



# 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

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## MEETING OF THE JOHNSON COUNTY COMMISSIONERS COURT REGULAR TERM

JOHNSON COUNTY COURTHOUSE, RM. 201  
2 N. MAIN ST. CLEBURNE, TEXAS 76033  
MONDAY, APRIL 14, 2025 - 9:00 AM

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### CALL TO ORDER

**BE IT KNOWN** that on the 14<sup>th</sup> day of April 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 except for Comm. Woolley, Pct. 4. The following items, having been lawfully posted and filed for record in the Office of the County Clerk on April 9, 2025, at 3:18 P.M., were considered:

Judge Boedeker stated for the record that all the Members of the Court were present except for Comm. Woolley, Pct. 4, who was in Austin handling county business there as well.

### 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. Bailey stated that Comm. Woolley was asked to go to Austin early, and that many bills are coming up. He stated that it was still early with a lot to be heard, and that they could hopefully help the cause with local issues. He stated that he also would go back to Austin later this week and that things are changing daily.

**PA2.** 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.

Comm. White stated that a total of 285 years of service was presented here.

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

Facilities Management Director Joshua Green presented. He stated that there were quite a few little projects that were wrapping up. He commented that they received the ADA compliance for the Fleet Maintenance Building and that they can finalize and sign off on that. He said that all the landscaping at the Alvarado Sub-Courthouse has been updated and cleaned up, and that it was a project that needed to be done for quite a while. He added that the trees were pruned around the Historic Courthouse and around the Annex parking lot.

**PUBLIC PARTICIPATION**

Al Betzel addressed the Court regarding the rodeo on FM 157.

Shelia Betzel addressed the Court regarding the rodeo on FM 157.

**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.** Road & Bridge, Pct. 4 – Transfer from Operating Reserve to Office Supplies-\$3,000.00
- CA2.** Justice of the Peace, Pct. 2 – Transfer from Postage to Dues, Conferences & Training-\$1,500.00
- CA3.** Elections – Transfers from Printing, Programming, and Postage to Advertising, Fees & Services, and Uniforms-\$8,300.00
- CA4.** SO-Jail – Transfer from Personnel Salaries to Overtime Compensation-\$500,000.00
- CA5.** Radio Management - Transfer from Dues, Conferences & Training to Vehicle & Heavy Machinery Repair & Maintenance-\$815.00
- CA6.** Constable, Pct. 1 – Transfers from Ammunition and Fees & Services to Small Tools, Equipment & Supplies-\$2,800.00
- CA7.** Hamm Creek Park – Transfers from Sign Materials; Fuels, Additives & DEF; and Janitorial Supplies to Small Tools, Equipment & Supplies; Office Supplies; and Equipment Capital-\$6,095.00
- CA8.** Facilities Management – Transfer from Building/Property Repair & Maintenance to Small Tools, Equipment & Supplies and Vehicle & Heavy Machinery Repair & Maintenance-\$12,000.00
- CA9.** Amended-County Extension – Transfer from Dues, Conferences & Training to Fees & Services-\$937.00
- CA10.** Fleet Maintenance – Transfer from Equipment Non-Capital to Dues, Conferences & Training-\$10,000.00



- CA11.** Sheriff Admin/Patrol – Transfer from Software Subscription Costs to Small Equipment Repair & Maintenance-\$10,000.00
- CA12.** Fleet Maintenance – Transfer from Fees & Services to Drug & Psych Testing-\$1,000.00
- CA13.** Road & Bridge, Pct. 1 – Transfer from Office Supplies & Furnishings to Dues, Conferences & Training-\$1,000.00
- CA14.** Information Technology – Transfer from Computer Software Maintenance to Software Subscription Cost (SBITAS)-\$5,000.00
- CA15.** Non-Departmental – Transfer from Operating Reserve to Equipment Non-Capital and Fees & Services-\$5,462.00
- CA16.** District Clerk – Transfer from Office Supplies to Fees & Services-\$38,996.00

**REQUEST TO PAY BILLS**

- CA17.** Consider and Approve to Pay County Bills for the Current Term

**MINUTES OF THE COMMISSIONERS COURT**

- CA18.** March 10, 2025 – Regular Session
- CA19.** March 24, 2025 - Regular Session
- CA20.** March 31, 2025 – Special Session

