JOHNSON COUNTY
COMMISSIONERS COURT

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4

MEETING OF THE JOHNSON COUNTY COMMISSIONERS COURT
REGULAR TERM
JOHNSON COUNTY COURTHOUSE, RM. 201
2 N. MAIN ST. CLEBURNE, TEXAS 76033
MONDAY, SEPTEMBER 22, 2025 - 9:00 AM

CALL TO ORDER

BE IT KNOWN that on the 22nd day of September 2025, 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. The following items, having been lawfully posted and filed for record in the Office of the County Clerk on September 16, 2025, at 9:44 A.M., were considered:

Judge Boedeker stated for the record that all the Members of the Commissioners Court were present, as well as other elected officials and department heads for today's meeting.

INVOCATION

Led by County Judge Christopher Boedeker

PLEDGE OF ALLEGIANCE

AMERICAN FLAG
TEXAS FLAG

PUBLIC ANNOUNCEMENTS

PA1. Announcements from County Commissioners Regarding County and Precinct Events

Comm. Woolley stated that Johnson County lost a friend, Gene Jernigan, last week, and his celebration of life was yesterday at the Round Up Inn at the Will Rogers Complex in Fort Worth. He stated that Gene was very involved and had worked for TXU Energy for over 50 years, first as a legislative person and then as a lobbyist. He added that there were numerous retired House members and some current senators there yesterday. Comm. Woolley stated that he leaves behind quite a long list of memories. He commented that Gene was a board member and had served as superintendent at the Fort Worth Stock Show for 56 years, and was very involved in the agricultural youth programs across the nation. Comm Woolley stated that he would be missed and asked for a brief moment of silence in his memory.

Comm. Bailey said a lot is happening in Godley, Texas, and they are actively working to address the situation. He added that, while he can't share details at the moment, help may be on the way and that they are looking for a long-term solution. Comm. Bailey gave a brief update on legislation in Austin.

Judge Boedeker stated that Comm. Howell reminded him that the next meeting on October 14th is our Breast Cancer Awareness Proclamation. He added that they will have a proclamation on that date dedicated to those survivors.

PA2. Presentation of Retirement Plaque to Linda Ritchey, Johnson County Tax Office

Tax Assessor-Collector Scott Porter presented the retirement plaque to Linda Ritchey.

PA3. Presentation of Proclamation "Vietnam Veterans Honor Day" with Donnie Gonzales, Service Officer for American Legion Truitt Bishop Post 426 in Alvarado, Texas

Judge Boedeker read the "Vietnam Veterans Honor Day" Proclamation, and he, along with other Members of the Court, presented the proclamation to Donnie Gonzales, Service Officer for American Legion Truitt Bishop Post 426 in Alvarado, Texas, and other representatives.

PA4. Update on Status of Major Transportation and Development Projects by Jennifer VanderLaan, Public Works Director

County Engineer Colt Friedrich presented an update on the status of Major Transportation and Development projects.

Comm White left the meeting at 9:13 A.M. and returned to the meeting at 9:13 A.M.

PUBLIC PARTICIPATION

Members of the public who sign up prior to the beginning of the meeting will have 3 minutes to address the Court on any matter, whether or not the item is posted on the agenda. The Court is not permitted to respond or take action during this time. Speakers are subject to the Rules of Decorum posted on the County website and posted outside the Commissioners Courtroom.

NONE

CONSENT AGENDA

The following items are a part of the Consent Agenda and will be voted on collectively unless opposition is presented, in which case the contested item(s) will be heard separately.

