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
MONDAY, JULY 27, 2026 - 9:00 AM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AMERICAN FLAG
TEXAS FLAG

PUBLIC ANNOUNCEMENTS

PA1. Announcements from County Commissioners Regarding County and Precinct Events

PA2. Presentation of Proclamation "Johnson County Purple Heart Medal Recipients' Days of Honor" with Marty Peters, American Legion Auxiliary

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

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.

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.

CA1. Consider and Approve Budget Transfers for Current Term

CA2. Consider and Approve to Pay County Bills for Current Term

CA3. Consider and Approve Court Minutes for June 22, 2026 – Regular Session

CA4. Consider and Approve Court Minutes for June 29, 2026 – Special Session

Travel and Training

CA5. Request from the Honorable Christopher Boedeker, County Judge for Himself to Attend "104th Annual County Judges and Commissioners Association of Texas Conference"

CA6. Request from the Honorable Dean A. Sullivan, District Clerk for Bonnie Lain, Marya Garren, and Will Keeton to Attend "27th Annual Governmental Collections Association of Texas Conference"

CA7. Request from the Honorable Rick Bailey, Commissioner, Pct. 1 for Himself to Attend "Tobacco Administration Advisory Committee"

CA8. Request from the Honorable Kenny Howell, Commissioner, Pct. 2 for Himself to Attend "104th Annual County Judges and Commissioners Association of Texas Conference"

Appointments

CA9. Appointments of Ashton Martinez, Kathy Osier, and April Long to the Johnson County Child Welfare Board for the Remainder of a Three-Year Term Ending December 31, 2028

Acknowledgements

CA10. Acknowledge Receipt of the County Auditor's Reports to the Commissioners Court

CA11. Acknowledge Receipt of the FY26, Quarter 2 Audit Reports for CSCD Adult Probation; Hamm Creek Park; Constable, Pct. 1; Constable, Pct. 2; Constable, Pct. 3; Constable, Pct. 4; County Attorney Hot Check Collections; District Attorney Hot Check Collections; County Clerk's Criminal Cash Bonds; County Clerk's Filing Fees; County Clerk's Recording; County Clerk's Registry; Development Services; District Clerk's Filing Fees; District Clerk's Jury Fund; District Clerk's Registry; Elections; Justice of the Peace, Pct. 1; Justice of the Peace, Pct. 2; Justice of the Peace, Pct. 3; Justice of the Peace, Pct. 4; Juvenile Services; Payroll General; Postage; Sheriff's Office Escrow; Sheriff's Office Commissary; Sheriff's Office Inmate Trust; Sheriff's Office LEOSE; Tax Office Ad Valorem; Tax Office Auto Registrations; Tax Office Boat Registrations; Tax Office Sales Tax on Registrations; and Treasurer's Office -Auditor's Office

CA12. Acknowledge Receipt of the FY26, Quarter 3 Cash Count Audit Reports for CSCD Adult Probation; Hamm Creek Park; Constable, Pct. 1; Constable, Pct. 2; Constable, Pct. 3; Constable, Pct. 4; County Attorney; Burleson County Clerk; County Clerk Recording; Guinn County Clerk; Development Services; District Clerk; Elections; Justice of the Peace, Pct. 1; Justice of the Peace, Pct. 2; Justice of the Peace, Pct. 3; Justice of the Peace, Pct. 4; Juvenile Services; Jail Bonding and Commissary; Alvarado Tax Office; Burleson Tax Office; Cleburne Tax Office; and Treasurer's Office-Auditor's Office

CA13. Acknowledge Receipt of the Quarterly Report to Judges for Audits Completed During the Quarter of April through June 2026-Auditor's Office

CA14. Acknowledge Receipt of the Certification of Excess and Anticipated Debt Collections by the Johnson County Tax Assessor-Collector as Required by the Texas Property Tax Code-Tax Office

CA15. Acknowledge Receipt of Pecan Valley Centers for Behavioral & Developmental Healthcare's Annual Financial and Compliance Report, August 31, 2025-County Judge's Office

CA16. Acknowledge Receipt of Notification from the Texas Alcoholic Beverage Commission (TABC) of an Application for a Private Club Registration Permit to Serve Alcoholic Beverages in Joshua, Johnson County, Texas by Rancho La Santisima, Located at 8301 FM 1902, Joshua, Texas-County Judge's Office

Miscellaneous Items

CA17. Consider and Approve Dispatch Fees beginning October 1, 2026-Sheriff's Office

CA18. Consider and Approve Purchase of 2026 Rosco CSV Self-Propelled Chip Spreader on BuyBoard Contract 788-25, in the Amount of $409,516.00; with Authorization for County Judge to Sign-Precinct 2

CA19. Consider and Approve Bell County Contract for Residential and Pre-Adjudication Juvenile Offender Services; with Authorization for County Judge to Sign-Juvenile Services

