



# 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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**THE STATE OF TEXAS**

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**ORDER 2025-48**

**COUNTY OF JOHNSON**

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**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 EZ STREET® COLD  
ASPHALT IS A PRODUCT THAT CAN BE OBTAINED FROM ONLY ONE  
SOURCE**

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The Johnson County Commissioners Court met on June 23, 2025, in regular session for the consideration that EZ Street® Cold Asphalt to be used by the County Commissioners is a product that can be obtained from only one source. The Commissioners Court finds that EZ Street® Cold Asphalt to be used by the County Commissioners is a product that can be obtained from only one source, which is Sunmount Paving, and that the Commissioners Court may grant an exemption under Section 262.024, Local Government Code, from the competitive bidding requirements of Section 262.023, Local Government Code as no other company provides said product in Johnson County, Texas.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this order 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 EZ Street® Cold Asphalt to be used by the County Commissioners is a product that can be obtained from only one source, which is Sunmount Paving.

WITNESS OUR HAND THIS THE 23<sup>rd</sup> DAY OF JUNE, 2025.



Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained



Rick Bailey, Comm. Pct. #1

Voted: ☒ yes, ☐ no, ☐ abstained



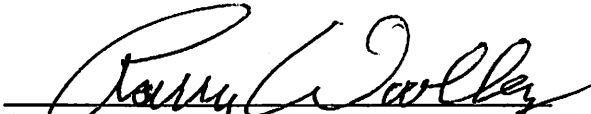
Kenny Howell, Comm. Pct. #2

Voted: ☒ yes, ☐ no, ☐ abstained



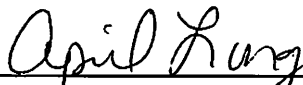
Mike White, Comm. Pct. #3

Voted: ☒ yes, ☐ no, ☐ abstained



Larry Woolley, Comm. Pct. #4

Voted: ☒ yes, ☐ no, ☐ abstained

ATTEST: 

April Long, County Clerk





The EZ Street® Company  
13611 S. Dixie Hwy, Suite 430  
Miami, FL 33176  
1-305-663-3090 P  
1-305-663-0832 F  
[www.ezstreetasphalt.com](http://www.ezstreetasphalt.com)

May 29, 2025

Johnson County  
411 Marti Drive  
Cleburne, TX 76003

**Re: EZ Street® Asphalt, Sole Source Letter, EZ Street Asphalt**

Dear Alissa:

This letter is to advise you that Asphalt Research Technology, Inc. d/b/a The EZ Street® Company, through its licensed manufacturers, is the sole manufacturer and distributor of EZ Street® Cold Asphalt, a proprietary high performance and permanent cold asphalt in Texas. The method of manufacturing meets with the performance of the product and is proprietary in nature.

The following companies, Sunmount Paving with a plant in Justin and Duininck Construction with a plant in Lubbock are authorized to manufacture and distribute EZ Street Asphalt in their respective territories, thus being Texas. The EZ Street Asphalt produced at Sunmount Paving and Duininck Construction is a unique mix design based on their local aggregates and materials.

EZ Street is polymer-modified advanced cold asphalt. EZ Street is a permanent solution to pothole repairs, utility cuts, edge repairs and overlays, and is backed by our guarantee of performance, to the extent that if the material doesn't perform as advertised, we will replace it. Also, our material stays workable in a stockpile for a minimum of six months, and in a bag for a minimum of twelve (12) months, a benefit unheard of in conventional products identified for the same purpose. This allows the user to re-stockpile the material for use later, thereby eliminating waste. Containing special polymers, the material also functions in the presence of water – i.e. works in water! In addition, EZ Street can be used in both asphalt and concrete.

The benefits of using EZ Street are easily identified in relation to cost since areas repaired with EZ Street do not have to be revisited for further maintenance. EZ Street has tack coat/primer built into the product, further reducing the users' cost and eliminating the need to purchase additional materials to accompany the patching operation.

Each plant production of EZ Street is subject to quality assurance testing by The EZ Street Company to ensure customer satisfaction.

Our product is currently in use by numerous city and county road departments, Municipal Water & Sewer Authorities, and other private and governmental agencies throughout Texas. These groups realize the importance of a product that provides a permanent solution to pavement maintenance and a maximization of their maintenance dollar.

EZ Street is available in both bulk and package form. As an alternative, several agencies have found the bags to be beneficial in conjunction with the bulk because it allows their supervisory people to fix small areas, with very minimal effort, as they travel from location to location. This eliminates the need for an entire crew to be dispatched to the problem area.

If you need any additional information or have any questions, please call me at 800-734-1476 or [tom@ez.st](mailto:tom@ez.st).

Sincerely,

The EZ Street® Company

*Tom Francione*

Tom Francione  
VP Sales & Business Development



## **AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

**Date:** 6.12.25

**Meeting Date:** 6.23.25

**Submitted By:** Lance Anderson

**Department:** Purchasing

**Signature of Elected Official/Department Head:**



### **Court Decision:**

This section to be completed by County Judge's Office



6-23-25

**Description:**

Consideration and approval of Sole Source Order #2025-48 finding that EZ  
Street Paving used by the County Precincts is a product and service that can only  
be obtained from a single source, Sunmount Paving.

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(May attach additional sheets if necessary)

**Person to Present:** Lance Anderson

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)     ☒ PUBLIC     ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 5 minutes

**Session Requested:** (check one)

☐ Action Item    ☒ Consent    ☐ Workshop    ☐ Executive    ☐ Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

☐ County Attorney    ☐ IT    ☐ Purchasing    ☐ Auditor  
☐ Personnel    ☐ Public Works    ☐ Facilities Management

Other Department/Official (list) PCT 1, 2, 3 & 4

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**

Approved in CC on 9/11/2023