity Gap = 19.50 hours needed

Incorporates Estimated drive time:
1 hour daily

Operational Impacts:

Deferred tasks
Inconsistent Plaza appearance
Reduced restroom cleanliness
Limited ability to respond to events, spills, and unforeseen needs/issues
No capacity for enhanced maintenance or seasonal deep cleans

Contracted Landscaping Services:

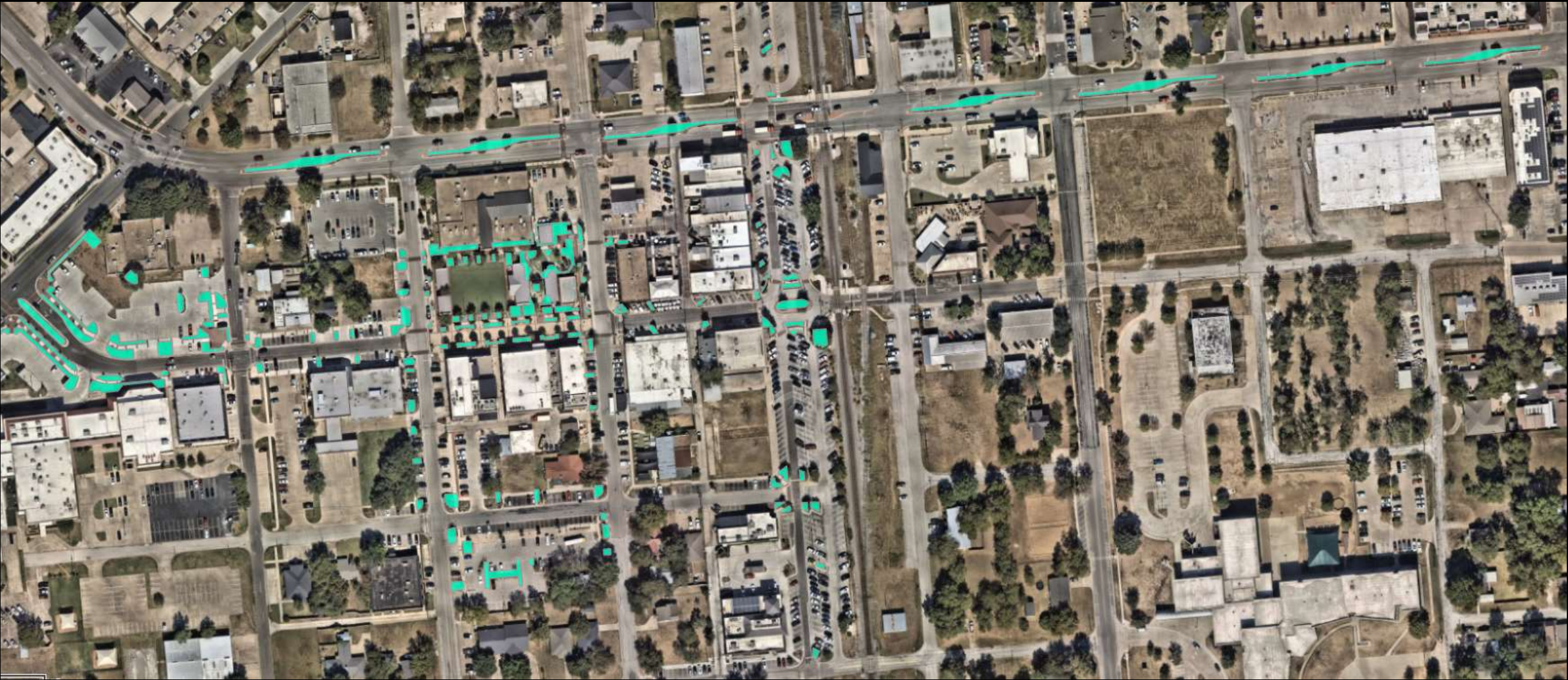
Service Overview:

