JOHNSON COUNTY
COMMISSIONERS COURT

Christopher Boedeker	Rick Bailey	Kenny Howell	Mike White	Larry Woolley
County Judge	Commissioner Precinct 1	Commissioner Precinct 2	Commissioner Precinct 3	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, NOVEMBER 24, 2025 - 9:00 AM

CALL TO ORDER

BE IT KNOWN that on the 24th day of November 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 November 18, 2025, at 9:13 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, necessary for today's business.

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 informed the Court that the FFA group from Grandview, who presented in court a couple of weeks ago, won their district contest, and they also won the area contest. He added that they would be competing at the state level in a couple of weeks. He wished them luck, and he stated that he appreciated what they were doing.

Judge Boedeker stated that it was an impressive group of young folks.

Comm. White commented with this weather to turn around, don't drown.

Judge Boedeker stated that he had one announcement, and he invited Douglas O'Neal to the podium.

Comm. Bailey asked to keep the Duncan family in your prayers.

Judge Boedeker announced that Douglas O'Neal was retiring. He congratulated him and thanked him for his service to Johnson County.

PA2. Update on Status of Major Transportation and Development Projects by Jennifer VanderLaan, Development Services Director

Development Services Director Jennifer VanderLaan presented.

County Engineer Colt Friedrich gave an update on the Transportation Bond.

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. Information Technology – Transfer from Computer Software Maintenance to Telephone, Computer Software Maintenance, Computer Supplies, Equipment Lease, Software Subscription Costs (SBITAs), and Transfers to Construction-$259,120.00

CA2. Justice of the Peace, Pct. 2 – Transfer from Fees & Services to Telephone-$18.00

CA3. Non-Departmental – Transfers from Personnel Reserve and Personnel Salaries to Worker's Compensation Insurance, Health Insurance, Health Insurance, Health Insurance, Health Insurance, Health Insurance, Health Insurance, Health Insurance, Part Time/Temp Employee, Health Insurance, Health Insurance, and Health Insurance-$239,252.00

CA4. Sheriff Admin/Patrol – Transfer from Personnel Salaries to Health Insurance, Overtime Compensation, Health Insurance, Health Insurance, Holiday Compensation, Holiday Compensation, Longevity Pay, Overtime Compensation, Unemployment Insurance, Unemployment Insurance, Holiday Compensation, and HSA Employer Contributions-$286,520.00

CA5. Sheriff Admin/Patrol – Transfer from Personnel Salaries to EAP Life & Vision Insurance, EAP Life & Vision Insurance, Health Insurance, Health Insurance, Health Insurance, Unemployment Insurance, Health Insurance, Health Insurance, Holiday Compensation, Health Insurance, Health Insurance, and Health Insurance-$55,145.00

CA6. Jail Medical – Transfer from Personnel Salaries to Health Insurance, Longevity Pay, Juvenile Board Supplement, Juvenile Board Supplement, Health Insurance, Longevity Pay, HSA Employer Contribution, Longevity Pay, Juvenile Board Supplement, Juvenile Board Supplement, Juvenile Board Supplement, and SO Stipend-$13,553.00

CA7. Jail Medical – Transfer from Personnel Salaries to Unemployment Insurance, EAP Life & Vision Insurance, EAP Life & Vision Insurance, Longevity Pay-LE, Health Insurance, Unemployment Insurance, Bilingual Supplement, Unemployment Insurance, Unemployment Insurance, Unemployment Insurance, SO Stipend, and Unemployment Insurance-$3,746.00

CA8. Elections – Transfer from Dues, Conferences & Training to Maintenance of Office Equipment-$52.00

CA9. Non-Departmental – Transfer from Longevity Pay to EAP Life & Vision Insurance, Cell Phone Allowance, EAP Life & Vision Insurance, Workers Compensation Insurance, EAP Life & Vision Insurance, EAP Life & Vision Insurance, Workers Compensation Insurance, Unemployment Insurance, EAP Life & Vision Insurance, Unemployment Insurance, EAP Life & Vision Insurance, EAP Life & Vision Insurance-$2,449.00

CA10. Non-Departmental – Transfer from Longevity Pay to EAP Life & Vision Insurance, EAP Life & Vision Insurance, Holiday Compensation, EAP Life & Vision Insurance, Unemployment Insurance, and Certification Pay-$805.00

CA11. Road & Bridge, Pct. 1 – Transfers from Personnel Salaries and Vehicle & Heavy Machinery Repair & Maintenance to Longevity Pay, Health Insurance, Unemployment Insurance, HSA Employer Contributions, and Fees & Services-$11,210.00

