

STATE OF TEXAS

JULY 9, 2021

COUNTY OF JOHNSON

COMMISSIONERS COURT

BE IT KNOWN that on the 9th day of July 2021, the Honorable Commissioners Court of Johnson County, Texas, met in Regular Session at the Johnson County Courthouse thereof, in the City of Cleburne, Johnson County, Texas, for the purpose of transacting any and all business that may lawfully be brought before the same. The meeting was called to order at 9:00 A.M. with all members present, except for County Judge, Roger Harmon; Commissioner Rick Bailey, Precinct #1 presided, and following the Invocation led by Comm. Bailey, Pct. #1 and the Pledge of Allegiance, the following items, having been lawfully posted and filed for record in the Office of the County Clerk on July 2, 2021 at 3:08 P.M. were considered.

IV. WELCOME VISITORS, ANNOUNCEMENTS & PRESENTATIONS

The Commissioners Court observed a moment of silence for Monte Swatzell.

1. ANNOUNCEMENT REGARDING THE TEXAS WELL OWNER NETWORK TRAINING AND WELL WATER TESTING SCHEDULED FOR JULY 21 - 22, 2021 AT THE TRINITY RIVER AUTHORITY OF TEXAS OFFICE IN ARLINGTON, TEXAS. SAMPLE CONTAINERS AND COLLECTION INSTRUCTIONS MAY BE PICKED UP AT THE PRECINCT 4 COMMISSIONERS OFFICE OR THE JOHNSON COUNTY AGRILIFE EXTENSION OFFICE PRIOR TO THOSE DATES

Comm. Bailey announced the Texas Well Owner Network Training and Well Water Testing Scheduled for July 21 - 22, 2021 at the Trinity River Authority of Texas Office in Arlington, Texas. Sample Containers and Collection Instructions May be Picked up at the Precinct #4 Commissioners Office or the Johnson County AgriLife Extension Office Prior to those Dates.

Comm. Woolley, Pct. #4 commented that this is a follow up to the previous testing done by Prairielands. He noted domestic water well users could have their water tested for contaminants at no cost. Comm. Woolley stated that the samples must be turned in by 9:00 A.M. on July 21, 2021 to either the Precinct #4 Commissioners Office, or the County Agrilife Extension Office.

V. PUBLIC HEARING

The Commissioners Court opened a Public Hearing at 9:07 A.M. to discuss:

1. PUBLIC HEARING TO REVISE THE PLAT OF CRYSTAL PALACE ESTATES, PHASE II, BY DIVIDING LOT 7 BLOCK 1, LOT 1 BLOCK 2, LOT 8 BLOCK 3, LOT 1 BLOCK 4 AND LOT 1 BLOCK 5 TO FORM LOTS 1-37 BLOCK 1, LOTS 1-28 BLOCK 2, LOT 8 BLOCK 3, LOTS 1-9 BLOCK 4 AND LOTS 1-5 BLOCK 5, IN PRECINCT #4

Comm. Bailey turned the discussion over to Comm. Woolley, who had no comment.

Public Works Director, David Disheroon addressed the Court and commented that the developer had met all the requirements, and are ready to move forward.

Comm. Bailey closed the Public Hearing at 9:08 A.M.

Comm. Woolley commented that there were individuals from the Public that wanted to speak.

Since the Public Hearing had already been closed, Comm. Bailey moved to Public Participation in order to allow those who wished to speak in regards to the Public Hearing for the revision of the Plat of **Crystal Palace Estates** to do so.

VI. PUBLIC PARTICIPATION

Tami Ratteree addressed the Court in regards to flooding and drainage in Johnson County, Precincts #3 and #4. She specifically addressed an electrical pole in a drainage area.

Coretta Woodward addressed the Court in regards to putting in 80 homes. She stated she had safety concerns about the amount of traffic that would be on a small 2-lane road if all 80 homes were built. She commented that she moved to that area after retirement for the peace and quiet, she stated that she did not want the revision of the plat to go through.

Betsy Hathaway addressed the Court in regards to putting in a Subdivision and expanding **Crystal Palace Estates**. She stated she was representing four additional families that could not attend the Meeting. She commented she was concerned about 11 homes being on a quarter mile road and about the new homes ruining the peace and quiet that she moved there to get.

June Todd addressed the Court in regards to the revision of the plat of the Subdivision in **Crystal Palace Estates**. She stated she has property adjoining the **Crystal Palace Estates** and was concerned about the habitat for wildlife and space if 80 homes are built. She commented she was concerned about an old well on the property that may have been there for years that they would fill in. She also mentioned that she was aware of some Subdivisions in Tarrant County and Mansfield that oversold and had a series of foreclosures, and she did not want to see that happen here.

