# JOHNSON COUNTY
## COMMISSIONERS COURT

| Christopher Boedeker<br>County Judge | Rick Bailey<br>Commissioner<br>Precinct 1 | Kenny Howell<br>Commissioner<br>Precinct 2 | Mike White<br>Commissioner<br>Precinct 3 | Larry Woolley<br>Commissioner<br>Precinct 4 |
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**MEETING OF THE JOHNSON COUNTY COMMISSIONERS COURT**
**REGULAR TERM**
**JOHNSON COUNTY COURTHOUSE, RM. 201**
**2 N. MAIN ST. CLEBURNE, TEXAS 76033**
**MONDAY, AUGUST 24, 2026 - 9:00 AM**

## CALL TO ORDER

BE IT KNOWN that on the 24th day of August 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 August 18, 2026, at 9:01 A.M., were considered:

Judge Boedeker stated for the record that all Members of the Commissioners Court were present, along with other elected officials and department heads, for today's meeting.

## INVOCATION

Led by County Judge Christopher Boedeker.

## PLEDGE OF ALLEGIANCE

**AMERICAN FLAG**
**TEXAS FLAG**

Comm. Woolley commented that the pledge was said correctly without a comma or a pause after "One nation under God…"

## PUBLIC ANNOUNCEMENTS

**PA1.** Announcements from County Commissioners Regarding County and Precinct Events

Judge Boedeker addressed the misprint of the proposed tax rate printed in the newspaper. He stated the numbers were transposed and that the proposed tax rate is 41.7 cents.

Comm. Bailey commented on the heat and urged caution to prevent fires.

Comm. Woolley echoed the sentiment and thanked the road and bridge crews and first responders who are out working in the heat.

**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.

Vance Castles addressed the court regarding the Johnson County Sheriff's Office.

Sharon Capps addressed the court regarding the Johnson County Sheriff's Office.

Jocelyn Morgan addressed the Court regarding the Johnson County Sheriff's Office.

Greg Ray addressed the Court regarding the Johnson County Sheriff's Office.

Judge Boedker commented that the Court is not legally allowed to respond to items that are not on the agenda without creating an open meetings violation, and therefore there cannot be a response from the Court at this time.

**PUBLIC ANNOUNCEMENTS**

**PA2.** Presentation of Proclamation "Johnson County Remembrance and Patriot Day" with Terra Clanton, Unit President and Candy Maples, Vice President of the American Legion Auxiliary

Judge Boedeker read the Johnson County Remembrance and Patriot Day Proclamation, and he, along with the other Members of the Court, presented the proclamation to Terra Clanton, Unit President, and Candy Maples, Vice President of the American Legion Auxiliary.

Candy Maples, Vice President of the American Legion Auxiliary, commented about the events that will be held.

**PA3.** Presentation of Proclamation "Antique Alley Texas Event" with Lisa Hill and Nita Redmon

Judge Boedeker read the Antique Alley Texas Event Proclamation, and he, along with the other Members of the Court, presented the proclamation to Lisa Hill and Nita Redmon.

Nita Redmon introduced Chaz and Shelby Foster, who will assume leadership of Antique Alley beginning with the September event.

**PA4.** Update on Status of Major Transportation and Development Projects by Jennifer VanderLaan, Development Services Director

Development Services Director Jennifer VanderLaan commented that she will provide some updated statistics for the last year once the fiscal year wraps up.

County Engineer Colt Friedrich gave updates regarding the Transportation Bond Program and other projects such as the Godley Feasibility Study and the Egan Railroad Crossing.

**EXECUTIVE SESSION**

The Commissioners Court convened into closed Executive Session at 9:41 A.M. to discuss ES3.