CA12. Road & Bridge, Pct. 2 – Transfer from Personnel Salaries to HSA Employer Contributions-$1,000.00

CA13. Road & Bridge, Pct. 3 – Transfer from Personnel Salaries to HSA Employer Contributions and Health Insurance-$19,191.00

CA14. Road & Bridge, Pct. 4 – Transfer from Personnel Salaries to HSA Employer Contributions, Longevity Pay, Unemployment Insurance, and EAP Life & Vision Insurance-$924.00

TRANSFERRING OF BUDGET SURPLUS FOR FY2026

CA15. Sheriff/Jail – Transfer from Building/Property Repair & Maintenance to Equipment Lease-$2,000.00

CA16. Constable, Pct. 2 – Transfer from Constable Sales to Fees & Services-$300.00

CA17. Road & Bridge, Pct. 4 – Transfer from Operating Reserve to Real Property Acquisition-$3,233,181.00

REQUEST TO PAY BILLS

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

MINUTES OF THE COMMISSIONERS COURT

CA19. October 27, 2025 – Regular Session

TRAINING/SEMINARS

CA20. Request from the Honorable Mike White, Commissioner, Pct. 3 for Himself to Attend "68th Annual VG Young School for County Commissioners Courts"

CA21 Request from the Honorable Kenny Howell, Commissioner, Pct. 2 for Himself to Attend "68th Annual VG Young School for County Commissioners Courts"

CA22. Request from the Honorable Andrew Nolan, Justice of the Peace, Pct. 3 for Himself to Attend "Texas Justice Court Training Center 20-Hour Conference"

CA23. Request from the Honorable Dean Sullivan, District Clerk for Kaylee Hill, Marya Garren, Alison Farquhar, Shannon Flores, and Jennifer Vassar to Attend "2026 County and District Clerks' Association of Texas Winter Conference"

APPOINTMENTS

CA24. Consider and Approve Re-Appointment of Jerry Cash to the Cen-Tex Rural Transportation District Board for a Two-Year Term Ending December 31, 2027-County Judge's Office

ACKNOWLEDGEMENTS

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

CA26. Acknowledge Receipt of Texas Commission on Environmental Quality (TCEQ) Notice of Application and Public Hearing for an Air Quality Standard Permit for a Concrete Batch Plant with Enhanced Controls; Johnson County Pipe, Inc., 800 County Road 209, Alvarado, Texas, Registration 181724-County Judge's Office

CA27. Acknowledge Receipt of Memorandum of Agreement 287(g) Jail Enforcement Model and Appendix A Standard Operating Procedure (SOP) with U.S. Immigration and Customs Enforcement (ICE)-Sheriff's Office

MISCELLANEOUS ITEMS

CA28. Consider and Approve **Order 2025-110** – "Order Approving the Johnson County Treasurer's Report"

CA29. Consider and Approve EUNA Solutions Order Form and End User License Agreement to Renew Bonfire and Upgrade Services to Include Contract Management in the Amount of $21,250.00-with Authorization for County Judge to Sign-Information Technology

CA30. Consider and Approve Continuation Certificate for STOP Commander, STOP Special Crimes Unit-County Judge's Office

CA31. Consider and Approve Interlocal Cooperation Agreement between Johnson and The Van Zandt County Juvenile Probation Department Secure Pre-Adjudication Detention Facility Services and Addendum A; with Authorization for County Judge to Sign-Juvenile Services

CA32. Consider and Approve **Order 2025-112** – "Order Approving Plat" of **Loignon Estates**, Lots 1-3, Block 1, Located in Precinct 1; Johnson County Special Utility District-Development Services

CA33. Consider and Approve **Order 2025-113** – "Order Approving Plat" of **Tabletop Ranch Addition**, Lots 1-29, Block 1, Located in Precinct 1; Private Water Well-Development Services

CA34. Consider and Approve the Purchase of Firearms, Lights, Holsters, and Ammunition in the Amount of $6,723.72 for the Constable, Pct. 4 Office to be Paid with a Transfer from Equipment Reserve Fund-County Judge's Office

CA35. Consider and Approve Voting Machine Lease Agreement between Johnson County and the City of Joshua for the December 13, 2025 Election; with Authorization for County Judge to Sign-Elections Office

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

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 as presented.

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 Accept the Resignation of Judge Ronald McBroom, Justice of the Peace, Precinct 1, Effective December 31, 2025, and Authorize the Solicitation of Applications to Fill the Unexpired Term of Office beginning January 1, 2026-County Judge's Office

County Judge Christopher Boedeker presented.