Joel Jackson addressed the Court in regards to **Crystal Palace Estates**. He stated he had safety concerns as well as concerns about how this would impact the environment. He asked the Court to postpone approving the new revision to allow the community time to research what was going to be done.

Valentina Ramirez addressed the Court in regards to Crystal Lane. She stated she is concerned of the further increase in traffic if the homes are built because she stated she has already experienced an increase in traffic since the Louis Vuitton factory went in. She also commented that her family picked that area for the peace and quiet.

Tommy Woodward addressed the Court in regards to housing development. He stated that he has been a resident of **Crystal Palace Estates** for 11 years. He commented that he was concerned about the traffic that will happen if additional houses are built, the disturbance of the peace and quiet, and he also expressed concern for the wildlife.

V. PUBLIC HEARING

The Commissioners Court opened a Public Hearing at 9:21 A.M. to discuss:

2. PUBLIC HEARING REGARDING DESIGNATION OF A JOHNSON COUNTY REINVESTMENT ZONE, AM FABRICATION

There was no one to speak Comm. Bailey closed the Public Hearing at 9:21 A.M.

The Commissioners Court opened a Public Hearing at 9:21 A.M. to discuss:

3. PUBLIC HEARING REGARDING DESIGNATION OF A JOHNSON COUNTY REINVESTMENT ZONE, YELLOW VIKING

There was no one to speak Comm. Bailey closed the Public Hearing at 9:22 A.M.

VII. PRECEDING BUSINESS

1. CONSIDERATION OF REQUEST TO PAY BILLS

Comm. Howell, seconded by Comm. Woolley, made a motion to approve to pay bills as presented.

All voted aye; motion carried.

2. ACKNOWLEDGMENT OF RECEIPT OF THE COUNTY AUDITOR'S REPORTS TO THE COMMISSIONERS COURT

The Commissioners Court acknowledged the Receipt of the County Auditor's Reports to the Commissioners Court.

3. CONSIDERATION OF **ORDER #2021-46** – “ORDER APPROVING REVISION OF PLAT PURSUANT TO *SECTION 232.009 (C)* OF THE TEXAS LOCAL GOVERNMENT CODE” BY REVISING **CRYSTAL PALACE ESTATES, PHASE II, BY DIVIDING LOT 7 BLOCK 1, LOT 1 BLOCK 2, LOT 8 BLOCK 3, LOT 1 BLOCK 4 AND LOT 1 BLOCK 5 TO FORM LOTS 1-37 BLOCK 1, LOTS 1-28 BLOCK 2, LOT 8 BLOCK 3, LOTS 1-9 BLOCK 4 AND LOTS 1-5 BLOCK 5, IN PRECINCT #4-PUBLIC WORKS DEPARTMENT**

Public Works Director, David Disheroon presented. Additional discussion by the Court.

Comm. White stepped away from the Meeting at 9:23 A.M. and returned at 9:23 A.M.

Comm. Woolley, seconded by Comm. Howell, made a motion to approve the revision of the plat of **Crystal Palace Estates**, Phase II, by dividing Lot 7 Block 1, Lot 1 Block 2, Lot 8 Block 3, Lot 1 Block 4 and Lot 1 Block 5 to form Lots 1-37 Block 1, Lots 1-28 Block 2, Lot 8 Block 3, Lots 1-9 Block 4 and Lots 1-5 Block 5 in Johnson County, Texas, Precinct #4; as read from **Order #2021-46**-Public Works Department.

All voted aye; motion carried.

4. CONSIDERATION OF **ORDER #2021-47** – “ORDER APPROVING PLAT” OF **THE RETREAT, PHASE 21, LOTS 8-21, BLOCK 33, LOTS 1-8, BLOCK 91 AND GREEN BELT TRACT 1, IN PRECINCT #1-PUBLIC WORKS DEPARTMENT**

Comm. Bailey, seconded by Comm. White, made a motion to approve **Order #2021-47** – “Order Approving Plat” of **The Retreat**, Phase 21, Lots 8-21, Block 33, Lots 1-8, Block 91 and Green Belt Tract 1, in Precinct #1-Public Works Department.

All voted aye; motion carried.

5. CONSIDERATION OF **ORDER #2021-48** – “DESIGNATION OF JOHNSON COUNTY REINVESTMENT ZONE”, AM FABRICATION

No Action.

