



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, JANUARY 27, 2025 - 9:00 AM**

CALL TO ORDER

BE IT KNOWN that on the 27th day of January 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 9:01 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 January 23, 2025, at 8:17 A.M., were considered:

Judge Boedeker stated for the record that all the Members of the Commissioners Court were present as well as other department heads and elected officials necessary for our business today.

INVOCATION

Led by County Judge Christopher Boedeker

PLEDGE OF ALLEGIANCE

**AMERICAN FLAG
TEXAS FLAG**

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.

AMENDED - TRANSFERRING OF BUDGET SURPLUS FOR FY2024

- CA1.** Non-Departmental – Transfer from Office Supplies to Equipment Non-Capital-\$5,000.00
- CA2.** Road & Bridge, Pct. 1 – Transfer from Fees & Services to Inventory Change-\$2,789.00
- CA3.** Road & Bridge, Pct. 2 – Transfer from Fees & Services to Inventory Change-\$4,185.00

TRANSFERRING OF BUDGET SURPLUS FOR FY2025

- CA4.** Fleet Maintenance – Transfer from Fees & Services to Utilities/Gas-\$3,000.00
- CA5.** Road & Bridge, Pct. 4 – Transfer from Operating Reserve to Settlement-\$1,500.00
- CA6.** Sheriff-Jail – Transfers from Advertising and Building/Property Repair & Maintenance to Equipment Lease and Property Improvement-\$58,625.00
- CA7.** Fleet Maintenance – Transfer from Fees & Services to Drug Testing-\$2,500.00
- CA8.** Hamm Creek Park – Transfers from Dues, Conferences & Training; Fees & Services, and Maintenance of Office Equipment to Office Supplies, Uniforms, and Vehicle & Heavy Machinery Repair & Maintenance-\$850.00
- CA9.** Non-Departmental – Transfers from Operating Reserve, Personnel Reserve, and Health Insurance to Equipment Non-Capital; Dues, Conferences & Training; HSA Employer Contribution, HSA Employer Contribution, HSA Employer Contribution, HSA Employer Contribution, HSA Employer Contribution, HSA Employer Contribution, and Longevity-\$17,365.00
- CA10.** Facilities Management – Transfer from Building/Property Repair & Maintenance to Landscaping-\$45,000.00
- CA11.** Historical Commission – Transfer from Texas Historical Markers to Johnson County Historical Projects-\$1,500.00

REQUEST TO PAY BILLS

- CA12.** Consider and Approve to Pay County Bills for Current Term

TRAINING/SEMINARS

- CA13.** Request from STOP Commander for Six Investigators and Two Office Personnel to Attend “2025 Texas Narcotic Officers Association Annual Conference”
- CA14.** Request from the Honorable Adam King, Sheriff for David Blankenship to Attend “Leadership Command College-Module III” and the “39th Annual Texas Jail Association Conference”
- CA15.** Request from the Honorable Adam King, Sheriff for Anthony People to Attend “Mid-Management: Leadership for Corrections Professionals”
- CA16.** Request from Steve Gant, Juvenile Services Director for Mandy Whitworth to Attend “JJAEP 2025 Summer Conference”
- CA17.** Request from Steve Gant, Juvenile Services Director for Anahi Oceguela to Attend “2025 Drug Impact Conference”
- CA18.** Request from Steve Gant, Juvenile Services Director for Himself to Attend “JJAT Spring 2025 Conference”
- CA19.** Request from the Honorable Adam King, Sheriff for Kim Burris and Regina Alcantar to Attend “Advanced Bloodstain Pattern Analysis”
- CA20.** Request from the Honorable Rick Bailey, Commissioner, Pct. 1 for Himself to Attend “County Judges & Commissioners Association of Texas Legislative Sessions”

ACKNOWLEDGEMENTS

- CA21.** Acknowledge Receipt of the County Auditor’s Reports to the Commissioners Court
- CA22.** Acknowledge Receipt of Notice of OPG Irving Partners, LLC making an Application for the Housing Tax Credit Program and Possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for Irving Lofts to be Located at 1108 N. Anglin St., Cleburne, Texas in Johnson County-County Judge's Office
- CA23.** Acknowledge Receipt of Emergency Services District No. 1 2024 Report of the District's Budget, Tax Rate, and Debt Service-County Judge's Office