**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 9:47 A.M. to take action on ES3.

**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**

**NO ACTION.**

**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 July 27, 2026 – Regular Session
**CA4.** Consider and Approve Court Minutes for August 5, 2026 – Special Session
**CA5.** Consider and Approve Court Minutes for August 6, 2026 – Special Session
**CA6.** Consider and Approve Court Minutes for August 7, 2026 – Special Session
**CA7.** Consider and Approve Court Minutes for August 10, 2026 – Regular Session

**Travel and Training**

**CA8.** Request from the Honorable Adam King, Sheriff for Andrea Jones, Abigail Arevalo, Jocelyn Trejo, Dominique Anderson, Adam Richards, and Travis Campbell to Attend "Cybercrime Investigation Certification Course"
**CA9.** Request from Steve Gant, Juvenile Services Director for Mandy Whitworth and Cindy Cooley to Attend "Fall 2026 Juvenile Justice Association of Texas Conference"
**CA10.** Request from the Honorable Adam King, Sheriff for Tara Raby and Mandy Kenny to Attend "2026 Open Government Conference"

**CA11.** Request from the Honorable Larry Woolley, Commissioner, Pct. 4 for Himself to Attend "2026 County Technology Conference"

**Acknowledgements**

**CA12.** Acknowledge Receipt of the County Auditor's Reports to the Commissioners Court

**CA13.** Acknowledge Receipt of Public Utility Commission Notice of Application of City of Burleson to Amend its Certificate of Convenience and Necessity to Provide Sewer Utility Services in Johnson County, Texas-County Judge's Office

**CA14.** Acknowledge Receipt of Statement Describing Meeting to Finalize the Amended FY27 Budget and Copy of Proposed Amended Budgets of the Johnson and Somervell Counties Community Supervision and Corrections Department Pursuant to Local Government Code *Section 140.004*-Adult Probation

**Miscellaneous Items**

**CA15.** Consider and Approve Texas Official Bond and Oath for Will F. Keeton, District Clerk; with Authorization for County Judge to Sign-County Judge's Office

**CA16.** Consider and Approve **Order 2026-76** – "Order Approving the Johnson County Medical Examiner District Agreement Fiscal Year 2027"-Medical Examiner's Office

**CA17.** Consider and Approve Amendment to Communications System Agreement Effective October 1, 2026 with the City of Godley; with Authorization for County Judge to Sign-Radio Management

**CA18.** Consider and Approve Amendment to Communications System Agreement Effective October 1, 2026 with the City of Keene; with Authorization for County Judge to Sign-Radio Management

**CA19.** Consider and Approve Interlocal Cooperation Agreement for Housing City's Class C Misdemeanor Prisoners for Budget Year 2026-2027 for the City of Godley; with Authorization for County Judge and Sheriff to Sign-Sheriff's Office

**CA20.** Consider and Approve Nueces County Justice Academy Amendment No. 1 to the Interlocal Agreement for Post-Adjudication Services of Juvenile Offenders; with Authorization for County Judge to Sign-Juvenile Services

**CA21.** Consider and Approve Nueces County Justice Academy (Expansion Bed Program) Amendment No. 1 to the Interlocal Agreement for Post-Adjudication Services of Juvenile Offenders; with Authorization for County Judge to Sign-Juvenile Services

**CA22.** Consider and Approve Garza County Contract and Agreement Placement of Juvenile Offenders Space Available; with Authorization for County Judge to Sign-Juvenile Services

**CA23.** Consider and Approve Election Agreement for Johnson County and City of Cleburne for the November 3, 2026 General Election; with Authorization for County Judge and Elections Administrator to Sign-Elections Office

**CA24.** Consider and Approve Election Agreement for Johnson County and City of Grandview for the November 3, 2026 General Election; with Authorization for County Judge and Elections Administrator to Sign-Elections Office

**CA25.** Consider and Approve Election Agreement for Johnson County and City of Keene for the November 3, 2026 General Election; with Authorization for County Judge and Elections Administrator to Sign-Elections Office

**CA26.** Consider and Approve Election Agreement for Johnson County and Central Appraisal District for Johnson County for the November 3, 2026 General Election; with Authorization for County Judge and Elections Administrator to Sign-Elections Office

**CA27.** Consider and Approve Early Voting Location Permit for the Cleburne Conference Center for the November 3, 2026 General Election; with Authorization for County Judge to Sign-Elections Office

**CA28.** Consider and Approve Early Voting Ballot Board Appointed by the Election Board for June, 2026 Through May, 2027-Elections Office

