

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 TUESDAY, MAY 27, 2025 - 9:00 AM

CALL TO ORDER

BE IT KNOWN that on the 27th day of May 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. Bailey, Pct. 1. The following items, having been lawfully posted and filed for record in the Office of the County Clerk on May 22, 2025, at 9:19 A.M., were considered:

Judge Boedeker stated for the record that all the Members of the Commissioners Court were present, except for Comm. Bailey, who was unavailable today, as well as other elected officials and department heads necessary 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. White stated that the tire event was a huge success. He added that he wasn't sure how many Precinct 4 did, but that Precinct 3 collected about 1,300 tires.

Comm. Woolley stated that they were the 4th precinct to host the tire event, and that they collected 800 tires on Saturday, and that they collected another couple of hundred during the week. He added that Saturday was slow because they were the last precinct on the rotation. He gave a shoutout to the Lady Zebra Softball Team from Grandview, as they are going to play in the state championship game this coming Thursday in Austin. He stated that it is quite an accomplishment. Comm. Woolley stated that there has been an issue with water over the road on County Road 410. He commented that this was due to the fact that one of the soil conservation lakes was not able to drain out of the letdown structure as fast as it should have. He stated that the Soil and Water Conservation Department is working hard to try to get that resolved. He commented that Comm. Bailey was not here to give an update on what is happening in Austin, but that the session is nearly over. He added that at the next meeting, he is sure that there will be an update because there are a lot of things that will affect the counties and that they are trying to get a lot done in the last few days.

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.

Godley City Mayor Chris Lenker addressed the Court regarding animal control.

PUBLIC ANNOUNCEMENTS

PA2. Introduction of Amanda Turner, Extension Agent, Better Living for Texans and LeAnne Pollock, County Extension Agent, Family & Community Health – Jay Kingston, District 8 Administrator, Texas A&M Agrilife Extension Service

Agrilife Extension District 8 Administrator Jay Kingston presented.

PA3. Update on Status of Major Transportation and Development Projects by Jennifer VanderLaan, Public Works Director

Public Works Director Jennifer VanderLaan presented. She stated that there are exciting items on the agenda regarding transportation plans and studies that were involved in the transportation bond.

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. Sheriff-Jail Transfer from Ammunition to Pest Control-\$2,000.00
- CA2. Hamm Creek Park Transfer from Small Equipment Repair & Maintenance to Vehicle & Heavy Machinery Repair & Maintenance-\$100.00
- CA3. Emergency Management/Fire Marshal Transfer from Dues, Conferences & Training to Uniforms-\$800.00
- CA4. 413th District Court Transfer from Other Court Appointed Attorneys to Law Books & Publications-\$1,500.00

- CA5. Road & Bridge, Pct. 3 Transfer from Operating Reserve to Fees & Services-\$11,000.00
- CA6. Fleet Maintenance Transfer from Equipment Non-Capital to Office Supplies & Furnishings-\$20,000.00
- CA7. Facilities Management Transfer from Property Improvement to Building Property Repair-\$36,856.00
- CA8. Facilities Management Transfer from Fees & Services to Building Property Repair-\$125,000.00
- CA9. Facilities Management Transfer from Fees & Services to Small Tools, Equipment & Supplies-\$15,000.00
- CA10. Road & Bridge, Pct. 4 Transfer from Operating Reserve to Building Property Repair & Maintenance-\$47,600.00
- CA11. Sheriff-Jail Transfers from Equipment Non-Capital and Equipment Capital to Building/Property Repair & Maintenance-\$69,048.69
- CA12. Sheriff Admin/Patrol Transfer from Equipment Non-Capital to Equipment Capital-\$22,400.00
- CA13. Constable, Pct. 4 Transfer from Small Equipment Repair & Maintenance to Small Tools, Equipment & Supplies-\$6,840.00
- CA14. District Clerk Transfer from Equipment Non-Capital to Fees & Services-\$38,996.00
- CA15. District Clerk Transfer from Maintenance of Office Equipment to Dues, Conferences & Training-\$5,000.00

