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, JUNE 22, 2026 - 9:00 AM

CALL TO ORDER

BE IT KNOWN that on the 22nd day of June 2026, 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 June 15th, 2026, at 11:25 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 acknowledged the 4H Livestock Judging Team, who are competing in Scotland this week and are also headed to Ireland. He stated that he was proud of them and their accomplishments, and he wished them luck.

Comm. Woolley updated the Court on the reported screwworm cases and explained that it's very manageable, but it does require checking livestock and domestic pets. He invited Fire Marshal Jamie Moore to shed more light.

Fire Marshal Jamie Moore discussed the impact of screwworm on the state of Texas. He stated that the majority are in South Texas, but they are as far north as Gillespie County. He added that his office is engaged in a support role and hosted a meeting with Agrilife, Texas Parks and Wildlife, Dr. Calvert with Alvarado Veterinary Clinic, and Commissioner Woolley to discuss the logistics that will have to occur if, in fact, screwworm comes into Johnson County.

PA2. Presentation of "Proclamation Recognizing and Commending the Grandview High School Lady Zebras Softball Team for Winning Back-To-Back UIL State Championships and for Their Outstanding Achievements in Athletics, Academics, and Community Service"

Commissioner Larry Woolley read the "Proclamation Recognizing and Commending the Grandview High School Lady Zebras Softball Team for Winning Back-To-Back UIL State Championships and for Their Outstanding Achievements in Athletics, Academics, and Community Service," and he, along with other Members of the Court, presented the proclamation to the Lady Zebras Softball Team.

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

Development Services Director Jennifer VanderLaan presented.

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.

Skyler Wylie Jones addressed the Court regarding management, customer service, and public safety concerns at Hamm Creek Park.

Steve Sullivan addressed the Court regarding the deterioration of county roads and the mowing of the public rights-of-way.

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 May 26, 2026 – Regular Session

Travel and Training

CA4. Request from the Honorable Timothy Good, District Attorney for Dylan Morgan to Attend "Advanced Criminal Law 2026"

CA5. Request from the Honorable Adam King, Sheriff for Nathan Lee to Attend "TAPEIT 2026 Annual Conference"

CA6. Request from Jennifer VanderLaan, Development Services Director for Herself to Attend "2026 Texas Association of County Engineers & Road Administrators (TACERA) Conference"

CA7. Request from the Honorable Mike White, Commissioner, Pct. 3 for Sean Ratliff and Scott Lyles to Attend "2026 Texas Association of County Engineers & Road Administrators (TACERA) Conference"

CA8. Request from the Honorable Rick Bailey, Commissioner, Pct. 1 for Brett Edmiston to Attend "2026 Texas Association of County Engineers & Road Administrators (TACERA) Conference"

CA9. Request from the Honorable David Barkley, Child Protection Court for Kimberly Cherry to Attend "2026 Texas Court Reporters Association Annual Convention"

CA10. Request from the Honorable Jeff Monk, Justice of the Peace, Pct. 2 for Nikki Ashley and Caitlin Morphew to Attend "Texas Court Clerks Association Annual Conference"

CA11. Request from Steve Watson, County Auditor for Himself to Attend "Texas Association of Counties Legislative Conference"

CA12. Request from Steve Gant, Juvenile Services Director for Kacie Hand's Reimbursement of Travel Expenses for Overnight Placement Visit

CA13. Request from the Honorable Adam King, Sheriff for Lanny Boone to Attend "2026 ALERRT Conference"

CA14. Request from the Honorable Timothy Good, District Attorney for Melissa Garcia to Attend "Texas Victim Assistance Training Academy"

CA15. Request from the Honorable DeeAnn Strother, Justice of the Peace, Pct. 1 for Gyneen Boudreaux to Attend "New Court Personnel Conference"

Acknowledgements

CA16. Acknowledge Receipt of the County Auditor's Reports to the Commissioners Court

CA17. Acknowledge Receipt of Texas Commission on Environmental Quality (TCEQ) Notice of Receipt of Application and Intent for Small Business Stationary Source Registration under an Air Quality Standard Permit for Concrete Batch Plants from Gonzalez Brothers Batch Plant, LP-County Judge's Office

Miscellaneous Items

CA18. Consider and Approve Request to Relocate an Official Historical Marker Form for the Marker Titled "Cleburne Lodge No. 315. A.F. & A.M.", Ratify County Judge and Sandra Neeley's Signatures, and Authorize Facilities Management to Place Marker in the Johnson County Parking Lot Located at the Corner of South Caddo and Chambers Streets after Ensuring Compliance with City Requirements-County Judge's Office

CA19. Consider and Approve Interlocal Agreement between Grayson County, Texas and Johnson County Juvenile Services, Texas for Juvenile Pre-Adjudication Detention and Post-Adjudication Secure Correctional Services; with Authorization for County Judge to Sign-Juvenile Services