6. CONSIDERATION OF **ORDER #2021-49** – “DESIGNATION OF JOHNSON COUNTY REINVESTMENT ZONE”, YELLOW VIKING

No Action.

8. CONSIDERATION OF IRREVOCABLE LETTER OF CREDIT NUMBER 70 FROM LACKLAND JOHNSON COUNTY DEVELOPMENT, LLC., FOR THE SUM OF \$287,419.00, SECURED BY CAPTEX BANK, FOR THE CONSTRUCTION OF ROADS, STREETS, DRAINAGE AND SIGNAGE FOR **CRYSTAL PALACE ESTATES**, PHASE II, IN PRECINCT #4-PUBLIC WORKS DEPARTMENT

Comm. Woolley, seconded by Comm. Howell, made a motion to approve the Irrevocable Letter of Credit Number 70 from Lackland Johnson County Development, LLC., for the Sum of \$287,419.00, Secured by CapTex Bank, for the Construction of Roads, Streets, Drainage and Signage for **Crystal Palace Estates**, Phase II, in Precinct #4-Public Works Department.

All voted aye; motion carried.

7. CONSIDERATION TO AWARD **RFP #2021-405** – “UNIFORMS” FOR JOHNSON COUNTY CORRECTIONS CENTER EMPLOYEES TO THE FOLLOWING VENDORS: PRIMARY – JUST RIGHT PRODUCTS, SECONDARY – GALLS, LLC, ALTERNATE – UNIFORM MANUFACTURING COMPANY

Comm. White, seconded by Comm. Woolley, made a motion to approve to Award **RFP #2021-405** – “Uniforms” for Johnson County Corrections Center Employees to the Following Vendors:

Primary – Just Right Products
Secondary – Galls, LLC
Alternate – Uniform Manufacturing Company

All voted aye; motion carried.

IV. WELCOME VISITORS, ANNOUNCEMENTS & PRESENTATIONS

2. PRESENTATION OF LENGTH OF SERVICE PINS TO JOHNSON COUNTY EMPLOYEES

Employees of Johnson County were recognized for their service to Johnson County and employees were given Service Pins, as attached to these Minutes.

VII. PRECEDING BUSINESS

9. CONSIDERATION OF AMENDED 2021-2022 BUDGET PLANNING CALENDAR-COUNTY JUDGE'S OFFICE

Comm. Woolley, seconded by Comm. White, made a motion to approve the Amended 2021-2022 Budget Planning Calendar- County Judge's Office.

All voted aye; motion carried.

VIII. UNFINISHED BUSINESS

1. CONSIDERATION OF UPDATES ON JOHNSON COUNTY REMODELING PROJECTS:

a. Burleson Sub-Courthouse Building Remodel

Discussion. No Action.

b. Portion of Johnson County Sheriff's Administration Building Remodel

- (1) Consideration and Approval of Agreement with AUI Partners, LLC., AIA A133-2019 Exhibit A Guaranteed Maximum Price Amendment for Construction Costs for the Johnson County Sheriff's Office Administration Building Remodel Project

Comm. White, seconded by Comm. Howell, made a motion to approve and authorize Comm. Bailey, in lieu of County Judge, Roger Harmon's absence, to sign the GMP, this would be something in the nature of -- Move for approval of the Agreement between Johnson County and AUI Partners LLC, specifically the AIA A133-2019 Exhibit A Guaranteed Maximum Price in the **amount of two million, six hundred sixty six thousand, six hundred and five dollars (\$2,66,605.00)** for construction costs for remodeling of the Johnson County Sheriff's Office Administration Building.

All voted aye; motion carried.

- (2) Approval and Authorization of NOTICE TO PROCEED with Work on the Johnson County Sheriff's Office Administration Building Remodel Project

Comm. Howell, seconded by Comm. White, made a motion to approve and authorize Comm. Bailey, in lieu of County Judge, Roger Harmon's absence, to sign and issue to AUI Partners, LLC., the Notice to Proceed **with the performance of construction services as set forth in the AIA A201-2017 General Conditions of the Contract for Construction and the AIA A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor (Construction Manager at Risk)** and incorporated documents executed by AUI Partners and by Johnson County and specifically including the AIA A133-2019 Exhibit A Guaranteed Maximum Price Exhibit approved July 9, 2021 by the Johnson County Commissioner's Court.

All voted aye; motion carried.

IX. NEW BUSINESS

1. CONSIDERATION TO ADVERTISE FOR BIDS/PROPOSALS

No Action.