REQUEST TO PAY BILLS

CA16. Consider and Approve to Pay County Bills for Current Term

TRAINING/SEMINARS

- CA17. Request from the Honorable David Barkley, Child Protection Court for Himself to Attend "Advanced Family Law 2025"
- **CA18.** Request from the Honorable Adam King, Sheriff for Stephanie Boozel and Regina Alcantar to Attend "TAPEIT Annual Conference 2025"
- CA19. Request from the Honorable Adam King, Sheriff for Jocelyn Trejo, Abigail Arevalo, and Sean Boggess to Attend "Basic Criminal Investigation"
- CA20. Request from Kristen Clark, Agrilife Extension Agent for Herself, Casandra Mavis, and LeAnne Pollock to Attend "State 4-H Roundup"
- CA21. Request from Steve Gant, Juvenile Services Director for Himself and Brian Staples to Attend "Juvenile Justice Association of Texas 25th Anniversary Conference"
- CA22. Request from Lance Anderson, Purchasing Agent for Donna White to Attend "A Public Education Purchasing Seminar"
- CA23. Request from the Honorable Timothy Good, District Attorney for Margaret Nelson to Attend "2025 Prosecutor Trial Skills Course"
- CA24. Request from STOP Commander for One Investigator and Two Office Personnel to Attend "TAPEIT Annual Conference 2025"
- CA25. Request from the Honorable Timothy Good, District Attorney for Teresa Heath and Connie Russek to Attend "Criminal Justice Systems Conference 2025"
- CA26. Request from the Honorable David Lloyd, District Clerk for Bonnie Lain and Alison Farquhar to Attend "26th Annual Governmental Collectors Association of Texas Collection Conference"

ACKNOWLEDGEMENTS

CA27. Acknowledge Receipt of the County Auditor's Reports to the Commissioners Court

MISCELLANEOUS ITEMS

- CA28. Consider and Approve Order 2025-37 "Order Approving the Johnson County Treasurer's Report"
- CA29. Consider and Approve Prime Source Construction Roofing Proposal and Johnson County Contract Terms Addendum to Prime Source Construction, Inc. Agreement in the Amount of \$5,085.00 for Gutter Installation at the CASA/United Way Facility; with Authorization for County Judge to Sign-Facilities Management
- **CA30.** Consider and Ratify Agreement with Fitch Ratings for Credit Ratings Services; with Authorization for County Auditor to Sign-Auditor's Office
- CA31. Consider and Approve Purchase of a 16-Foot Dump Trailer from WSS Trailers, Inc. in the Amount of \$11,285.00, to be Paid Out of FY 2025 Capital Equipment Fund-Facilities Management
- CA32. Consider and Approve Bearcom Quote 697682 in the Amount of \$41,695.60 for the Purchase of a Public Safety DAS System for the Adult Probation Building; BuyBoard 696-23; with Authorization for County Judge to Sign-Purchasing Department
- CA33. Consider and Approve LexisNexis Amendment for State/Local Government with Library Patron Access for the Law Library; with Authorization for County Judge to Sign-Purchasing Department
- CA34. Consider and Approve Certification of Funds Pursuant to *Chapter 111* of the Local Government Code, Transfer from Fund 3200, Tax Assessor-Collector, Equipment Capital, in the Amount of \$112,730.00, to Increase Budget for the Transfer from Fund 3200 to Cover the Cost of RTLFiRST Equipment-Auditor's Office
- CA35. Consider and Approve Order 2025-41 "Order Approving Plat" of Caylen Corral, Lot 1, Block A, in Precinct 1; Parker Water Supply Company-Public Works Department
- CA36. Consider and Approve Renewal of Thomson Reuters Contract, Account No. 1000198165 (Westlaw) for Online Legal Research; with Authorization for County Judge to Sign-County Attorney's Office
- CA37. Consider and Approve Renewal of RFP 2023-221 Lab Services for Community Supervision and Corrections Department (CSCD) with Cordant Health; This is the Second of Four Renewals with Johnson County for the Period of March 10, 2025 Through March 9, 2026-Purchasing Department
- CA38. Consider and Approve Order 2025-42 "Order Approving Plat" of Stalnaker Addition, Lots 1-4, Block 1, in Precinct 1; Parker Water Supply Company-Public Works Department
- CA39. Consider and Approve Professional Services Agreement with Tyler Odyssey to Assist Correcting Expunged Cases; with Authorization for County Judge to Sign-Information Technology

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

ACTION ITEMS

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

Comm. Woolley 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 as presented.