CA20. Consider and Approve Expenditures from Special Fund 0225: Vital Statistics Preservation in the Amount of $2,320.00 for the Purchase of Archival Poly Envelopes for Vital Records-County Clerk's Office

CA21. Consider and Approve **Order 2026-70** – "Order Authorizing Justices of the Peace to Execute Texas Conviction Reporting Interlocal Cooperation Contract"-Justice of the Peace, Pct. 1

CA22. Consider and Approve **Order 2026-72** – "Order Approving the Johnson County Treasurer's Report" for June 2026

CA23. Consider and Approve Lease Agreement with CASA of Johnson County at 210 Featherston Street, Cleburne for a Two-Year Term Terminating July 31, 2028; with Authorization for County Judge to Sign-County Judge's Office

CA24. Consider and Approve Lease Agreement with United Way of Johnson County at 210 Featherston Street, Cleburne for a Two-Year Term Terminating July 31, 2028; with Authorization for County Judge to Sign-County Judge's Office

CA25. Consider and Approve Agreement between the Johnson County, Texas and Fresenius Medical Care Burleson, LLC, d/b/a BMA of Fresenius Medical Care Burleson ("Provider"), Affiliates of Fresenius Medical Care Holdings, Inc. d/b/a Fresenius Medical Care North America ("FMCNA") for Medical Services Performed for a Single Patient; with Authorization for County Judge to Sign-Sheriff's Office

CA26. Consider and Approve Budget Amendment Pursuant to *Section 111.011* of the Local Government Code, Pecan Valley Centers, Building/Property Repair and Maintenance, Amending Budget to Cover the Cost of Roof Replacement, Funding Source is Fund Balance, in the Amount of $15,880.00-Auditor's Office

CA27. Consider and Approve Purchase of 2025 Chevrolet 3500 Silverado 4x2 Regular Cab from Caldwell Country in the Amount of $58,700.00 from Approved BuyBoard Contract 724-23 for Precinct 3-Purchasing Department

CA28. Consider and Approve **Order 2026-71** – "Order Approving Plat" of **T.J. & Denise Miller Estates**, Lots 1-3, Block 1, Located in Precinct 4; Bethesda Water Supply Corporation-Development Services

CA29. Consider and Approve Volunteer in Parks (VIP) Bond for Janette Kurtz, Hamm Creek Park-Precinct 1

CA30. Consider and Approve Volunteer in Parks (VIP) Bond for James Lynn, Hamm Creek Park-Precinct 1

ACTION ITEMS

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

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

A3. Consider and Approve **Order 2026-68** – "Prohibition of Outdoor Burning"

A4. Consider and Approve Pecan Valley Centers Agreement for Mental Health and Intellectual Disability Services in Johnson County, Texas and Schedule A; with Authorization for County Judge to Sign-County Judge's Office

A5. ****PUBLIC HEARING**** - Consider and Approve **Resolution 2026-13** – "Resolution Establishing the Johnson County PACE Program"-County Judge's Office

A6. Consider and Approve Services Agreement by and between the Johnson County, Texas and Texas Property Assessed Clean Energy Authority; with Authorization for County Judge and County Attorney to Sign-County Judge's Office

A7. Consider and Approve **Resolution 2026-14** – "Resolution for Collection of Delinquent Payments Under PACE Program"-County Judge's Office

A8. Consider and Approve a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins, & Mott, LLP Pursuant to the Local Government Code and the Texas Property Tax Code for the Collection of Delinquent PACE Assessments, Authorize the County Judge to Sign the Contract, and Approve the Written Findings as to the Contract. Notice of said Contract is Posted with the Agenda in Accordance with *Section 2254* of the Government Code-County Judge's Office

A9. ****PUBLIC HEARING**** - Consider and Approve **Order 2026-69** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c-1)* of the Texas Local Government Code" of **Triple-H-Estates, Phase II**, Lot 6, to Create Lots 6R-1 & 6R-2, Located in Precinct 4; Texas Water Utilities, LP-Development Services

A10. Consider and Approve Variance to Roadway Cross Section for Civitas at Alvarado Manufactured Home Rental Community (MHRC), Located in Precinct 3-Development Services

A11. Consider and Approve Amendment to the Interlocal Agreement between the County of Johnson and the City of Burleson Regarding Jurisdiction of Plat Approval in the City's Extra Territorial Jurisdiction; with Authorization for County Judge to Sign-Development Services

A12. Consider and Approve Participation for County Road Expansion Agreement between Johnson County and Lennar Homes of Texas Land & Construction, LTD (for Wright Farms/Frontier) to Contract for the Construction of Certain Westbound Road Improvements such as Widening Existing County Road 904 Approximately .5 Miles Adjacent to the Wright Farms/Frontier Phases 1A and 1B Development, Installing a Storm Drain System, and Replacing Signage on County Road 904 with a Cost of Materials and Labor Valued at $1,914,597.75, Located in Precinct 1-Development Services

