JOHNSON COUNTY
COMMISSIONERS COURT

APPROVED
Johnson County Commissioners Court
6.22.2026

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS §
§ **RESOLUTION 2026-12**
COUNTY OF JOHNSON §

RESOLUTION OF INTENT TO ESTABLISH A PACE PROGRAM

WHEREAS, The 83rd Regular Session of the Texas Legislature enacted the Property Assessed Clean Energy Act, Texas Local Government Code Chapter 399 (the "PACE Act"), which allows the governing body of a local government, including a City or County, to designate an area of the territory of the local government as a region within which an authorized representative of a local government and the record owners of commercial, industrial, and large multifamily residential (5 or more dwelling units) real property may enter into written contracts to impose assessments on the property to repay the financing by the owners of permanent improvements fixed to the property intended to decrease water or energy consumption or demand; and

WHEREAS, the PACE Act further provides that the governing body of a local government may describe the types of qualified projects that may be subject to contractual assessments under a program adopted under the Act; and

WHEREAS, the installation or modification by property owners of qualified energy or water-saving improvements to commercial, industrial, and large multifamily residential real property in Johnson County will further the goals of energy and water conservation without cost to the public; and

WHEREAS, the Commissioners Court finds that financing energy and water saving projects through contractual assessments ("PACE financing") furthers essential government purposes, including but not limited to, economic development, reducing energy consumption and costs, and conserving water resources; and

WHEREAS, the Commissioners Court, subject to the public hearing scheduled as provided below, at which the public may comment on the proposed program and the report issued contemporaneously with this resolution, finds that it is convenient and advantageous to establish a program under the PACE Act and designate the entire geographic area within the County's jurisdictional boundaries as a region within which a designated County authorized representative and the record owners of qualified real property may enter into PACE financing agreements:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS, THAT:

1. The Recitals to this Resolution are true and correct and are incorporated into this Order for all purposes.

2. The County hereby adopts this Resolution of Intent and finds that financing qualified projects through contractual assessments pursuant to the PACE Act is a valid public purpose.

3. The County intends to make contractual assessments to repay PACE financing for qualified energy or water-saving projects available to owners of commercial, industrial, and large multifamily residential real property. The program is to be called the Johnson County Property Assessed Clean Energy Program ("Johnson County PACE").

4. The following types of projects are qualified projects for PACE financing that may be subject to such contractual assessments: Projects that (a) involve the installation or modification of a permanent improvement fixed to privately owned commercial, industrial, or residential real property with five (5) or more dwelling units, and (b) are intended to decrease energy or water consumption or demand, including a product, device, or interacting group of products or devices on the customer's side of the meter that uses energy technology to generate electricity, provide thermal energy, or regulate temperature.

   An assessment may not be imposed to repay the financing of facilities for undeveloped lots or lots undergoing development at the time of the assessment, construction of new buildings, or the purchase or installation of products or devices not permanently fixed to real property.

5. The entire geographic area within the County's jurisdictional boundaries is included in the region where PACE financing and assessments can occur.

6. Financing for qualified projects under the PACE program will be provided by qualified third-party lenders chosen by the owners. Such lenders will execute written contracts with the County's authorized representative to service the assessments, as required by the PACE Act. The contracts will provide for the lenders to determine the financial ability of owners to fulfill the financial obligations to be repaid through assessments, advance the funds to owners on such terms as are agreed between the lenders and the owners for the installation or modification of qualified projects, and service the debt secured by the assessments, directly or through a servicer, by collecting payments from the owners pursuant to contracts executed between the lenders and the owners. The lender contracts will provide that the County will maintain and continue the assessments for the benefit of such lenders and enforce the assessment lien for the benefit of a lender in the event of a default by an owner. The County will not, at this time, provide financing of any sort for the PACE program.

7. The County will contract with Texas PACE Authority, a qualified non-profit organization to be the independent third-party Authorized Representative.

8. Scott Porter, Johnson County Tax Assessor Collector, or his successor, is designated as the appropriate Johnson County official and the appropriate assessor-collector for purposes of consulting regarding enforcement of the proposed contractual assessments.

9. The report on the proposed PACE program prepared as provided by Tex. Local Gov't Code Sec. 399.009, is available for public inspection on the Johnson County website and in the office of the County Judge at 2 North Main Street, Cleburne, Texas 76033 and is incorporated in this resolution and made a part hereof for all purposes.

10. The Commissioners Court will hold a public hearing on the proposed PACE program and report on July 27, 2026, at 9:00 a.m. in the County Commissioners Courtroom, 2 North Main Street, Cleburne, Texas 76033.

Said Resolution was moved and approved on this, the 22nd day of June, 2026.

Christopher Boedeker, Johnson County Judge
Voted: ✓ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1
Voted: ✓ yes, ___ no, ___ abstained

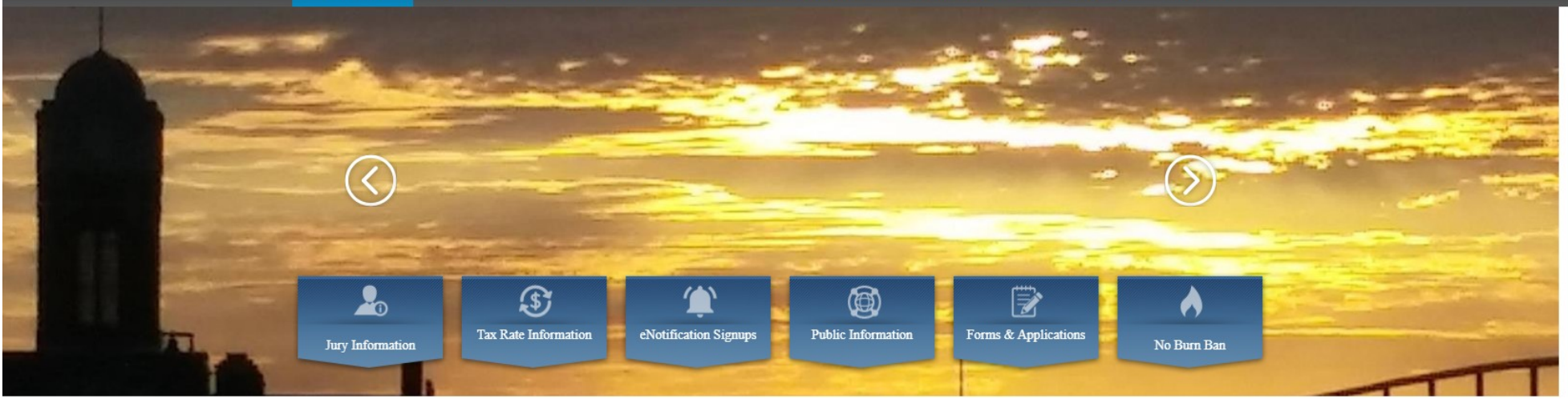
Kenny Howell, Comm. Pct. 2
Voted: ✓ yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3
Voted: ✓ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS



IN THE
SPOTLIGHT



Johnson County Museum Is Now Open Daily!

Upcoming Events

There are no Event items.

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