TRANSFERRING OF BUDGET SURPLUS FOR FY2025

CA1. 413th District Court – Transfer from Other Court Appointed Attorneys to Office Supplies & Furnishings-$1,000.00

CA2. Sheriff/Medical and Jail – Transfer from Equipment Non-Capital to Equipment Non-Capital and Medical Supplies-$3,312.00

CA3. Fleet Maintenance – Transfers from Confidential Expense and Dues, Conferences & Training to Utilities-Electricity, Auto & Property Insurance, Janitorial Supplies, and Telephone-$3,597.00

CA4. Non-Departmental – Transfer from Fees & Services to Small Tools, Equipment & Supplies-$2,334.00

CA5. Information Technology – Transfer from Equipment Capital to Transfers to Construction-$40,105.00

CA6. Justice of the Peace, Pct. 4 – Transfer from Dues, Conferences & Training to Postage-$4,000.00

CA7. Sheriff Admin/Patrol – Transfers from Uniforms, Fuel, Estray Expense, Fees & Services, Software Subscription Costs (SBITAs), Fuel, and Auto & Property Insurance to Transfers to Equipment Reserve-$250,000.00

CA8. 18th District Court – Transfers from Misdemeanor Court Appointed Attorneys and Other Court Appointed Attorneys to Felony Court Appointed Attorneys-$17,497.00

CA9. Road & Bridge, Pct. 1 – Transfer from Sign Materials to Small Tools, Equipment & Supplies-$2,000.00

CA10. Information Technology – Transfers from Equipment Capital, Fees & Services, Maintenance of Office Equipment, and Computer Hardware Maintenance to Equipment Non-Capital, Equipment Non-Capital IT, and Computer Supplies-$170,500.00

CA11. Road & Bridge, Pct. 4 – Transfer from Operating Reserve to Road Repair Materials-$100,000.00

CA12. Sheriff Admin/Patrol – Transfer from Fees & Services to Law Books & Publications, Crime Scene Supplies, and Equipment Capital-$1,068.00

CA13. Information Technology – Transfer from Computer Software Maintenance to Transfers to Construction-$175,000.00

CA14. Information Technology – Transfers from Software Subscriptions; Computer Hardware Maintenance; and Dues, Conferences & Training to Transfers to Construction-$270,000.00

CA15. Hamm Creek – Transfers from Office Supplies & Furnishings; Safety Loss Control Program; Fuels, Additives & DEF, and Vehicle & Heavy Machinery Repair & Maintenance to Small Tools, Equipment & Supplies; Janitorial; Small Equipment Repair & Maintenance; Building/Property Repair & Maintenance; and Fees & Services-$2,572.00

CA16. Facilities Management – Transfers from Fees & Services and Utilities-Electricity to Building/Property Repair & Maintenance and Transfers to Construction-$133,144.00

CA17. Non-Departmental – Transfers from Operating Reserve, Auto & Property Insurance, and Central Appraisal Dues to Transfers to Construction-$104,500.00

REQUEST TO PAY BILLS

CA18. Consider and Approve to Pay County Bills for Current Term

TRAINING/SEMINARS

CA19. Request from the Honorable Adam King, Sheriff for Regina Alcantar to Attend "ULW Training"

CA20. Request from STOP Commander for One Investigator to Attend "Cellebrite Certified Operator"

CA21. Request from Steve Gant, Juvenile Services Director for Barbarita Mena to Attend "The Learning Coach"

MEMORANDUMS OF DONATION

CA22. Square End Table with Bottom Shelf for Use at the Doty House from Marsha Buckner to the Johnson County Historical Commission; Estimated Value of $50.00

CA23. Two Surveyor's Record of Field Notes books by Walter Locklear to the County Clerk's Office; Historical Value Only

CA24. Two and a Half Pallets (2.5) of Water from Open Door Food Bank to the Johnson County Sheriff's Office; Estimated Value of $938.40

ACKNOWLEDGEMENTS

CA25. Acknowledge Receipt of the County Auditor's Reports to the Commissioners Court

CA26. Acknowledge Receipt of Notice of Application Filed with the Public Utility Commission of Texas; Texas-New Mexico Power Company, a Regulated Electric Transmission and Distribution Company and Indirect Subsidiary of TXNM Energy, Inc. Informing on August 25, 2025 TNMP and Troy ParentCo, LLC Filed an Application for Sale, Transfer or Merger with Public Utility Commission-County Judge's Office