**CA29.** Consider and Approve Central County Personnel Appointed by the Election Board for June, 2026 Through May, 2027-Elections Office

**CA30.** Consider and Approve Election Judges and Alternate Judges Appointed by the Republican Chair, Democratic Chair, and the Johnson County Elections Office for August, 2026 Through July, 2027-Elections Office

**CA31.** Consider and Approve Renewal of Thomson Reuters Contract, Account No. 1000057875 (Westlaw) for Online Legal Research; with Authorization for County Judge to Sign-District Attorney's Office

**CA32.** Consider and Approve Amendment to Communications System Agreement Effective October 1, 2026 with Burleson Independent School District; with Authorization for County Judge to Sign-Radio Management

**CA33.** 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

**CA34.** Consider and Approve **Order 2026-79** – "Order Approving Plat" of **Alvarado Self Storage**, Lot 1, Block 1, Located in Precinct 4; Bethany Water Supply Corporation-Development Services

**CA35.** Consider and Approve Taylor County Juvenile Justice Center Contract and Agreement; with Authorization for County Judge to Sign-Juvenile Services

**CA36.** Consider and Approve Non-Partisan Volunteer Deputy Registrars to use Lobby Space in the Alvarado and Burleson Sub-Courthouses and Cleburne Tax Office to Register Voters on National Voter Registration Day, Tuesday, September 15, 2026 from 10:00 AM to 2:00 PM-Elections Office

**CA37.** Consider and Approve Modifying the Budget Amount Requested with the Grant Award Amount for the FY2027 Catalytic Converter Theft Prevention Grant Award to Johnson County; with Authorization for County Judge to Sign-STOP Special Crimes Unit

**CA38.** Consider and Approve Acceptance of Donated Gift Cards from the Burleson Police Department; Gift Cards were not part of the 2023 Forfeiture Order and Require Commissioners Court Approval before Acceptance-STOP Special Crimes Unit

**CA39.** Consider and Approve Amendment to the Master Services Agreement and Attachment A-1 Third Party Terms between Flock Safety, Inc. and Johnson County, Texas; with Authorization for County Judge to Sign-STOP Special Crimes Unit

**CA40.** Consider and Acknowledge Local Emergency Planning Committee Grant Program Application 2026-2027 Texas Commission on Environmental Quality; with Ratification of Emergency Management Coordinator's Signature-Emergency Management

**CA41.** Consider and Approve Denton County Juvenile Probation Service Contract for Post Adjudication Residential Services and Exhibit A; with Authorization for County Judge to Sign-Juvenile Services

**CA42.** Consider and Approve Denton County Interlocal Cooperation Agreement Juvenile Pre-Adjudication Facility; with Authorization for County Judge to Sign-Juvenile Services

**CA43.** Consider and Approve Expenditures from Special Fund 0216: Records Management & Preservation in the Amount of $451,360.00 for the Preservation of Imaging and Indexing of Official Public Record Loose Documents, by Kofile, Inc. with the Purchase to be made under the State of Texas Comptroller of Public Accounts Texas Multiple Award Schedule (TXMAS) Contract No. 23-92001; with Authorization for County Judge to Sign-County Clerk's Office

**CA44.** Consider and Approve Expenditures from Special Fund 0450: Archive Fund in the Amount of $132,475.50 for the Preservation of Birth, Death, and Marriage Records, by Kofile, Inc. with the Purchase to be made under the State of Texas Comptroller of Public Accounts Texas Multiple Award Schedule (TXMAS) Contract No. 23-92001; with Authorization for County Judge to Sign-County Clerk's Office

**CA45.** Consider and Approve **Order 2026-81** – "Order Approving the Johnson County Treasurer's Report" for July 2026

**CA46.** Consider and Approve Interlocal Cooperation Agreement for Housing City's Class C Misdemeanor Prisoners for Budget Year 2026-2027 for the City of Venus; with Authorization for County Judge and Sheriff to Sign-Sheriff's Office

**CA47.** Consider and Approve Amendment to Communications System Agreement Effective October 1, 2026 with the City of Venus; with Authorization for County Judge to Sign-Radio Management