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

Purchasing Agent Lance Anderson presented. He stated that they wanted to go out for bid on RFP 2025-304 for independent auditing services.

MOTION by Comm. Woolley, seconded by Comm. White, to approve giving the Purchasing Office the go-ahead to pursue the audit.

All voted aye; motion carried.

A3. Consider and Approve Order 2025-43 – "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 BOK Financial Securities, Inc and Stephens, Inc. as Underwriters for the Sale of Johnson County, Texas Unlimited Tax Road Bonds, Series 2025, are Providing a Professional Service.

County Judge Christopher Boedeker presented.

MOTION by Comm. Howell, seconded by Comm. White, to approve Order 2025-43.

All voted aye; motion carried.

A5. Consider and Approve Agreement with Freese and Nichols for Program Management and Engineering Services for Johnson County Bond Program On-System Projects, Including Related Exhibits (A-E); with Authorization for County Judge and County Auditor to Sign-Purchasing Department

Purchasing Agent Lance Anderson presented.

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

A6. Consider and Approve Resolution 2025-09 – "Resolution by the Commissioners Court of Johnson County Affirming the Nomination(s) for Candidate Vacancy for the Board of Directors for the Central Appraisal District of Johnson County, Texas"-County Judge's Office

County Judge Christopher Boedeker presented.

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

All voted aye; motion carried.

A7. *PUBLIC HEARING* - Consider and Approve Order 2025-40 – "Order Approving Revision of Plat Pursuant to Section 232.009 (c) of the Texas Local Government Code" of Fisherman's Paradise, Lots 40E and 40F, Block B to Create Lot 40F-R, Block B, in Precinct 1; Crest Water Company-Public Works Department [Published in the Cleburne Times Review on May 1, 3, & 6, 2025]

Public Works Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 9:25 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 9:25 A.M.

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

All voted aye; motion carried.

A8. 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, Located in the Jessie Matlock Survey, Abstract Number 1244, Located in Precinct 1-Public Works Department

Public Works Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A9. Consider and Approve Variance to Lift Requirement of Credible Evidence of Groundwater Availability for a Proposed Subdivision of Two Lots, with One Lot to be Served by a Private Water Well, Located in the J.T. Cadenhead Survey, Abstract Number 134, Located in Precinct 4-Public Works Department

Public Works Director Jennifer VanderLaan presented.

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

A10. Consider and Approve Variance to Roadway Cross Section Requirements for Proposed Subdivision Chisholm Oaks, in Precinct 2-Public Works Department

Public Works Director Jennifer VanderLaan presented.

Johnson County Engineer Colt Friedrich presented.

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

All voted aye; motion carried.

A11. Consider and Approve Kofile, Inc. Quote: Q-00958 in the Amount of \$99,999.76 for Custom Imaging Service for Domestic Case Files and Tri-Fold Imaging; with the Purchase made Under State of Texas Comptroller of Public Accounts Texas Multiple Award Schedule (TXMAS), Contract No. TXMAS-23-92001; with Authorization for County Judge to Sign-District Clerk's Office

District Clerk David Lloyd presented.

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

All voted aye; motion carried.

A12. Consider and Approve Budget Amendment in the Pretrial Bond Supervision Fund to Increase the Drug & Psych Testing Budget by \$17,500.00 Due to Increased Court-Ordered UA Testing and Confirmation-Auditor's Office

Auditor's First Assistant Jennifer Lyon presented.

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

All voted aye; motion carried.

A13. Consider and Approve Tiger Buy Board Sales Quote for a Tiger Side Rotary Mower with a John Deere 5105M in the Amount of \$137,637.90; Buy Board Contract No. 706-23-Precinct 4

Comm. Larry Woolley, Pct. 4, presented.