- Service Frequency: Weekly (Thursdays)
- Total Contracted Area: 1.56 acres
- Service Locations:
 - Plaza and Old Town District
 - Key arterial corridors & intersections
 - Premier-tier landscaped medians and streetscapes
- Primary Services Provided:
 - Weed management (ongoing)
 - Annual re-mulching
 - Shrub & small tree trimming (as needed)
 - Removal of dead plant material
 - Leaf pickup 6 times per year
 - Visual inspection & cleanup of landscape beds

Total Contract Annually: \$89,250



Plaza and Old Town District: Contracted Landscaping



*Green landscape islands are maintained via contract

Enhanced Maintenance Proposal: Staffing Addition Consideration

Daily Improvements (High-Visibility Gains)

- Restroom cleaning twice per day instead of once
- Full Plaza walkthrough & adjustments (not just quick resets)
- Faster response to spills, messes, vandalism, graffiti, and complaints
- Consistent cleaning of tables, chairs, stage rails, handrails
- More reliable landscape lighting checks & fixture maintenance
- Increased ability to reset furniture and maintain Plaza appearance

Seasonal & Deep-Clean Improvements

- Additional walkway & surface deep cleaning
- Additional restroom deep cleaning
- Additional bench sanding, sealing, and re-staining
- Additional tree trimming and general landscape upkeep

Weekly Improvements (Old Town District + Plaza)

- Power washing increased from 1× to 2–3× per week
- Turf brushing (Plaza turf + play spaces) at proper frequency
- Additional litter removal in Old Town, including: N. Main / S. Main Bufford Parking lots & curb lines Ellison St. alley (deep clean + weekly pickup)

Operational Capacity Outcomes:

With added staffing, the Plaza & Old Town District gain:

- Expanded coverage during highest-use hours
- Improved ability to maintain consistent cleanliness and visitor experience
- Reduced backlog of tasks & no need to defer routine maintenance
- Protection of City assets through improved proactive maintenance (turf, lighting, amenities)



Enhanced Service Levels

Fine Detail Maintenance

Certain fine-detail maintenance activities—including expansion joint upkeep, bird-dropping removal, and routine visual inspections of site features such as brick benches, stone caps, and similar structures—were not previously included in the plaza maintenance staffing plan due to an unclear division of responsibility. Staff anticipates that incorporating this level of detailed care will require approximately **25 additional labor hours per month**, which are not reflected in the level-of-service breakdown presented on the previous slide.

Power Washing

In December 2025, the Parks Department added a hot-water power washer equipped with a water tank. Staff recommends implementing a monthly power-washing schedule for Old Town alleys and streets to improve cleanliness, appearance, and long-term surface maintenance. This service is estimated to require approximately **20 additional labor hours per month** and is also not included in the previously presented level-of-service breakdown.

Recommendation

To provide this enhanced and more comprehensive level of service, staff recommends allocating an additional **45 labor hours per month** to support fine-detail maintenance and routine power washing. This adjustment would allow staff to proactively maintain high-visibility areas, address deferred detail work, and preserve the overall quality and longevity of plaza and Old Town infrastructure.

Staffing Options:

Current Staffing:

2 Part-Time Employees – Both team members staffed on Monday

- PT #1: Weekdays – Mon-Thurs (6:15am–11am)
- PT #2: Weekends – Fri-Mon (6:15am–11am)

Total weekly hours: 19 hrs./week (This reflects true available labor — no overlap and no additional coverage outside these hours, with the exception of Mondays.)

Staffing Options:

- **Increase to 3 Part-Time Employee** - Increase of 19 hours a week
 - Estimated annual cost increase: \$16,796 (salary)
- **Increase Weekday PT to FT, and keep one PT on Weekends**
 - Estimated annual cost increase: \$56,186.21 (salary + benefits)



Staffing Recommendation

Upgrade to 1 FT (weekday) + 1 PT (weekend)
Closes 19.5-hr gap of current needs

*In order to meet enhanced requests both PT positions would need to be upgraded or a total of 4 PT positions would be required

Direct Impact:

- Consistent staffing – PT positions have more turnover
- Consistent appearance
- Consistent inspection and maintenance
- Increased restroom cleaning frequency
- Increased responsiveness (events, spills, issues)





Future Budget Considerations:

Operational Maintenance Considerations:

- Added seasonal mulch top-off for Plaza landscape beds (added service within landscape contract)
- Replacement of black rock areas with pavers (safety, maintenance, and aesthetics consideration)
- Landscape lighting fixtures & ground up-lights
- Water Tower Re-Staining
- Re-painting Railing
- Expanded scope as old town expands
- Refurbishment of train play feature

Asset Replacement Considerations:

- Plaza synthetic turf (high wear conditions)
- Plaza play amenity / interactive features (Council request)-comparing to cost of current play structures in plaza
- Plaza Furniture - Tables & chairs (corrosion / metal fatigue)
- Sails over Ellison Street
- Stage rail supports
- Chess set pieces (weathered, missing replacements)

BURLESON

Street Sweeping



Street Sweeping- Internal Level of Service

Current Level of Service – Street & Alley Sweeping

Under the current level of service, this area is swept up to three times per year, on average. Actual service frequency is dependent on available staffing and equipment uptime. Mechanical downtime can impact the schedule; for example, the street sweeper was out of service for approximately two months last year, resulting in delayed sweeping despite the temporary rental of a replacement unit. A replacement unit has been ordered and is in production to replace the existing sweeper.

Increasing the frequency of service in this area would require a corresponding reduction in sweeping coverage in other areas of the city.

Sweeping in Old Town is necessary in the early morning, prior to 7AM to allow for lots to be swept prior to business opening. This would require city staff to be paid overtime to complete these areas.

Historically, alley sweeping and parking lot sweeping has not been included in the City's routine sweeping program. This includes alleys such as those behind Frescas (Old Texas Brewing) and Station 330.

Service Area Metrics (Current):

118,389.4 linear feet (approximately 22.42 miles)

Alleys are estimated at approximately 1,000 linear feet and are not currently included in the routine service scope



Street Sweeping- Contracted Service

To evaluate options for enhanced service, staff requested informal quotes for contracted street sweeping services providing twice-weekly sweeping that would include alleys and parking lots. Quoted costs range from \$750 to \$2,089 per service event, with estimated annual costs ranging from \$78,000 to \$217,440, depending on service provider and scope.

For planning purposes, estimated costs at reduced service frequencies are as follows:

12 service cycles per year

- Low estimate: **\$9,000**
- High estimate: **\$25,068**

26 service cycles per year

- Low estimate: **\$19,500**
- High estimate: **\$54,334.87**

These options provide a scalable approach to supplement City resources while maintaining flexibility to adjust service levels based on operational capacity and budget availability.

BURLESON

Waste Management



Consolidated Waste Management

Concerns regarding the number of dumpsters, lack of enclosures, and overall smell