- CA27. Acknowledge Receipt of the Outgoing Asset Inventory for Dale Hanna, District Attorney and Incoming Asset Inventory for Tim Good, District Attorney-Purchasing Department
- CA28. Acknowledge Receipt of Public Utility Commission of Texas Notice of Application of City of Alvarado to Amend its Certificate of Convenience and Necessity to Provide Sewer Utility Service in Johnson County, Texas-County Judge's Office
- CA29. Acknowledge Receipt of Texas Commission on Environmental Quality (TCEQ) Application for Scrap Tire Registration - Scrap Tire Facility at 6905 County Road 302, Grandview, Texas in Johnson County-County Judge's Office
- CA30. Acknowledge Receipt of FY25, Quarter 1 Audit Reports for Community Supervision Corrections Department (CSCD) Adult Probation, County Clerk's Criminal Cash Bonds, County Clerk's Filing Fees, County Clerk's Recording, County Clerk's Registry, District Clerk's Filing Fees, and Public Works-Auditor's Office
- CA31. Acknowledge Receipt of FY24, Quarter 4 Audit Report for Tax Office Auto Registrations-Auditor's Office
- CA32. Acknowledge Receipt of the FY24 Audit Report for Tax Office Ad Valorem Certified Role Files-Auditor's Office
- CA33. Acknowledge Receipt of the FY24 Audit Report, for Tax Office Motor Vehicle Inventory Escrow (MVIE)-Auditor's Office
- CA35. Acknowledge Receipt of Audit Report for Dale Hanna, Exiting District Attorney-Auditor's Office

MISCELLANEOUS ITEMS

- CA36. Consider and Approve **Order 2025-03** – “Order Approving the Johnson County Treasurer’s Report”
- CA37. Consider and Approve Interlocal Cooperation Agreement for Dispatching Services for Budget Year 2024-2025 for Joshua Independent School District Police Department; with Authorization for County Judge and Sheriff to Sign-Sheriff’s Office
- CA38. Consider and Approve Amendment to Communications System Agreement Effective October 1, 2024 with Keene Independent School District; with Authorization for County Judge to Sign-Radio Management
- CA39. Consider and Approve **Order 2025-04** – “Order Approving Plat” of **Greenfield Grove**, Lot 1, Block 1, in Precinct 1” with Parker Water Supply-Public Works Department
- CA40. Consider and Approve Travel Reimbursement for Larry Woolley in the Amount of \$91.00 to be Paid from Non-Departmental for Meeting with State Representative and State Agriculture Commissioner on Biosolids Issue in Stephenville, Texas; Travel Approved in Commissioners Court November 25, 2024-County Judge’s Office
- CA41. Consider and Approve Quarter Four Request for County Reimbursement of Juror Payments; with Authorization for County Judge to Sign-District Clerk’s Office
- CA42. Consider and Approve Amending District Attorney Position Number for ES2 Motion on January 13, 2025 Commissioners Court; Position Number Approved was F13-010 Amended Position Number is F47-003-County Judge’s Office
- CA43. Consider and Approve Quarterly Investment Report for the Time Period of October 1, 2024 to December 31, 2024-Treasurer’s Office

- CA44. Consider and Approve Debt Service Payment for Certificates of Obligation, Taxable Series 2015, Due February 15, 2025, Principal in the Amount of \$1,120,000.00 and Interest in the Amount of \$19,051.20, Totaling \$1,139,051.20, to be Processed as a Live Wire Payment on February 11, 2025-Auditor's Office
- CA45. Consider and Approve Debt Service Payment for General Obligation Bonds, Taxable Series 2021, Due February 15, 2025, Principal in the Amount of \$205,000.00 and Interest in the Amount of \$150,020.00, Totaling \$355,020.00, to be Processed as a Live Wire Payment on February 11, 2025-Auditor's Office
- CA46. Consider and Approve FY 2024 State Criminal Alien Assistance Program (SCAAP) Award Acceptance (O-BJA-2024-172032) in the Amount of \$51,391.00-County Judge's Office
- CA47. Consider and Approve **Order 2025-05** – "Order Approving Plat" of **Fairbanks Addition**, Lots 1 & 2, Block 1, in Precinct 1" with Johnson County Special Utility District Water Source-Public Works Department
- CA48. Consider and Approve **Order 2025-06** – "Order Approving Plat" of **Heeter Addition**, Lots 1-3, Block 1, in Precinct 4" with Johnson County Special Utility District Water Source-Public Works Department