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

Judge Boedeker asked to clarify that it is road and bridge funds.

Comm. Woolley answered with a yes.

A14. Consider and Approve Prime Source Construction Roofing Proposal and Johnson County Contract Terms Addendum to Prime Source Construction, Inc. Agreement, in the Amount of \$47,600.00 to Install a New Roof on the Precinct 4 Maintenance Building; with Authorization for County Judge to Sign-Purchasing Department

Purchasing Agent Lance Anderson presented.

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

All voted aye; motion carried.

A15. Consider and Approve ESU Pursuits Quote for a 2024 4x4 Tahoe in the Amount of \$57,250.00 to Replace a Vehicle that was Recently Totaled-Sheriff's Office

Sheriff's Office Lt. Richard Hogan presented.

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

All voted aye; motion carried.

A17. Consider and Approve to Repurpose the Lot at 901 East Kilpatrick into a Parking Area with a Budget Transfer for Reimbursement up to \$37,500.00-Precinct 1

County Judge Christopher Boedeker presented.

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

A16. Consider and Approve Composition, Drawing, and Appointing of a Salary Grievance Committee Pursuant to *Chapter 152* of the Texas Local Government Code Consisting of the Sheriff, Tax Assessor-Collector, Treasurer, County Clerk, District Clerk, County Attorney, and Three Members of the Public

Comm. Woolley stepped out of the meeting at 9:52 A.M. and returned to the meeting at 9:54 A.M.

Judge Boedeker commented that every year before Budget, the Court draws three names plus nine alternates to constitute the citizen's portion of a Salary Grievance Committee.

Judge Boedeker drew the names as follows: Aaron Miles, Burleson, TX; Timothy McGrady, Burleson, TX; Amey Martindale, Cleburne, TX; (Judge Boedeker noted that these are the three committee members.); Barney McClure, Cleburne, TX; Cameron Rolando, Burleson, TX; Gary Chandler, Burleson, TX; George Hinson, Cleburne, TX; Monica Irvin, Godley, TX; Erin Howell, Burleson, TX; Ritchie Shafer, Cleburne, TX; Audie Lipka, Cleburne, TX; and Sylvia Gonzalez, Burleson, TX. (Judge Boedeker noted that these are the nine alternates.)

MOTION by Judge Boedeker, seconded by Comm. White, to approve as presented with the elected officials serving in the capacity as listed in the agenda item and designate Aaron Miles, Timothy McGrady, and Amey Martindale as the public members, with the remaining nine names designated as alternate public members should any of the designated members be unable or unwilling to serve.

All voted aye; motion carried.

The Commissioners Court convened into Workshop Session at 9:55 A.M. to discuss WS1 and WS2.

WORKSHOP

- WS1. Discuss Proposals and Projects for the American Rescue Plan Act (ARPA) Funding, with Possible Consultation with GrantWorks
- WS2. Discuss Potential Supply Chain Impacts to Law Enforcement Vehicle Supply and Potentially Authorize Purchase of FY 2026 Law Enforcement Vehicles Prior to Beginning of Fiscal Year
- WS3. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

The Commissioners Court reconvened into Open Session at 10:04 A.M. to take action on WS2.

WS2. Discuss Potential Supply Chain Impacts to Law Enforcement Vehicle Supply and Potentially Authorize Purchase of FY 2026 Law Enforcement Vehicles Prior to Beginning of Fiscal Year

MOTION by Comm. Howell, seconded by Comm. White, to approve to go ahead and buy these vehicles, that would be 11 for the Sheriff's Office, one for the Pct. 2 Constable, and one for the Pct. 3 Constable.

All voted aye; motion carried.

The Commissioners Court convened into Closed Executive Session at 10:06 A.M. to discuss ES1, ES2, and ES3.

EXECUTIVE SESSION

- **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
- **ES2.** Government Code: *Sec. 551.072*, Deliberation About Real Property, 110 North Main Street, Cleburne, Texas 76033
- ES3. 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 Constellation"
- **ES4.** Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 11:14 A.M. to take action on ES1, ES2, and ES3.