CA27. Acknowledge Receipt of Notice of Proposed Annexation of Property and Notice of Public Hearing Notifying that Property in the Johnson County's Territory is Included in the Proposed Annexation by the City of Venus of an Estimated 218 Acre Tract of Land-County Judge's Office

CA28. Acknowledge Receipt of Texas Commission on Environmental Quality (TCEQ) Notice of Public Hearing: JC Water Resource Recovery Facility, LLC, 525 South Loop 288, Suite 105, Denton, Texas has Applied for a New Texas Pollutant Discharge Elimination System (TPDES) Permit WQ0016386001, to Authorize Discharge of Treated Domestic Wastewater at a Daily Average Flow not to Exceed 108,000 Gallons per Day-County Judge's Office

MISCELLANEOUS ITEMS

CA29. Consider and Approve **Order 2025-89** – "Order Approving the Johnson County Treasurer's Report"

CA30. Consider and Accept Outgoing Facilities Management Inventory for Director, Josh Green and Incoming Inventory for Newly Appointed Director Codey Sibley-Purchasing Department

CA31. Consider and Approve Amendment to Communications System Agreement Effective October 1, 2025 for Joshua Independent School District; with Authorization for County Judge to Sign-Radio Management

CA32. Consider and Approve Interlocal Cooperation Agreement for Dispatching Services for Budget Year 2025-2026 for Joshua Independent School District Police Department; with Authorization for County Judge and Sheriff to Sign-Sheriff's Office

CA33. Consider and Approve Amendment to Communications System Agreement Effective October 1, 2025 for the City of Keene; with Authorization for County Judge to Sign-Radio Management

CA34. Consider and Approve Contract Agreement for Detention of Juvenile Offenders and Addendum 1 with Gregg County; with Authorization for County Judge to Sign-Juvenile Services

CA35. Consider and Approve Interlocal Cooperation Agreement Juvenile Pre-Adjudication Facility with the County of Denton; with Authorization for County Judge to Sign-Juvenile Services

CA36. Consider and Approve Denton County Juvenile Probation Service Contract for Post Adjudication Residential Services and Exhibit A; with Authorization for County Judge to Sign-Juvenile Services

CA37. Consider and Approve Expenditures from Special Fund 0216: Records Management and Preservation in the Amount of $8,832.00 for the Preservation and Imaging of Two Surveyor's Record of Field Notes books, by Kofile, Inc.; with Authorization for County Judge to Sign-County Clerk's Office

CA38. Consider and Approve **Order 2025-91** – "Order Requiring Johnson County to Provide Radio, Dispatch, and Class C Jail Services to First Responders and Authorizing Johnson County to Invoice for the Services Rendered"-County Judge's Office

CA39. Consider and Approve to Exercise the Lump Sum Payment Option of the CareFlite Contract to Receive the Six Percent Discount; Payment in the Amount of $1,452,300.00-Purchasing Department

CA40. Consider and Approve Amendment to Communications System Agreement Effective October 1, 2025 for Burleson Independent School District; with Authorization for County Judge to Sign-Radio Management

CA41. Consider and Approve **Order 2025-92** – "Order Approving Plat" of **Setnicka Acres**, Lot 1, Block 1, in Precinct 4; Private Water Well-Public Works Department

CA42. Consider and Approve **Order 2025-93** – "Order Approving Plat" of **Great Creek Addition**, Lot 1, Block 1, in Precinct 1; Johnson County Special Utility District Water Source-Public Works Department

CA43. Consider and Approve **Order 2025-95** – "Order Approving Plat" of **Rohr Addition**, Lots 1 & 2, Block 1, Located in Precinct 1; Parker County Water Supply-Public Works Department

CA44. Consider and Approve Amendment to Communications System Agreement Effective October 1, 2025 with the City of Cleburne; with Authorization for County Judge to Sign-Radio Management

CA45. Consider and Approve Interlocal Cooperation Agreement for Housing City's Class C Misdemeanor Prisoners for Budget Year 2025-2026 with the City of Cleburne; with Authorization for County Judge and Sheriff to Sign-Sheriff's Office