**CA48.** Consider and Approve Interlocal Agreement between Johnson County and Somervell County for Salaries of the 18th and 249th Judicial District Judges; with Authorization for County Judge to Sign-County Judge's Office

**CA49.** Consider and Approve Interlocal Agreement between Johnson County and Somervell County for Salaries of the 18th and 249th Judicial District Court Reporters; with Authorization for County Judge to Sign-County Judge's Office

**CA50.** Consider and Approve **Order 2026-82** – "Termination of Johnson County Reinvestment Zone" for Project Constellation-County Judge's Office

**CA51.** Consider and Approve Agreement by and between Johnson County, Texas and AEM, Inc. and its Affiliate OneRain, Inc. for Acquisition of Flood Monitoring Stations Including Equipment and Software Service; with Authorization for County Judge to Sign-Emergency Management

County Auditor Steve Watson stated that he wanted to pull the Providence Engineering Bill from the ARPA payment. He noted that the City of Rio Vista still has some money in their ARPA account that has not been paid out to Providence, so the amount is incorrect.

Judge Boedeker asked if that would come off the Bill Run.

Mr. Watson confirmed.

Judge Boedeker stated that there was a typo on CA29 and that "Central County Personal" should read "Central Count Personal."

Comm. Woolley commented that he wanted to discuss and possibly pull CA38. He noted that there was no one here from the task force and that there appeared to be some discrepancies regarding the check numbers when looking at the attachments. He also noted that the Treasurer had not received a response from Burleson PD regarding seized gift cards.

Judge Boedeker stated that CA38 would be removed from the Consent Agenda and voted on separately.

Comm. Bailey commented regarding CA8, CA10, and the group that spoke earlier during Public Participation.

**MOTION** by Comm. Bailey to approve the Consent Agenda as presented with the extractions of those that Comm. Woolley and yourself (the County Judge) have discussed.

Judge Boedeker stated that he had a motion to approve the Consent Agenda as presented, which includes the removal of CA38, the removal of the item from Bill Run, and the typo on CA29.

Second by Comm. Woolley.

All voted aye; motion carried.

**CA38.** Consider and Approve Acceptance of Donated Gift Cards from the Burleson Police Department; Gift Cards were not part of the 2023 Forfeiture Order and Require Commissioners Court Approval before Acceptance-STOP Special Crimes Unit

**NO ACTION.**

**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.

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|---|---|
| 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 **Order 2026-80** – "Tax Abatement with Locke Solutions, LLC"-County Judge's Office

Adam Bergman representing Locke Solutions, LLC presented.

Bruce Medley from Perdue Brandon Fielder Collins & Mott presented.

Judge Boedeker commented that the way tax abatements work is that you cannot abate tax value that is already on the tax rolls. The Court does not abate existing value. They abate a portion of increase in value.

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

All voted aye; motion carried.

**A4.** Consider and Approve Tax Abatement Agreement with Locke Solutions, LLC - Owner: Locke Solutions, Applicant: Locke Solutions, Reinvestment Zone: Operation Concrete Reinvestment Zone Located mostly in the G. L. Hickey Survey, Abstract Number (NO.) 344 in Johnson County, Texas Located at 602 CR 607, Alvarado, TX, Improvements: A Manufacturing and Distribution Facility for Precast Concrete Products; Estimated Cost/Investment: Between $17,000,000 and $20,000,000 with a Projected 90 Permanent Full-Time Jobs; with Authorization for County Judge to Sign-County Judge's Office

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

All voted aye; motion carried.

**A5.** ****PUBLIC HEARING**** - Consider and Approve **Order 2026-77** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c-1)* of the Texas Local Government Code" of **CC Turner Addition**, Lot 1 & Lot 2, Block 1 to Create Lots 1R & 2R, Block 1, Located in Precinct 1; Parker Water Supply Corporation-Development Services

Development Services Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 10:13 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 10:14 A.M.

**MOTION** by Comm. Bailey, seconded by Comm. Howell, to approve as presented.

All voted aye; motion carried.