**MEMORANDUMS OF DONATION**

- CA21.** 1/12 Scale Model of “Ol Soggy” Aircraft from Jack Plonien to the Johnson County Historical Commission; Estimated Value of \$250.00
- CA22.** “Santa Fe.” Rules and Regulations, Operating Department Book Issued to RD Mobley; to the Johnson County Historical Commission; Historical Value Only

**TRAINING/SEMINARS**

- CA23.** Request from the Honorable Adam King, Sheriff for Joe Sullivan to Attend “39<sup>th</sup> Annual Texas Jail Association Conference”
- CA24.** Request from the Honorable Adam King, Sheriff for Danny Rogers to Attend “2025 National Law Enforcement and Corporate Crimes Convention”
- CA25.** Request from the Honorable Rick Bailey, Commissioner, Pct. 1 for Himself to Attend “Texas Conference of Urban Counties Membership Meeting” and “2025 North and East Texas County Judges and Commissioners Association Conference”
- CA26.** Request from the Honorable Timothy Good, District Attorney for Amy Collis to Attend “2025 Prosecuting Domestic Violence & Child Sex Assault Conference”
- CA27.** Request from STOP Commander for One Investigator to Attend “2025 Texas Narcotic Officers Association Annual Conference”
- CA28.** Request from the Honorable April Long, County Clerk for Herself and Sarah George to Attend “130<sup>th</sup> Annual County & District Clerks’ Association Conference”
- CA29.** Request from the Honorable April Long, County Clerk for Tami Thomas to Attend “2025 Probate Academy”

**MISCELLANEOUS ITEMS**

- CA30.** Consider and Approve Transfer from Non-Departmental Transfers to Construction to Fleet Maintenance Construction Fund 7072 in the Amount of \$3,000.00 for Soap, Paper Towels, Toilet Paper Dispensers and Garage Door Repair-Facilities Management

- CA31.** Consider and Approve **Order 2025-27** – “Order Approving Plat” of **Weeks Addition**, Lots 1, 2, and 3, Block 1, in Precinct 4; Johnson County Special Utility District Water Source-Public Works Department
- CA32.** 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
- CA33.** Consider and Approve Expenditures from Special Fund 0212: Record Management & Preservation County Clerk in the Amount of \$521.30 for the Purchase of File Boxes and Label Protectors Used to Maintain and Preserve Court Records-County Clerk’s Office
- CA34.** Consider and Approve Voting Machine Lease Agreement Between Johnson County and Lessee: City of Rio Vista for the May 3, 2025 Election; with Authorization for County Judge and Elections Administrator to Sign-Elections Office
- CA35.** Consider and Approve Continuation Certificate for Steve Watson, County Auditor-County Judge's Office
- CA36.** Consider and Approve **Order 2025-29** – “Order Approving Plat” of **Southwest Ranch Addition**, Lots 1-2, Block 1, in Precinct 4; Johnson County Special Utility District Water Source-Public Works Department
- CA37.** Consider and Approve Revised Pricing Related to **RFB 2024-400** Road Materials with GCC Aggregates (Formally Simpson Crushed Stone)-Purchasing Department
- CA38.** Request from Dan Milam, Information Technology Director for Lance Anderson and Kelsey Giddens to Attend AI Leadership Academy for Online Training; with Authorization for County Judge Or IT Director to Sign-Information Technology
- CA39.** Consider and Approve **Order 2025-30** – “Order Declaring Property Surplus and Authorizing Donation to a Charitable Organization Pursuant to Texas Local Government Code 263.152(a)(4)-District Clerk’s Office

**MOTION** by Comm. Howell, seconded by Comm. White, to approve the Consent Agenda.

County Auditor Steve Watson added that there was a late addition of \$10.00 to the Bill Run for a free piece of property.

County Judge Chris Boedeker noted that on CA39, the order passes along some donated items to the Johnson County Historical Commission, which will be re-donated to another non-profit organization. He added that anytime something is donated to the Historical Commission, it becomes county property and is handled according to the rules.

All voted aye; motion carried.



## **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
Judge Boedeker	abstained

Motion carried.

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

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

Purchasing Agent Lance Anderson presented and asked for the authorization to advertise for polymer-modified asphalt products for the precincts.

Judge Boedker asked Mr. Anderson if there was an RFB or RFP number.