2. CONSIDERATION OF OFFICIAL BOND AND OATH FOR SIERRA ROBERTSON, STOP SPECIAL CRIMES UNIT-COUNTY JUDGE'S OFFICE

Comm. Woolley, seconded by Comm. White, made a motion to approve the Official Bond and Oath for Sierra Robertson, STOP Special Crimes Unit and give Comm. Bailey, the authorization to sign, in lieu of County Judge, Roger Harmon's absence-County Judge's Office.

All voted aye; motion carried.

3. CONSIDERATION OF MENTAL HEALTH CONSULTING AGREEMENT BETWEEN JOHNSON COUNTY AND JAIL PSYCHIATRIC DOCTOR, ERICA SWICEGOOD, MD-SHERIFF'S OFFICE

Comm. Wooley, seconded by Comm. Howell, made a motion to approve the Mental Health Consulting Agreement between Johnson County and Jail Psychiatric Doctor, Erica Swicegood, MD and give Comm. Bailey, the authorization to sign, in lieu of County Judge, Roger Harmon's absence-Sheriff's Office.

All voted aye; motion carried.

4. CONSIDERATION OF AGREEMENT BETWEEN JOHNSON COUNTY AND CULLIGAN FOR MAINTENANCE OF THE WATER SOFTENER SYSTEM FOR THE JAIL-SHERIFF'S OFFICE

Comm. Woolley, seconded by Comm. White, made a motion to approve the Agreement between Johnson County and Culligan for Maintenance of the Water Softener System for the Jail and give Comm. Bailey, the authorization to sign, in lieu of County Judge, Roger Harmon's absence-Sheriff's Office.

All voted aye; motion carried.

5. ACKNOWLEDGMENT TO INCREASE THE HOURLY PAY RATE FOR THE COMMISSARY CLERKS WHO ARE REQUIRED TO HOLD A JAILERS LICENSE-SHERIFF'S OFFICE

The Commissioners Court acknowledged the Increase of the Hourly Pay Rate for the Commissary Clerks who are required to hold a Jailers License; which will be reimbursed out of the Commissary Funds-Sheriff's Office.

6. CONSIDERATION OF ADDING ADDITIONAL PERSONNEL POSITIONS TO THE SEPTEMBER BUDGET FOR THE JAIL:

- a. Inmate Education Rehabilitation Coordinator, One Full-Time Position

Comm. Howell, seconded by Comm. White, made a motion to approve Adding Additional Personnel Positions to the September Budget for the Jail by adding an Inmate Education Rehabilitation Coordinator, One Full-Time Position, which will be reimbursed out of the Commissary Funds.

All voted aye; motion carried.

- b. Inmate Job Skills Instructor, Three Part-Time Positions

Comm. White, seconded by Comm. Howell, made a motion to approve Adding Additional Personnel Positions to the September Budget for the Jail by adding an Inmate Job Skills Instructor, Three Part-Time Positions, which will be reimbursed out of the Commissary Funds.

All voted aye; motion carried.

7. CONSIDERATION OF ADDENDUM TO THE CONTRACTUAL AGREEMENT BETWEEN JOHNSON COUNTY, TEXAS AND MITCHELL 1 FOR FEES FOR GOODS AND SERVICES RELATED TO VEHICLE SOFTWARE-SHERIFF'S OFFICE

The Commissioners Court recessed at 10:22 A.M. and reconvened at 10:37 A.M. to consider the following:

Comm. Woolley, seconded by Comm. White, made a motion to approve the Addendum to the Contractual Agreement between Johnson County, Texas and Mitchell 1 for Fees for Goods and Services Related to Vehicle Software and give Comm. Bailey the authorization to sign, in lieu of County Judge, Roger Harmon's absence-Sheriff's Office.

All voted aye; motion carried.

X. CONSENT AGENDA

Comm. Howell, seconded by Comm. White, made a motion to approve all items on the Consent Agenda.

All voted aye; motion carried.

There being no further business before the Court concerning this agenda, Commissioners Court adjourned at 10:41 A.M.

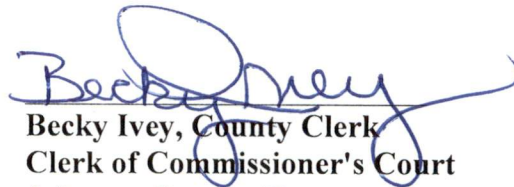
Approved by: 
Roger Harmon, County Judge

STATE OF TEXAS §
COUNTY OF JOHNSON §

I, Becky Ivey, Johnson County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for July 9, 2021.



FILED & RECORDED
July 26, 2021
Commissioner Court Minutes


Becky Ivey, County Clerk
Clerk of Commissioner's Court
Johnson County, Texas