Comm. Woolley stated not to have them removed, but that there were a couple that he would like to make comments on. He stated that on CA20, it was Comm. Bailey's request to attend the County Judge and Commissioners Association of Texas legislative sessions. He added that on that attachment, he is also assigned for a couple of weeks on some of those assignments and that he wanted to point that out. Comm. Woolley then stated that CA29 is another one that he wanted to make a quick comment on. He stated that this was an item that they had already gone on record and voted to oppose that application being approved through TCEQ. He stated that it is just an acknowledgment that the TCEQ office has received it and that it was still not an approval and that they are on record in opposition of that.

Judge Boedeker added that after the Court voted to object that application that his office and Ms. VanderLaan's office worked together to create a letter indicating all of the issues with that scrap tire facility in Johnson County and how it does not comply with the other uses around there.

Comm. Woolley stated that he appreciated that.

Comm. Bailey stated that in regards to CA34, it is important especially with the pulse of our country right now, to be transparent in regards to racial profiling. He added that it may not be much because there is usually nothing to report, but that the Constables Office has to always give an annual report and he would like to have that one discussed.

Comm. White stated that there were two more items on there for the same thing.

Judge Boedeker stated that the easiest way to do that would be to pull these off the Consent Agenda and that they could bump them further down into the meeting. He stated that it was item CA34, items CA25 and CA26, and item CA24 and they will ask for some additional details on those items later in the meeting.

County Judge's Office Administrator Paula Reid added that CA49 needed to be discussed.

MOTION by Comm. Bailey, seconded by Comm. White to approve what’s been presented there, to remove and be discussed later in the meeting.

All voted aye; motion carried.

PUBLIC PARTICIPATION

NONE

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

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

Motion carried.

Judge Boedeker re-took control of the Court and moved to ES2.

EXECUTIVE SESSION

The Commissioners Court convened into Closed Executive Session at 9:08 A.M. to discuss ES2.

- ES2.** Government Code: *Sec. 551.087*, Deliberations Regarding Economic Development Negotiations, that Concerns 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 County and with which the County is Conducting Economic Development Negotiations, the Project Codenamed “Project Dough”
- ES4.** Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 9:25 A.M. to take action on ES2.

- ES2.** Government Code: *Sec. 551.087*, Deliberations Regarding Economic Development Negotiations, that Concerns 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 County and with which the County is Conducting Economic Development Negotiations, the Project Codenamed “Project Dough”

NO ACTION

PUBLIC PARTICIPATION

State Representative Helen Kerwin addressed the court regarding the PFAS issue and other state bills and issues.

ACTION ITEMS

- A3.** Consider and Approve **Order 2025-10** – “Tax Abatement with PARIS BAGUETTE USA INCORPORATED”-County Judge’s Office

County Judge Christopher Boedeker presented.

Contract Head of Economic Development for Johnson County Diana Miller addressed the court regarding PARIS BAGUETTE USA INCORPORATED.

Economic Development Director Alex Phillips addressed the court regarding the project.

Johnson County Consulting Tax Attorney Bruce Medley addressed the court regarding the project.

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

All voted aye; motion carried.

- A4.** Consider and Approve Tax Abatement Agreement with PARIS BAGUETTE USA INCORPORATED - Property Owner: BURLESON HIGHPOINT INVESTMENTS, LLC, Applicant: PARIS BAGUETTE USA INCORPORATED, Reinvestment Zone: Tax Abatement Reinvestment Zone Numbers 009 and 10, City of Burleson, Northeast Corner of Vantage Dr. and Conveyor Dr. (FM 917), Improvements: an Industrial Facility of Approximately no less than 150,000 Square Feet and Potentially up to 267,000 Square Feet to be Used Primarily as a Manufacturing Facility; Estimated Cost: Between \$110 and \$165 Million Including Site Preparation and Improvements; with Authorization for County Judge to Sign-County Judge’s Office

County Judge Christopher Boedeker presented.

MOTION by Comm. Bailey, seconded by Comm. Woolley to approve the tax abatement agreement as written.

Judge Boedeker misspoke and stated the second was made by Comm. White but corrected the record to reflect it was Comm. Woolley who made the second.

All voted aye; motion carried.