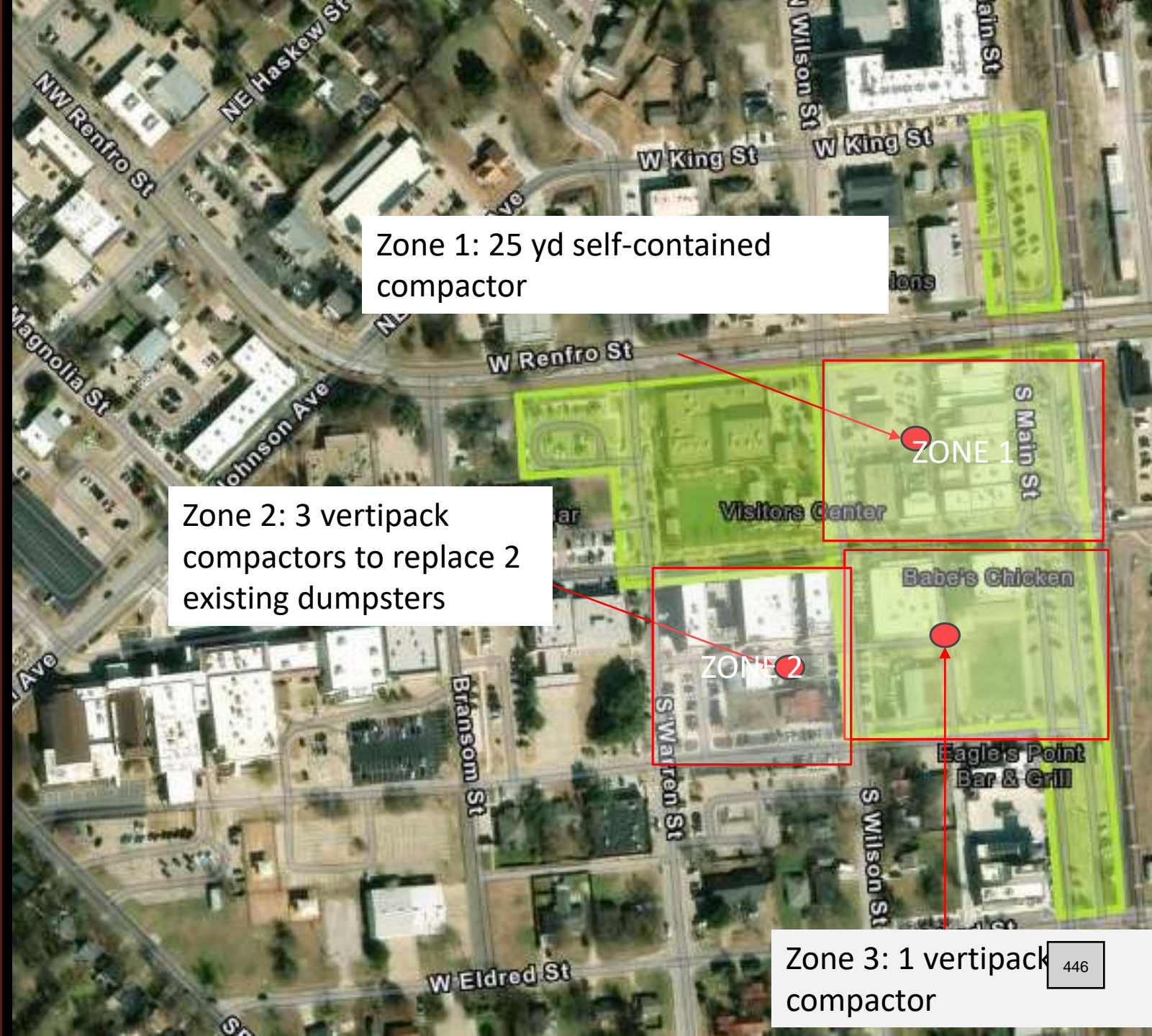
Staff reached out to Waste Management to discuss possible options

Implementation strategy, business participation, and budget impact would all need to be reviewed thoroughly prior to moving forward.

Locations of
Current
dumpsters/areas:
(Map Overview)



Proposed Expanded Dumpster Locations/Areas (Map Overview)



Consolidated Waste Management

Staff has reviewed options to consolidate waste management to 3 locations. The locations would be self-contained units with controlled access. Businesses would be provided with a code for access to the compactors. Waste Connections would also provide business carts to assist in transporting items to the dumpster.

Container	Frequency	Service Charge	Rental (1 time charge per Month)
6YD VP	3X	\$ 1,186	\$ 650
6YD VP	3X	1,186	650
6YD VP	3X	1,186	650
6YD VP	3X	1,186	650
25YD SC	Per Haul	575	700
		Service Total	Rental Total
		Per Month 5,319	3,300
		Per Year 63,828	39,600
Combined Total			
	Per Month 8,619		

Container	Frequency	Service Charge	Rental (1 time charge per Month)
6YD VP	4X	\$ 1,586	\$ 650
6YD VP	4X	1,586	650
6YD VP	4X	1,586	650
6YD VP	4X	1,586	650
25YD SC	Per Haul	575	700
		Service Total	Rental Total
		Per Month 6,919	3,300
		Per Year 83,028	39,600
Combined Total			
	Per Month 10,219		21
	\$ 123,000		



Consolidated Waste Management

Concerns regarding the number of dumpsters, lack of enclosures, and overall smell

Staff reached out to Waste Management to discuss possible options

Implementation strategy, business participation, and budget impact would all need to be reviewed thoroughly prior to moving forward.

Feedback

- Old Town maintenance & staffing level
- Enhanced maintenance levels
- Replacement and Refurbishment
- Street sweeping
- Consolidated waste management



Questions / Comments

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