MOTION by Comm. Bailey, seconded by Comm. Woolley, to approve the resignation.

All voted aye; motion carried.

A4. Consider and Approve Amended Joint Participation Agreement with the City of Cleburne Tax Increment Reinvestment Zone (TIRZ) No. 1; with Authorization for County Judge to Sign-County Judge's Office

County Judge Christopher Boedeker presented.

Director of Public Works with the City of Cleburne, Jeremy Hutt, presented.

Natalie Ayala from Pettit and Ayala Consulting presented.

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

All voted aye; motion carried.

A5. Consider and Approve **Order 2025-111** – "Prohibition of Outdoor Burning"

NO ACTION

A6. ***PUBLIC HEARING**** - Consider and Approve **Order 2025-107** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c)* of the Texas Local Government Code" of **Lone Willow Addition**, Lot 35, Block 1, Phase 1, to Create Lots 4-25, 26X, 27-34, Block 1, Lots 10-16, Block 2, Lots 1-13, Block 3, and Lots 1-4, Block 4, Phase 2, Located in Precinct 1; Johnson County Special Utility District-Development Services

Development Services Director Jennifer VanderLaan presented.

Comm. Woolley left the meeting at 9:39 A.M and returned to the meeting at 9:40 A.M.

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 as presented.

All voted aye; motion carried.

A7. Consider and Approve Construction Bond from Morgan Acres, LLC for the Sum of $1,591,968.69 Secured by Philadelphia Indemnity Insurance Company for the Construction of Roads, Streets, Signage, and Drainage for **Lone Willow Addition, Phase 2**, Located in Precinct 1-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A8. Consider and Approve Participation for County Road Expansion between Johnson County and Morgan Acres, LLC (**Lone Willow Addition, Phase 2**) to Contract for the Construction of Turn Lanes at 3165 County Road 1224, Located in Precinct 1-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A9. Consider and Approve Variance to Allow Platting and Permitting for a Proposed Subdivision of Two Lots, with each Lot having 140.30' of Road Frontage, Located in Precinct 3-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A10. Consider and Approve **Order 2025-115** – "Order Releasing Construction Bond from Double Diamond Delaware, Inc. for the Sum of $922,670.40 Secured by United States Fire Insurance Company for the Construction of Roads, Streets, Drainage, and Signage for **The Retreat, Phase 30** Located in Precinct 1"-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A11. Consider and Approve Variance to Allow 24' of Road Base on a Privately Maintained Road in Proposed Subdivision, **Stowe Vista**, Located in Precinct 1-Devlopment Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A12. Consider and Approve an Agreement Titled "Haul Route Use and Road Maintenance Agreement" and Permit (the "Agreement") Pursuant to *Chapter 623*, Transportation Code between Johnson County and Ragle, Inc for Construction Services on the Chisholm Trail Project #05768-CTP-03-CN-PD, and Consideration to Approve Annual Superheavy or Oversize Permit Bond from Ragle, Inc. for the Sum of $10,000.00 Secured by Fidelity and Deposit Company of Maryland/Colonial American Casualty and Surety Company, in Precinct 2; with Authorization for County Judge to Sign-Development Services

Development Services Director Jennifer VanderLaan presented.

Comm. Bailey left the meeting at 9:54 A.M. and returned to the meeting at 9:54 A.M.

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

All voted aye; motion carried.

A13. Consider and Approve **Resolution 2025-15** – "Resolution Requesting the City of Venus Annex a Road Right-Of-Way" Due to the City's Adoption of Ordinance No. 840-2025-10 Failing to Annex the Entire Right-Of-Way Width of County Road 109 as Required by Local Government Code *Section 43.106*-Precinct 4

Comm. Larry Woolley, Pct. 4, presented.

MOTION by Comm. Woolley, seconded by Comm. Bailey, to approve **Resolution 2025-15** as presented.

All voted aye; motion carried.

A14. Consider and Approve Budget Amendment Pursuant to *Section 111.011* of the Local Government Code, to Budget for Software Subscription and Equipment Lease Related Accounts for the Purpose of Recording the Present Value of Capital Outlay and Other Financing Sources, as Required by GASB 96 & 87-Auditor's Office

Auditor Steve Watson presented.

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

All voted aye; motion carried.

A15. Consider and Approve Ware Fencing Estimate 6444 in the Amount of $60,655.00 for Concrete Work Around the Historic Courthouse; Line 1 will Rework the North Sidewalk to meet ADA Requirements and Create a Loading Zone; Line 2 will Repair Damaged Concrete Around the Building to be Completed Later in FY26 or Early FY27; Consider and Approve Power Klean Estimate in the Amount of $2,496.00 for Restriping the North Parking Area of the Historic Courthouse-Facilities Management

Facilities Management Director Codey Sibley presented.