PUBLIC ANNOUNCEMENTS

PA1. Announcements from County Commissioners Regarding County and Precinct Events

Comm. Woolley stated that he wasn't aware Ms. Kerwin was attending this morning but that he wanted to give a little more follow-up information about those two bills. He stated that her bill, HB1674, was introduced with the great assistance of Dana Ames, Troy Fuller, and the Texas Public Policy Foundation and that the Senate Bill that she referred to was Companion Bill 886. He stated that it was introduced by Senator Kevin Sparks from Midland and that he has taken a great interest in this issue as well. Comm. Woolley commented that Mr. Sparks was also present at the Panhandle Conference in Amarillo whenever he went out there and did his presentation back in the fall and that he is the only other state elected official, other than Ms. Kerwin, who has sat through that entire presentation. He stated that Mr. Sparks was there and he asked questions and took great interest in it so they are hopeful that he is going to be a very active force in hopefully getting that passed. He added that he just wanted to share those bill numbers so that they could be watched on the Texas Ledge website.

Comm. Bailey stated that changes are going on down there with reappointing and reassigning different roles whether it be county or senate affairs and that he thinks this morning was an important display of local government and how local issues are handled at home. He added that no matter what county in the state and how important it is even as great of an issue as PFAS. He commented that he is not patting themselves on the back, but without leadership and Commissioner Woolley bringing this forward to this Court, and then this Court acting on it, that none of that would be going on down in Austin regarding the issue. He stated that there is a conversation regarding ambulances and what their services are and hospitals that are closed in the state and services that we no longer have even in our local hospital. He stated that this is just the tip of the information that they try to take to the state to show the significance of how we are just an arm and extension of the state. He added that it was good to hear that the governor had pushed those to the cities and the counties to make those decisions and it's good that we can push the local issues like PFAS and ambulance care. He stated that they have to have that communication and the ability to function as one in order to be successful. He stated that the city and the counties will be under the same scrutiny regarding local control.

Comm. Woolley commented that they have capitalized on a buzzword and that it is far from the truth.

Judge Boedeker stated that he believes this is how government is supposed to work, that a citizen finds a problem, something that interferes with their quality of life, and they bring it to their local officials, and then the officials bring it to the state and they all work together to solve the problem. He stated that there is nothing partisan or left or right about that.

Comm. Woolley agreed and commented that it is so simple.

Judge Boedeker stated that PFAS was exactly that. He stated that it was a farmer and rancher who started losing cattle because of something going on, on his property, and he brought it to the Constable, the Constable brought it to the Commissioners Court, and the Commissioners Court brought it to the state government and the state government brought it to the federal government and hopefully they can solve the problem for these people and give them a better quality of life.

PA2. Presentation by Careflite to Provide Contract Status Report on Paramedic Care and Ambulance Services

Brant Stovall with CareFlite presented.

PA3. Update on Status of the Construction/Renovation of County Buildings by Joshua Green, Facilities Management Director

Comm. White thanked Mr. Green for getting the heat back in their building and that he had it back on within an hour and that he expected it to be a lot longer. He stated it was on one of the coldest days and that they had no heat.

Facilities Management Director Joshua Green presented and stated that he would be brief and highlight a few projects that he had going. Mr. Green commented that currently, the chimney restoration over at the Guinn Justice Center is underway. He stated that they started late last week and that they expect to be finished by the end of this week. Mr. Green stated to move on to this building (The Historic Courthouse) that he is hopeful that access control will be onboard by next week and that they are still waiting on some parts to come in. He stated that the Fleet Maintenance Building has the flooring in, paint is on the wall, and ceiling tile is going in and that he will receive some numbers late next week that he will bring to the next Court Agenda about some requests about finishing up the back room.

WORKSHOP

The Commissioners Court convened into Workshop Session at 10:18 A.M. to discuss WS2.

WS2. Update on the Master Thoroughfare Plan-Public Works Department

WS3. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

The Commissioners Court reconvened into Open Session at 10:32 A.M. to take action on WS2.

WS2. Update on the Master Thoroughfare Plan-Public Works Department

NO ACTION

CONSENT AGENDA

- CA24.** Acknowledge Submission of Law Enforcement Agency (LEA) Minimum Standards Form and Annual Racial Profiling Report for 2024-Sheriff's Office

Sheriff Adam King presented.