CA20. Consider and Approve **Order 2026-55** – "Order Approving Plat" of **Laflamme Ranch Addition**, Lot 1, Block 1, Located in Precinct 4; Johnson County Special Utility District Water Source-Development Services

CA21. Consider and Approve **Order 2026-56** – "Order Approving Plat" of **Ranches at Nolan Crossing**, Lots 1-18, Block 1, Lots 1-5, Block 2, Lot 1, Block 3, Located in Precinct 1; Private Water Well-Development Services

CA22. Consider and Approve Budget Amendment Pursuant to *Section 111.011* of the Local Government Code, Sheriff Admin and Patrol; Vehicle & Heavy Machinery Repair & Maintenance; to Increase Budget for Insurance Proceeds from Texas Association of Counties Risk Management Pool; in the Amount of $9,977.00-Auditor's Office

CA23. Consider and Approve Budget Amendment Pursuant to *Section 111.011* of the Local Government Code, District Attorney; Small Tools, Equipment, and Supplies; to Increase Budget for the Purchase of Guns, Attachments for Guns, Ammunition, and a Safe; in the Amount of $11,759.00-Auditor's Office

CA24. Consider and Approve to Declare Miscellaneous Items as Surplus Pursuant to Local Government Code *263.152 (a)(1)* and place on Rene Bates Auction. All Hard Drives and Memory have been Removed-Purchasing Department

CA25. Consider and Approve Renewal of **RFP 2022-225** Maintenance and Repair of Office Equipment with Hewlett Office Systems, LLC; This is the Fourth and Final Renewal with Johnson County; Contract Period July 1, 2026 Through June 30, 2027-Purchasing Department

CA26. Consider and Approve Renewal of Service Agreement for iWorQ Applications and Services; with Authorization for County Judge to Sign-Information Technology

CA27. Consider and Approve Johnson County Precinct 1 Commissioner's Annual Road Report Dated June 1, 2026

CA28. Consider and Approve Cellebrite Quote End User License Agreement and Johnson County Contract Terms Addendum to Cellebrite, Inc. Agreement; with Authorization for County Judge to Sign-Information Technology

MOTION by Comm. White, 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
(Place comment on Action Item – Bill Run Attorney 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. Howell, seconded by Comm. White, to approve.

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 Approve the Johnson County Emergency Services District No. 1 Audit of the 2025 Annual Financial Report Presented by Tom Foster, Executive Director

Emergency Services District Executive Director Tom Foster presented.

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

All voted aye; motion carried.

A4. Consider and Approve **Resolution 2026-12** – "Resolution of Intent to Establish a PACE Program"-County Judge's Office

Judge Christopher Boedeker and Stephen Minick with Texas PACE Authority presented.

MOTION by Comm. White, seconded by Comm. Howell, to approve **Resolution 2026-12**.

All voted aye; motion carried.

A5. Consider and Approve **Order 2026-52** – "Order Releasing Construction Bond from Trophy Investments, LLC for the Sum of $1,363,833.00, Secured by SureTec Insurance Company for the Construction of Roads, Streets, Drainage, and Signage for **Chisholm Oaks**, in Precinct 2-Development Services

Development Services Director Jennifer VanderLaan presented.

MOTION by Comm. Howell, seconded by Comm. Bailey, to approve **Order 2026-52**, which is the order releasing the construction bond from Trophy Investments, LLC, for the sum of $1,363,833.00. Because in the past, there has been confusion, in the motion, he added that it does not in any way say that the county is assuming responsibility for maintenance of the roads and bar ditches at this point in time; this is simply releasing a construction bond, so they can start selling lots and building houses.

All voted aye; motion carried.

A6. ***PUBLIC HEARING**** - Consider and Approve **Order 2026-53** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c)* of the Texas Local Government Code" of **The Retreat, Phase 2**, Lots 14, 15, and 16, Block 26 to Create Lot 15-R, Block 26, Located in Precinct 1; Texas Water Utilities L.P.-Development

Development Services Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 9:52 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 9:52 A.M.

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

All voted aye; motion carried.

A7. ***PUBLIC HEARING**** - Consider and Approve **Order 2026-54** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c)* of the Texas Local Government Code" of **Stowe Vista**, Lots 1-12, Block A to Create Lots 1R-12R, Block A, Located in Precinct 1; Private Water Wells-Development Services

Development Services Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 9:53 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 9:54 A.M.

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

All voted aye; motion carried.

A8. Consider and Approve **Order 2026-57** – "Order Approving Plat" of **Sunrise Ridge**, Lots 1-23, Block 1, Lots 1-14, Block 2, Lot 1X, Block X, Located in Precinct 1; Private Water Wells-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A9. Consider and Approve Construction Bond from Thomas Brett Chenevert & Grant Hanby for the Sum of $875,783.87, Secured by Merchants National Bonding, for the Construction of Roads, Streets, Drainage, and Signage for **Sunrise Ridge**, in Precinct 1-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

A10. Consider and Approve Participation for County Road Expansion Agreement between Johnson County and Thomas Brett Chenevert & Grant Hanby (**Sunrise Ridge**) for Construction of Turn Lanes on County Road 1123, 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.