CA46. Consider and Approve FP Mailing Solutions Customer Agreement for an Updated Postage Machine; with Authorization for County Judge to Sign-Justice of the Peace, Pct. 3

CA47. Consider and Approve Contract for Residential Services Juvenile Post Adjudication Facility John R. Roach Juvenile Detention Center Collin County Post-Adjudication Summit Program; with Authorization for County Judge to Sign-Juvenile Services

CA48. Consider and Approve Contract for Detention Services Juvenile Pre-Adjudication Facility John R. Roach Juvenile Detention Center Collin County, Texas; with Authorization for County Judge to Sign-Juvenile Services

CA49. Consider and Approve Contract for Residential Services Juvenile Post Adjudication Facility John R. Roach Juvenile Detention Center Collin County Sex Offender Treatment Program; with Authorization for County Judge to Sign-Juvenile Services

CA50. Consider and Approve to Declare Miscellaneous Items as Surplus Pursuant to Local Government Code *263.152 (a)(1)* and place on Rene Bates Auction. All Hard Drives and Memory have been Removed-Purchasing Department

CA51. Consider and Approve Dallas Mechanical Group Proposal 003962 for Professional HVAC Maintenance Services for Three Years at the Guinn Justice Center for a Total of $25,952.91 and Proposal 003963 for the Historic Courthouse for a Total of $12,476.99; with Authorization for County Judge to Sign-Facilities Maintenance

CA52. Consider and Approve Renewal of **RFQ 2023-338** Professional Architectural Services for Johnson County with Robert Durham Architecture; This is the Third of Four Renewals; Term Date of September 11, 2025-September 10, 2026-Purchasing Department

CA53. Consider and Approve Voting Machine Lease Agreement Between Johnson County and Godley Independent School District for the November 4, 2025 Election; with Authorization for County Judge to Sign-Elections Office

CA54. Consider and Approve Garza County DBA Cornerstone Programs Corporation Contract and Agreement Placement of Juvenile Offenders Space Available; with Authorization for County Judge to Sign-Juvenile Services

CA55. Consider and Approve Renewal of **RFQ 2023-338** Professional Architectural Services for Johnson County with Jacob & Martin (Rank #3); This is the Third of Four Renewals with Johnson County for the Term Date of September 11, 2025-September 10, 2026-Purchasing Department

CA56. Consider and Approve Renewal of **RFQ 2023-338** Professional Architectural Services for Johnson County with LBL Architects (Rank #2); This is the Third of Four Renewals with Johnson County for the Term Date of September 11, 2025-September 10, 2026-Purchasing Department

MOTION by Comm. White, seconded by Comm. Howell, to approve as presented.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 9:14 A.M. to discuss WS2.

WS2. Discuss Ambulance Service Subsidy and Potential Partnership with Johnson County Emergency Services District (ESD) No. 1 for Future Service

The Commissioners Court reconvened into Open Session at 9:29 A.M. to Action Item A1.

ACTION ITEMS

A1. Consider and Approve Bill Run for Court Appointed Attorneys' Fees

Comm. Bailey took control of the Court to consider ACTION ITEMS, A1, Consider and Approve Bill Run for Court Appointed Attorneys' Fees.

MOTION by Comm. Howell, seconded by Comm. White, to approve.

Comm. Bailey	aye
Comm. Howell	aye
Comm. White	aye
Comm. Woolley	aye
Judge Boedeker	abstained

Motion carried.

Judge Boedeker retook control of the Court and moved to Action Item A2.

A2. Consider and Authorize Purchasing Agent to Advertise for Bids/Proposals

NO ACTION

A3. Consider and Approve **Order 2025-94** – "Order Approving Plat" of **Chisholm Oaks**, Lots 1-16, 17X, 18-21, Block 1, Lots 1, 2X, 3-13, Block 2, Lots 1-9, Block 3, Lots 1-8, Block 4, Lots 1-17, Block 5, Located in Precinct 2; Johnson County Special Utility District Water Source-Public Works Department

Public Works Director Jennifer VanderLaan presented.