Mr. Anderson replied with a yes and that it was **RFB 2025-402**.

Comm. Bailey brought up using a local company. Further discussion was held on this.

Judge Boedeker asked Mr. Anderson if it would be appropriate to broaden this request to all road materials.

Mr. Anderson stated that he would agree to that.

**MOTION** by Comm. Howell, seconded by Comm. White, to approve **RFB 2025-402**, and that it include any road materials that the precincts might submit to be bid on.

All voted aye; motion carried.

### **A3.** Consider and Approve Payment of Invoice 074353 from Scott-Merriman, Inc. in the Amount of \$527.12 for Routine Maintenance on Rapidprint AR-E Date File Machine, Serial 462563; Service was Contracted without a Purchase Order-District Clerk's Office

District Clerk David Lloyd presented.

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

All voted aye; motion carried.

- A4.**     ***\*PUBLIC HEARING\**** - Consider and Approve **Order 2025-26** – “Order Authorizing Country Meadows Grandview, LLC to File an Instrument Canceling the **Country Meadows Addition** in Johnson County, Texas, Precinct 4”-Public Works Department

Public Works Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 9:40 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 9:40 A.M.

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

All voted aye; motion carried.

- A5.**     Consider and Approve Variance to Lift Roadway Requirements for the Existing Roads in **Escondido Village Manufactured Home Rental Community**, Located in Precinct 3-Public Works Department

Public Works Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

- A6.**     Consider and Approve Variance to Lift Requirement of Credible Evidence of Groundwater Availability for a Proposed Subdivision of One Lot, to be Served by a Private Water Well, in the John C. Pillow Survey, Abstract Number 683, Located in Precinct 4-Public Works Department

Public Works Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

- A7.** Consider and Approve Letter from Developer Requesting Extension for Completion of Roads, Streets, Drainage, and Signage in **Coppenger Place, Phase II**, in Precinct 1; Consider and Approve General Purpose Rider to Original Construction Bond for **Coppenger Place, Phase II**, in Precinct 1-Public Works Department

Public Works Director Jennifer VanderLaan presented.

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

Judge Boedeker noted that he needed authorization to sign the general-purpose rider.

Comm. Bailey stated that he would move to approve to give you (County Judge) authorization to sign the rider.

All voted aye; motion carried.

- A8.** Consider and Approve the Purchase of Forty-Seven (47) Used Kenwood VP5430 Radios with Batteries, Chargers, Lapel Microphones, and other Accessories from the City of Burleson at the Cost of \$1,200.00 Per Unit; and a Transfer from Non-Departmental, 5100 to Radio Management, 4065 to Cover the Purchase-Radio Management

Johnson County Radio Systems Manager Douglas O'Neil presented.

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

All voted aye; motion carried.

- A9.** Consider and Approve Purchase of a Storage Container for Emergency Management and Transfer from Non-Departmental Operating Reserve to Emergency Management in the Amount of \$6,295.00 to Fund the Purchase-Emergency Management

Fire Marshal Jamie Moore presented.

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

All voted aye; motion carried.

- A10.** Consider and Approve Hopdox Electronic Recording Agreement for Recording Real Property Documents; with Authorization for County Judge to Sign-County Clerk's Office

Johnson County Clerk April Long presented.

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

All voted aye; motion carried.

Comm. Bailey stepped out of the meeting at 9:56 A.M. and returned at 9:56 A.M.



- A11.** Consider and Approve **Order 2025-28** – “Commissioners Court Granting an Exemption Under *Section 262.024*, Local Government Code, from the Bidding Requirements of *Section 262.023*, Local Government Code, Upon the Commissioners Court Finding that GovOs Provides a Product and Service that can be Obtained from Only One Source”-County Clerk’s Office

Johnson County Clerk April Long presented.

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

All voted aye; motion carried.

- A12.** Consider and Approve Pricing Proposal Contract with GovOs for the Commissioners Court Minutes (CCM) Upload Module Software Used by the County Clerk’s Office to Maintain and Make Available to the Public Commissioners Court Records; with Authorization for County Judge to Sign-County Clerk’s Office

Johnson County Clerk April Long presented.

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

All voted aye; motion carried.

The Commissioners Court recessed at 10:00 A.M. and reconvened at 10:12 A.M.