MOTION by Comm. Woolley, seconded by Comm. Bailey to approve to acknowledge this report.

All voted aye; motion carried.

- CA26.** Acknowledge Submission of Law Enforcement Agency (LEA) Minimum Standards Form and Annual Racial Profiling Report for 2024-Constable, Pct. 1

Constable Pct. 1 Matt Wylie presented.

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

All voted aye; motion carried.

- CA49.** Acknowledge Submission of Law Enforcement Agency (LEA) Minimum Standards Form and Annual Racial Profiling Report for 2024-Constable, Pct. 3

Constable Pct. 3 Steve Williams presented.

Comm. Woolley stepped out of the meeting at 10:45 A.M. and returned to the meeting at 10:46 A.M.

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

All voted aye; motion carried.

- CA34.** Acknowledge Receipt of the Annual Racial Profiling Report for 2024-Constable, Pct. 4

Constable Pct. 4 Troy Fuller presented.

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

All voted aye; motion carried.

- CA25.** Acknowledge Receipt of the Annual Racial Profiling Report for 2024-Constable, Pct. 2

Constable Pct. 1 Matt Wylie presented.

MOTION by Comm. Howell, seconded by Comm. Bailey to approve to acknowledge Pct. 2's racial profiling.

All voted aye; motion carried.

ACTION ITEMS

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

NO ACTION

- A5.** Consider and Approve **Order 2025-02** – “Prohibition of Outdoor Burning”-Fire Marshal’s Office

Fire Marshal Jamie Moore presented.

NO ACTION

- A6.** Consider and Ratify Plan Source 2025 Open Enrollment/Renewal Invoice and Payment in the Amount of \$4,000.00; with Personnel Director’s Signature-Personnel Department

Personnel Director Randy Gillespie presented.

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

All voted aye; motion carried.

- A7.** Consider and Approve Request from the Honorable Adam King, Sheriff for Marc Lira and Richard Hogan Jr. to Attend “Western Detention Equipment Training Program” in San Diego, California-Sheriff’s Office

Sheriff Adam King presented.

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

All voted aye; motion carried.

- A8.** Consider and Approve Variance to Allow **The Retreat, Phase 29** to Construct Roads with 20’ Width of Pavement, 60’ Radius for the Cul-De-Sac on Bayside Court, 15% Roadway Gradient along Eagle Oaks Drive, Hampton Pointe Lane, and Lakelands Lane. Install HDPE Pipe for Storm Sewer Culverts instead of Corrugated Metal Pipe, 10’ Utility Easements on Front and Rear Lot Lines, Place Water Lines within the Right of Way, not to Place Sewer Lines under the Middle of the Streets, and to Allow Conveyance of Lots prior to Electric Service Installation-Public Works Department

Public Works Director Jennifer VanderLaan presented.

Comm. White stepped out of the meeting at 11:04 A.M. and returned to the meeting at 11:04 A.M.

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

All voted aye; motion carried.

- A9.** Consider and Approve Variance to Allow Permitting on a Tract of Land in the WM Boatright Survey, Abstract 20 with less than 150' of Road Frontage, in Precinct 4-Public Works Department

Public Works Director Jennifer VanderLaan presented.

MOTION by Comm. Woolley, seconded by Comm. White to approve this variance as presented.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 11:15 A.M. to discuss WS1.

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

Judge Boedeker commented that he was unaware of any ongoing issues up for discussion, but opened the floor to the court for discussion.

There being no discussion, Judge Boedeker stated that there would be no action on WS1 and moved to Executive Session.

EXECUTIVE SESSION

The Commissioners Court convened directly into Closed Executive Session from Workshop at 11:15 A.M. to discuss ES1 and ES3.

- ES1.** Government Code: *Sec. 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

- ES3.** Government Code: *Sec. 551.074*, Personnel Matters, Position EDD-001, Economic Development Director, Economic Development Department

- ES4.** Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 12:21 P.M. to take action on ES1 and ES3.

- ES1.** Government Code: *Sec. 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

ES3. Government Code: *Sec. 551.074*, Personnel Matters, Position EDD-001,
Economic Development Director, Economic Development Department

NO ACTION

ADJOURN

There being no further business, the Commissioners Court adjourned at 12:21 P.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 January 27, 2025.



FILED & RECORDED
February 24, 2025
Commissioner Court Minutes


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