MOTION by Comm. Howell, seconded by Comm. White, to approve.

All voted aye; motion carried.

A4. Consider and Approve Construction Bond from Trophy Investments, LLC for the Sum of $1,363,833.00 Secured by SureTec Insurance Company for the Construction of Roads, Streets, Signage, and Drainage for **Chisholm Oaks**, Located in Precinct 2-Public Works Department

Public Works Director Jennifer VanderLaan presented.

MOTION by Comm. Howell, seconded by Comm. Bailey, to approve.

All voted aye; motion carried.

A5. Consider and Approve Variance to Allow Platting and Permitting for a Proposed Re-Plat of **Dragoo Addition**, Lots 10R-2A and 10R-2B, both being less than One Acre; Proposed Lot 10R-2A being .89 Acres and Proposed Lot 10R-2B being .77 Acres, Located in Precinct 2-Public Works Department

Public Works Director Jennifer VanderLaan presented.

MOTION by Comm. Howell, seconded by Comm. Bailey, to approve.

Comm. Bailey	aye
Comm. Howell	aye
Comm. White	aye
Judge Boedeker	aye
Comm. Woolley	nay

Motion carried.

A6. Consider and Approve Estimate from Ware Fencing in the Amount of $93,143.00 to Install an Awning around the Burleson Sub-Courthouse and Expand the Existing Sidewalk; to be Paid from Transfers to Construction Fund-Facilities Management

Facilities Management Director Codey Sibley presented.

MOTION by Comm. Howell, seconded by Comm. White, to approve.

All voted aye; motion carried.

A7. Consider and Approve **Order 2025-90** – "Order Setting Regular Terms of the Johnson County Commissioners Court for Fiscal Year 2025-2026" and the 2026 Johnson County Holidays-County Judge's Office

County Judge Christopher Boedeker presented.

Judge Boedeker misspoke and said the motion was made by Comm. Woolley instead of Bailey and corrected the motion to Comm. Bailey for the record.

MOTION by Comm. Bailey, seconded by Comm. Howell, to approve.

All voted aye; motion carried.

A8. Consider and Approve **Order 2025-96** – "Order Adopting Buffalo Ridge Circle Located in **The Ranches at Buffalo Ridge** Subdivision, Johnson County, Texas, in Precinct 1 into the County Road System for County Maintenance"-Precinct 1

Commissioner Rick Bailey, Pct. 1, presented.

MOTION by Comm. Bailey, seconded by Comm. Howell, to approve.

All voted aye; motion carried.

A9. Consider and Approve Amendment of Purchasing Policy Related to the Competitive Bidding Requirement Threshold from $50,000.00 to $100,000.00 Effective September 1, 2025, Pursuant to Texas Local Government Code *262.023*-Purchasing Department

Purchasing Agent Lance Anderson presented.

MOTION by Comm. Woolley, seconded by Comm. Bailey, to approve as presented.

All voted aye; motion carried.

A10. Consider and Authorize Purchasing Agent to Advertise Requesting Qualifications for **RFQ 2025-201** FM 917 (Segment 3)(Thomas Street to Egan Railroad) Safety & Mobility Project Number 4.1 for Transportation Bond-Purchasing Department

Purchasing Agent Lance Anderson presented.

MOTION by Comm. White, seconded by Comm. Woolley, to approve.

All voted aye; motion carried.

A11. Consider and Approve AIA A101, AIA A201, Johnson County Contract Terms Addendum, and Other Related Contract Documents with Johnson Construction for **RFP 2025-305** for Service Center Vehicle Processing Facility and Exterior Remodel; with Authorization for County Judge to Sign-Purchasing Department

Purchasing Agent Lance Anderson presented.

MOTION by Comm. Bailey, seconded by Comm. White, to approve.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 10:00 A.M. to discuss WS1, WS3, and WS5.