### **ACTION ITEMS**

- A13.** Consider and Approve Chem-Aqua Agreement and Johnson County Contract Terms Addendum to Chem-Aqua, Inc. Agreement for Boiler/Chiller Treatment Services at the Guinn Justice Center and Historical Courthouse, for a Three-Year Term, in the Amount of \$19,800.00; with Authorization for County Judge to Sign-Facilities Management

Facilities Management Director Joshua Green presented.

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

All voted aye; motion carried.

- A14.** Consider and Approve to Award **RFP 2025-302** Depository Services for Johnson County to First Financial Bank-Purchasing Department

Purchasing Agent Lance Anderson presented.

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

All voted aye; motion carried.



- A15.** Consider and Approve to Award **RFQ 2025-200** Program Management and Engineering Design Services for Johnson County Transportation Bond Program On-System Projects to Freese and Nichols, Inc.-Purchasing Department

Purchasing Agent Lance Anderson presented.

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

All voted aye; motion carried.

- A16.** Consider and Approve Master Cooperative Purchasing Agreement with Sheriff's Association of Texas, Inc. (SAT) and Vehicle Procurement Program Solicitation for Bids and Contract Terms and Conditions; with Authorization for County Judge to Sign-Purchasing Department

Purchasing Agent Lance Anderson presented.

**MOTION** by Comm. Bailey, seconded by Comm. Howell, to approve and give authorization for Judge to sign.

All voted aye; motion carried.

- A17.** Consider and Approve to Apply for the Motor Vehicle Crime Prevention Authority Grant for FY25-STOP Special Crimes Unit

STOP Special Crimes Unit presented.

**MOTION** by Comm. White, seconded by Comm. Bailey, to approve for FY 26.

All voted aye; motion carried.

### **WORKSHOP**

The Commissioners Court convened into Workshop Session at 10:21 A.M. to discuss WS1 and WS2.

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

- WS2.** Receive Update on Goodland Development and Discuss Potential Related Partnership with City of Grand Prairie

### **EXECUTIVE SESSION**

The Commissioners Court convened directly from Workshop Session into Closed Executive Session at 10:23 A.M. to discuss ES2.

- ES2.** Government Code: *Sec. 551.076*, Deliberations Regarding Security Devices or Security Audits at County Facilities
- ES5.** Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 11:34 A.M. to take action on ES2.

- ES2.** Government Code: *Sec. 551.076*, Deliberations Regarding Security Devices or Security Audits at County Facilities

## **NO ACTION**

The Commissioners Court convened into Workshop Session at 11:34 A.M. to discuss WS3.

## **WORKSHOP**

- WS3.** Discuss Precinct Schedule for Tire Collection Event with the City of Cleburne; with Leland Peffley, Environmental Coordinator
- WS4.** Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

## **EXECUTIVE SESSION**

The Commissioners Court convened directly from Workshop Session into Closed Executive Session at 11:48 A.M. to discuss ES1, ES3, and ES4.

- 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, Open Position, B13-002, Extension Agent, Agrilife Extension Office
- ES4.** Government Code: *Sec. 551.072*, Deliberation About Real Property, 110 North Main Street, Cleburne, Texas 76033 .
- ES5.** Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 12:56 P.M. to take action on ES1, ES3, and ES4.

- 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**



**ES4.** Government Code: *Sec. 551.072*, Deliberation About Real Property, 110 North Main Street, Cleburne, Texas 76033

**MOTION** by Comm. White, seconded by Comm. Howell to approve to come to an agreement with Hope Kilpatrick who is our realtor, and authorize her to make an offer of \$800,000.00 for the property at 110 North Main with a 120-day feasibility period, and also authorize Josh Green to get with the vendors to do cost assessments for the remodel of that property.

All voted aye; motion carried.

**ES3.** Government Code: *Sec. 551.074*, Personnel, Open Position, B13-002, Extension Agent, Agrilife Extension Office

**MOTION** by Comm. Howell, seconded by Comm. White, to approve to give you (County Judge) the ability and the authority to forward a letter, that we would be willing to pay half of the salary of this new person, up to and limited to \$29,723.00 of our budgeted money.

All voted aye; motion carried.

**ADJOURN**

There being no further business, the Commissioners Court adjourned at 12:58 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 April 14, 2025.



**FILED & RECORDED**  
**May 12, 2025**  
**Commissioner Court Minutes**

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