A11. Consider and Approve Proposal from Halff Associates, Inc. to Perform Culvert Analysis for Culvert Crossing on Wood Dale Drive for Precinct 3 and Agreement for Professional Services on a Defined Scope of Services Basis; with Authorization for County Judge to Sign; Analysis to be Paid for by Precinct 3-County Engineer

County Engineer Colt Friedrich presented.

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

All voted aye; motion carried.

A12. Consider and Approve Professional Services Agreement and Associated Documents with Pape-Dawson Consulting Engineers, LLC for Consulting and Engineering Services for Transportation Bond Program Project 4.1: FM 917 Segment 3 – Thomas St. to Egan; with Authorization for County Judge and County Auditor to Sign-County Engineer

County Engineer Colt Friedrich presented.

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

All voted aye; motion carried.

A13. Consider and Approve Amendment #1 to the Original Flock Safety Agreement for Software, Services, and Implementation of such Services Dated August 26, 2024 to Replace Hardware and Software Product Table with a Net Annual Decrease of $10,000.00 from the Original Agreement; with Authorization for County Judge to Sign; and Consider and Approve Amendment #1 to the Agreement with Flock Safety for the Purchase of Hardware and Software Dated June 9, 2025 to Replace the Hardware and Software Products Table with a Net Annual Decrease of $36,000.00 from the Original Agreement; with Authorization for County Judge to Sign-STOP Special Crimes Unit

STOP Special Crimes Unit presented.

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

All voted aye; motion carried.

A14. Consider and Approve Quote and Terms and Conditions with 3Si for Software and Application Services used to Secure and Track Equipment; with Authorization for County Judge to Sign-STOP Special Crimes Unit

STOP Special Crimes Unit presented.

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

All voted aye; motion carried.

A15. Consider and Approve Health Insurance Continuation for Retirement Eligible Employees Who Meet Certain Tenure Requirements-Personnel Department

Personnel Director Randy Gillespie presented.

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

All voted aye; motion carried.

EXECUTIVE SESSION

The Commissioners Court convened into Closed Executive Session at 10:09 A.M. to discuss ES2 and ES3.

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

The Commissioners Court reconvened into Open Session at 11:28 A.M to take action on ES2 and ES3.

ES2. Government Code: *Section 551.072*; Deliberation About Real Property; 1, 5, and 7 E. Henderson Street, Cleburne, Texas 76033

MOTION by Judge Christopher Boedeker, seconded by Comm. White, to authorize me (County Judge) to sign a representation agreement with Hope Kirkpatrick.

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, **Project Concrete**

MOTION by Judge Christopher Boedeker, seconded by Comm. Howell, that the Court authorize me (County Judge) to extend an offer consistent with our guidelines and limitations that were discussed.

All voted aye; motion carried.

WORKSHOP

The Commissioners Court convened into Workshop Session at 11:29 A.M. to discuss WS5.

WS5. Discuss Potential Designation of Certain Census Tracts as Opportunity Zones

WS6. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

The Commissioners Court reconvened into Open Session at 11:38 A.M to take action on WS5.

WS5. Discuss Potential Designation of Certain Census Tracts as Opportunity Zones

MOTION by Comm. Bailey, seconded by Comm. Howell, to approve this tract to zones and give you (County Judge) authorization to respond to those ten recipients that we know of and go forward.

All voted aye; motion carried

WORKSHOP

The Commissioners Court convened into Workshop Session at 11:39 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

Comm. Woolley stepped out of the meeting at 11:40 A.M. and returned at 11:41 A.M.

WS2. Discuss Guidelines and Criteria for the Johnson County Tax Abatement Policy

The Commissioners Court recessed at 12:07 P.M. and reconvened at 12:15 P.M., still in Workshop Session.

WS3. Discuss Future Capacity Needs of The Fire Marshal's Office/Emergency Operations Center; Consider Engagement for Spatial Analysis and Cost Estimates

WS4. Preliminary Budget Workshop

WS6. Reconvene into Open Session for Potential Action Resulting from Workshop Sessions

Judge Boedeker stated that the Court would not take any action on WS4.

EXECUTIVE SESSION

Judge Boedeker stated that the Court would not go into Executive Session on ES1.

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

ADJOURN

There being no further business, the Commissioners Court adjourned directly from Workshop Session at 12:58 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 June 22, 2026.

COMMISSIONERS COURT JOHNSON COUNTY, TEXAS

FILED & RECORDED
July 27, 2026
Commissioner Court Minutes

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