WS1. Discuss Proposals and Projects for the American Rescue Plan Act (ARPA) Funding, with Possible Consultation with GrantWorks

WS3. Discuss Future Use of the "Meals on Wheels" Building

WS5. Clarify Application of Law Enforcement Step Plan to Officers Transferring from One Johnson County Agency to Another

Sheriff's Office Captain Ben Arriola spoke.

WS6. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

The Commissioners Court reconvened into Open Session at 10:16 A.M. to take action on WS5.

WS5. Clarify Application of Law Enforcement Step Plan to Officers Transferring from One Johnson County Agency to Another

MOTION by Judge Boedeker, seconded by Comm. White, to approve to clarify the law enforcement step plan to allow officers transitioning from one Johnson County agency to another Johnson County agency, and those would be the Sheriff's Office, the 4 Constables' Offices, and the Fire Marshal's Office, to lateral in, above a step 6, based on their experience with the consent and within the discretion of the agency head that is hiring them, in the new agency.

All voted aye; motion carried.

EXECUTIVE SESSION

The Commissioners Court convened into Closed Executive Session at 10:18 A.M. to discuss ES1, ES2, ES3, and ES4.

ES1. Government Code: *Section 551.071*, Consultation with Attorney, Pending Litigation, James Farmer *et al* v. United States Environmental Protection Agency *et al*, Cause No. 24-cv-01654 in the US District Court for the District of Columbia

ES2. Government Code: *Section 551.072*, Deliberation About Real Property, 110 North Main Street, Cleburne, Texas 76033

ES3. Government Code: *Section 551.071*, Consultation with Attorney, Contemplated Litigation, Regarding a Potential Claim by Cody Sanders against Johnson County for a Tax Refund in the Amount of $3,699.48

ES4. Government Code: *Section 551.074* – Personnel, Ben Arriola, A05-001, Captain, Johnson County Sheriff's Office

ES5. Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 11:22 A.M. to take action on ES1, ES2, ES3, and ES4.

ES1. Government Code: *Section 551.071*, Consultation with Attorney, Pending Litigation, James Farmer *et al* v. United States Environmental Protection Agency *et al*, Cause No. 24-cv-01654 in the US District Court for the District of Columbia

NO ACTION

ES2. Government Code: *Section 551.072*, Deliberation About Real Property, 110 North Main Street, Cleburne, Texas 76033

NO ACTION

ES3. Government Code: *Section 551.071*, Consultation with Attorney, Contemplated Litigation, Regarding a Potential Claim by Cody Sanders against Johnson County for a Tax Refund in the Amount of $3,699.48

MOTION by Comm. White, seconded by Comm. Bailey, to approve that we reimburse Mr. Sanders the amount of $3,699.48 effective immediately.

All voted aye; motion carried.

ES4. Government Code: *Section 551.074* – Personnel, Ben Arriola, A05-001, Captain, Johnson County Sheriff's Office

MOTION by Comm. Howell, seconded by Comm. White, to approve on position A05-001 Captain Ben Arriola, who is in fact at this time the acting Interim Sheriff, and because of that want to attach a stipend onto that salary which would bring that salary to $150,000.00, the amount to make that correction is $16,397.00 effective October 1st and ending when he is no longer acting Sheriff in place.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 11:25 A.M. to discuss WS4.

WS4. Discuss Potential Renovation of 110 North Main Street, Cleburne, Texas 76033- Purchasing Department

Comm. Bailey left the meeting at 11:27 A.M. and returned to the meeting at 11:29 A.M.

ADJOURN

There being no further business, the Commissioners Court adjourned directly from Workshop Session at 11:30 A.M.

Approved by: _____
Christopher Boedeker, County Judge

STATE OF TEXAS §
COUNTY OF JOHNSON §

I, April Long, Johnson County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for September 22, 2025.

FILED & RECORDED
October 14, 2025
Commissioner Court Minutes

_____
April Long, County Clerk
Clerk of Commissioners Court
Johnson County, Texas