**A6.** ***PUBLIC HEARING**** - Consider and Approve **Order 2026-78** – "Order Approving Revision of Plat Pursuant to *Section 232.009 (c-1)* of the Texas Local Government Code" of **Monroe Acres**, Lot 1, Block 1 to Create Lots 1R-1 & 1R-2, Block 1, in Precinct 4; Johnson County Special Utility District Water Source-Development Services

Development Services Director Jennifer VanderLaan presented.

Judge Boedeker opened the Public Hearing at 10:15 A.M.

There being no one to speak, Judge Boedeker closed the Public Hearing at 10:15 A.M.

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

All voted aye; motion carried.

**A7.** Consider and Approve Multiple Variance Requests for Proposed Subdivision **River Hills**, Located in Precinct 1-Development Services

Development Services Director Jennifer VanderLaan presented.

Mr. Foster, representative for the developer, presented and answered questions from the Court.

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

All voted aye; motion carried.

Judge noted that A7 carried unanimously and that it was all three variances that were presented.

**A8.** Consider and Approve Multiple Variance Requests for Proposed Subdivision **Drover Ridge Addition**, Located in Precinct 1-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 Variance to Lift Requirement of Groundwater Availability Certification for **Hills of Home, Section One**, Lot 1-B, Block 1, a Proposed Plat Revision of Two Lots to be Served by Private Water Wells, Located in Precinct 1-Development Services

Development Services Director Jennifer VanderLaan presented.

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

All voted aye; motion carried.

**A10.** Consider and Approve Increase in Compensation for Election Judges, Alternate Judges, and Clerks-Elections Office

Elections Administrator Joy Adams presented. She stated that the election judges would increase to $20.00 per hour, the alternate judges would increase to $18.00 per hour, the clerks would increase to $16.00 per hour, and that the increases were within her proposed budget.

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

All voted aye; motion carried.

**A11.** Consider and Approve Interlocal Agreement for Fire and Explosion Investigation with Tarrant County Arson Taskforce; with Authorization for County Judge and Fire Marshal to Sign-Fire Marshal's Office

Fire Marshal Jamie Moore presented.

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

All voted aye; motion carried.

## WORKSHOP

The Commissioners Court convened into Workshop Session at 10:32 A.M. to discuss WS3.

**WS3.** Discuss Whistle Stop Christmas with the Cleburne Chamber of Commerce

Melinda Finnell with Cleburne Chamber of Commerce presented.

Heather Juarez with the Cleburne Chamber of Commerce presented.

Judge Boedeker opened the floor to questions and discussions.

**MOTION** by Comm. Bailey, seconded by Comm. Woolley, to allow to begin their process November 6th through January 3rd, was the number on the first issue, and then find a way to figure out the five grand to decorate this property and bring that to our community.

All voted aye; motion carried.

## EXECUTIVE SESSION

The Commissioners Court convened into Closed Executive Session at 10:42 A.M. to discuss ES1 and ES2.

Judge Boedeker stated that the Court would start with ES2.

**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, Real Property Adjacent to Precinct 4 Maintenance Facility, Tax Account Numbers 126.0207.00130 and 126.0207.00120

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

The Commissioners Court reconvened into Open Session at 11:25 A.M. to take action on ES1 and ES2.

**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, Real Property Adjacent to Precinct 4 Maintenance Facility, Tax Account Numbers 126.0207.00130 and 126.0207.00120

**MOTION** by Comm. Woolley, seconded by Comm. White, that we enter into a Buyer Representation Agreement with Hope Kirkpatrick as a real estate broker and give you, the County Judge, authorization to sign that, and also, authorize her delivering a written offer as discussed and allow you also to sign that written offer.

All voted aye; motion carried.

**WORKSHOP**

The Commissioners Court convened into Workshop Session at 11:26 A.M. to discuss WS1 and WS2.

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

Judge Boedeker presented.

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

County Engineer Colt Friedrich presented.

**ADJOURN**

There being no further business, the Commissioners Court adjourned directly from Workshop Session at 11:31 A.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 August 24, 2026.**

**FILED & RECORDED**
**September 14, 2026**
**Commissioners Court Minutes**

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