A13. Consider and Approve Elections Systems & Software (ES&S) Quote and Associated Documents for the Purchase of a DS950 Tabulator and Maintenance with the Texas BuyBoard Contract 710-23 in the Amount of $139,600.00, Including the Maintenance Fee of $7,410.00; with Authorization for County Judge to Sign-Elections Office

A14. Consider and Approve Special Request Audit Report with Findings for Purchasing Department-Insurance Claims Audit-Auditor's Office

A15. Consider and Approve the FY26, Quarter 2 Audit Report with Findings for Indigent Health Care & Jail Medical-Auditor's Office

A16. Consider and Authorize Purchasing Agent to Sign TAC Total Loss Form and TxDOT Limited Power of Attorney for Eligible Motor Vehicle Transactions Form for the Loss of a 2013 Ford F-250; with Authorization for Purchasing Agent to Sign all Future Forms for Similar Transactions-County Judge's Office

WORKSHOP

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

WS2. Discuss Planning Process for a Future Precinct 3 Sub-Courthouse, Including Potential Creation of a Site Plan

WS3. Presentation of the Annual Blue Cross Blue Shield Plan Review with Consideration to Approve the 2027 Plan Year Budget Proposal

WS4. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

EXECUTIVE SESSION

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; 1, 5, and 7 E. Henderson 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, **Project Concrete**

ES4. Reconvene into Open Session for Potential Action Resulting from Executive Sessions

ADJOURN

POSTED
11:22 A.M. ____P.M.
JUL 21 2026
April Long, County Clerk
Johnson County Texas
By judyparker Deputy

CHRISTOPHER BOEDEKER
JOHNSON COUNTY JUDGE

3-Business Day Notice

This Agenda Filed at Posting Time by the County Clerk Under the:
Open Meetings Act *Chapter 551,* Texas Government Code Posting Requirement
Section 551.041, Texas Government Code and 3-Business Day Notice Requirement
Section 551.043

Notice of Assistance at Public Meeting: Persons with disabilities who plan to attend this meeting and who may need special
assistance or services are requested to contact Paula Reid at 817-556-6360 two (2) days prior to the meeting.

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, Johnson County, Texas (the "County") has established a PACE (Property Assessed Clean Energy) Program wherein the County agrees to impose contractual assessments on qualified projects being administered by Texas PACE Authority, an independent third party, pursuant to the PACE Act, codified in Chapter 399 of the Local Government Code. The contractual assessments are imposed to secure repayment of financing provided to qualified projects within the County;

WHEREAS, the County will consider entering into a contingent fee contract with the law firm of Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Firm") for the purpose of collecting delinquent PACE assessments and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code;

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

A. The County is pursuing a contract with the Firm for the collection of PACE assessments which become delinquent under certain Owner and Lender Contracts entered into pursuant to Chapter 399 of the Local Government Code.

B. The County believes the Firm has the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(a)(1)(B). The Firm has collected delinquent government receivables for over 50 years, including the collection of delinquent taxes. The Firm currently has 15 primary offices and multiple satellite offices throughout Texas, Oklahoma, and Florida. It employs more than 400 individuals, including over 60 attorneys. It uses a multi-office, fully integrated team approach allowing the County access to all its offices and resources. Its collection team consists of long-term Firm employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel, and information technology experts. The Firm utilizes proprietary collection software that can be tailored to meet any special need the County may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and workflow.

C. The nature of any relationship between the County and the Firm is as follows. GOVT. CODE § 2254.1036(a)(1)(C).

   The Firm represents the County in the collection of delinquent taxes, delinquent fines and fees due to the District and County Courts, and delinquent fines and fees for the Justice Courts.

D. The County is unable to collect delinquent PACE assessments. GOVT. CODE § 2254.1036(a)(1)(D). The County currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the County. Furthermore, the County is authorized to contract with an entity to perform the duties of the County relating to the

collection of assessments imposed under the PACE Act. Tex. Loc. GOVT. CODE § 399.015(a).

E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(a)(1)(E). The assessment lien may be enforced by the County in the same manner that a property tax lien against real property may be enforced by a local government to the extent the enforcement is consistent with Section 50, Article XVI, Texas Constitution. Delinquent installments of the assessments incur interest and penalties in the same manner as delinquent property taxes, and a local government may recover costs and expenses, including attorney's fees, in a suit to collect a delinquent PACE assessment in the same manner as in a suit to collect a delinquent property tax. Tex. Loc. GOVT. CODE §§ 399.014(c-e). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes. This percentage-based fee is assessed only against the debtor and not the County or taxpayers of the County. The County will bear the cost of hourly fees for collection of delinquent PACE assessments and not the debtor, because the Tax Code does not expressly authorize the County to pay for collection services based on an hourly fee.

F. The County believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(a)(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless of the number of hours the Firm spends researching, contacting, and mailing to collect the delinquent PACE assessment. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the County or taxpayers in the County.

Executed this the 21st day of July, 2026.

On Behalf of Johnson County, Texas