Comm. White left the meeting at 9:59 A.M. and returned to the meeting at 10:01 A.M.

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

All voted aye; motion carried.

EXECUTIVE SESSION

The Commissioners Court convened into Closed Executive Session at 10:03 A.M. to discuss ES1, ES2, ES3, ES4, and ES5.

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, 10300 and 10400 East FM 917, Alvarado, Texas 76009

ES3. Government Code: *Section 551.074*, Personnel, Kevin Waits, Position A50-004, Pct. Supervisor; Ryan Howell, Position A51-004, Assistant Pct. Supervisor; and Wendell Tucker, Position G03-009, Equipment Operator III, Precinct 4

ES4. Government Code: *Section 551.074*, Personnel, Kim Burris, Position D01-001, Crime Scene Investigator, Sheriff's Office

ES5. Government Code: *Section 551.074*, Personnel, Brandy Wood, Position F09-003, Chief Court Clerk/Administrator, Justice of the Peace, Pct. 1

ES6. Reconvene into Open Session for Potential Action Resulting from Executive Sessions

The Commissioners Court reconvened into Open Session at 11:06 A.M. to take action on ES1, ES2, ES3, ES4, and ES5.

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, 10300 and 10400 East FM 917, Alvarado, Texas 76009

NO ACTION

ES3. Government Code: *Section 551.074*, Personnel, Kevin Waits, Position A50-004, Pct. Supervisor; Ryan Howell, Position A51-004, Assistant Pct. Supervisor; and Wendell Tucker, Position G03-009, Equipment Operator III, Precinct 4

MOTION by Comm. Woolley, seconded by Comm. White, to approve in reference to Wendell Tucker Position G03-009, in order to pay him down to an 80-hour total would require payment of 44.31 hours, in the amount of $1,464.19, and the other position is Kevin Waits Position A50-004, in order to pay him down to 80 hours it would require payment of 48.75 hours at $2,427.80, and Ryan Howell Position A51-004, in order to pay him down to 80 hours would require payment of 54.13 hours in the total of $2,207.44, and that we pay these three employees of Precinct 4 down to those amounts.

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

Motion carried.

Comm. Howell stated for the record that he abstained from voting on that item.

ES4. Government Code: *Section 551.074*, Personnel, Kim Burris, Position D01-001, Crime Scene Investigator, Sheriff's Office

MOTION by Comm. Woolley, seconded by Comm. White, to approve regarding Kim Burris Position D01-001, in order to pay her down to 80 hours would require payment of 82.53 hours in the amount of $3,230.10, and to make this payment as stated.

All voted aye; motion carried.

ES5. Government Code: *Section 551.074*, Personnel, Brandy Wood, Position F09-003, Chief Court Clerk/Administrator, Justice of the Peace, Pct. 1

MOTION by Comm. Woolley, seconded by Comm. White, to approve in the matter of Brandy Wood Position F09-003 in order to pay her down to 80 hours would require payment of 106.27 hours in the amount of $3,784.69, and to make this payment as stated.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 11:09 A.M. to discuss WS1, WS2, WS3, and WS4.

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

WS2. Discuss Future Use of the "Meals on Wheels" Building

WS4. Discuss Possible Zoning Changes to the Harrell Street Property and Take Any Related Action

Comm. Howell left the meeting at 11:15 A.M. and returned to the meeting at 11:18 A.M.

WS5. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

The Commissioners Court reconvened into Open Session at 11:21 A.M. to take action on WS4.

WS4. Discuss Possible Zoning Changes to the Harrell Street Property and Take Any Related Action

MOTION by Judge Boedeker, seconded by Comm. Bailey, to approve to authorize Mr. Sibley to apply for a zoning change to a commercial district on the property on Harrell Street, and that we authorize myself (County Judge) to sign a letter of intent to go along with that application, showing the Court's intent to rezone that piece of property.

All voted aye; motion carried.

The Commissioners Court convened into Workshop Session at 11:22 A.M. to discuss WS3.

WS3. Update on Drafting and Timeline of the Johnson County Fire Code/International Fire Code 2024-Fire Marshal

Comm. White left the meeting at 11:36 A.M. and returned to the meeting at 11:39 A.M.

ADJOURN

There being no further business, the Commissioners Court adjourned directly from Workshop Session at 12:05 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 November 24, 2025.

COMMISSIONERS COURT
JOHNSON COUNTY, TEXAS

FILED & RECORDED
December 22, 2025
Commissioner Court Minutes

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