Judge Boedeker stated that the Court needed to return to Workshop to clarify WS2.

WORKSHOP

WS2. Discuss Potential Supply Chain Impacts to Law Enforcement Vehicle Supply and Potentially Authorize Purchase of FY 2026 Law Enforcement Vehicles Prior to Beginning of Fiscal Year

MOTION by Comm. Woolley, seconded by Comm. White, to approve to add the upfit.

EXECUTIVE SESSION

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

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

MOTION by Comm. Woolley, seconded by Comm. White, to approve to authorize the County Judge to sign the commercial contract for improved property agreement with Colonial Savings FA regarding the purchase at the property located at 110 N. Main, Cleburne, Texas.

All voted aye; motion carried.

MOTION by Comm. Woolley, seconded by Comm. White, to approve to authorize the County Judge to sign any documents necessary prior to, or at closing, for the purchase of property located at 110 N. Main in Cleburne, Texas.

All voted aye; motion carried.

MOTION by Comm. Woolley, seconded by Comm. White, to approve to authorize the County Treasurer to pay the funds necessary for a survey of the property located at 110 N. Main, Cleburne, Texas, and that these funds come from the Annex Renovation Fund.

All voted aye; motion carried.

MOTION by Comm. Woolley, seconded by Comm. White, to approve to authorize the County Treasurer to pay an amount of \$8,500.00 as earnest money to Colonial Companies located at 2626 A West Freeway, Fort Worth, Texas 76102 for the purchase of the property located at 110 N. Main, Cleburne, Texas per the agreement titled Commercial Contract Improved Property and these funds also come from the Annex Renovation Fund.

All voted aye; motion carried.

MOTION by Comm. Woolley, seconded by Comm. White, to approve to authorize the County Treasurer to pay the funds necessary at closing for the purchase of the property located at 110 N. Main, Cleburne, Texas, per to the agreement titled Commercial Contract Improved Property, and these funds also come from the Annex Renovation Fund.

MOTION by Comm. Woolley, seconded by Comm. White, to approve Robert Durham Architect to move forward with probable cost assessment in the amount of \$2,500.00, and if necessary, if he needs any additional professional assessments for remodel, that we authorize that amount up to \$10,000.00 for any other professional assessments, i.e., engineering, structural, or civil, or environmental, and also those funds come from the Annex Renovation Fund.

All voted aye; motion carried.

ES3. 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 Constellation"

NO ACTION

The Commissioners Court recessed at 11:21 A.M. and reconvened at 1:30 P.M. to discuss action item A4.

ACTION ITEMS

A4. Discuss and Take Action to Adopt an Order Authorizing the Issuance and Sale of up to \$32,100,000 of Johnson County, Texas Unlimited Tax Road Bonds, Series 2025, as Approved by Voters at an Election Held on November 5, 2024; Levying an Annual Ad Valorem Tax and Providing for the Security for and Payment of Said Bonds; Approving an Official Statement, a Purchase Agreement, a Paying Agent/Registrar Agreement, and Other Contracts in Connection with the Issuance and Delivery of Said Bonds; and Enacting other Provisions Relating to the Subject.

Jorge Delgado with Hilltop presented.

MOTION by Comm. White, seconded by Comm. Woolley, to approve Order 2025-44 Authorizing the Issuance and Sale of up to \$32,100,000 of Johnson County, Texas Unlimited Tax Road Bonds, Series 2025, as Approved by Voters at an Election Held on November 5, 2024; Levying an Annual Ad Valorem Tax and Providing for the Security for and Payment of Said Bonds; Approving an Official Statement, a Purchase Agreement, a Paying Agent/Registrar Agreement, and Other Contracts in Connection with the Issuance and Delivery of Said Bonds; and Enacting other Provisions Relating to the Subject.

ADJOURN

There being no further business, the Commissioners Court adjourned at 1:42 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 May 27, 2025.



FILED & RECORDED
June 23, 2025
Commissioner Court Minutes

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