



MINUTES

MAY 6, 2025

BRAZOS COUNTY COMMISSIONERS COURT

REGULAR MEETING

A regular meeting of the Commissioners' Court of Brazos County, Texas was held in the Brazos County Commissioners Courtroom in the Administration Building, 200 South Texas Avenue, in Bryan, Brazos County, Texas, beginning at 10:00 a.m. on Tuesday, May 6, 2025 with the following members of the Court present:

Duane Peters, County Judge, Presiding;
Bentley Nettles, Commissioner of Precinct 1;
Chuck Konderla, Commissioner of Precinct 2;
Fred Brown, Commissioner of Precinct 3;
Wanda J. Watson, Commissioner of Precinct 4;
Karen McQueen, County Clerk, Absent

The attached sheets contain the names of the citizens and officials that were in attendance.

1. Invocation and Pledge of Allegiance

- U.S. and Texas Flag - Commissioner Nettles

2. Call for Citizen input and/or concerns

Wyllys Cooper expressed his continued opposition to the East Loop Project. Mr. Cooper requested traffic studies that show the need for the East Loop.

Bobby Rosier is protesting the East Loop Project due to lack of necessity. Mr. Rosier stated his disappointment in the Court's support of the project.

Robert Johnson expressed his continued opposition to the East Loop Project and concerns of a lack of transparency from the Court.

Charles Mancuso thanked the former Commissioners for their service and welcomed

the new Commissioners. Mr. Mancuso then stated his opposition to the East Loop Project and requested the Court's support in resolving a sewage issue and excessive trash burning that is directly affecting his property. He thanked the first responders that assisted with the matter.

Sabryna Brown advocated for management of the community cat population. She reminded the public about the Dine to Donate fundraiser for the Bryan Animal Center on May 6, 2025 at Texas Roadhouse.

Cathie Viens requested that the Budget workshops be live streamed and that the County website include a list of the various boards and committees that the Court members serve on. Additionally, Ms. Viens explained the reason for her involvement in County government and then questioned when the new voting precincts will go into effect.

Cherise Ratliff discussed the impact the East Loop will have on her family's rural and agricultural lifestyle. Ms. Ratliff questioned the necessity of the project.

Kyle Greenwood expressed continued opposition to the East Loop Project and concerns of lack of transparency. Mr. Greenwood formally requested that the public comment period be extended to allow the community more time to discuss the matter and have their voices heard. Mr. Greenwood provided an official letter with his request, it is attached hereto.

General Counsel Bruce Erratt provided clarification for a statement made during a previous Commissioners Court meeting in response to a citizen's comments regarding the East Loop Project.

Consider and take action on agenda items: 3 - 19

3. Approval of Proclamation 25-022 proclaiming May 4-10, 2025 as National Correctional Officers and Employees Week.

The County Judge read aloud Proclamation 25-022 designating the week of May 4 - May 10, 2025, National Correctional Officers and Employees week. Sheriff Wayne Dicky, thanked the Correctional Officers for their service and commitment. Dr. Tanisha Hall, Warden of Federal Prison Camp Bryan, congratulated and thanked all of our Correctional Officers on a job well done. Dr. Hall shared her gratitude saying, "if you don't work within the wall of a correctional facility you don't know what they go through. It is because of them that you and I can sleep well at night." Juvenile Detention Center Superintendent Chris Coffey also shared his gratitude to all the staff for their service and dedication.

Motion: Approve, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Bentley Nettles. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

4. Approval of Proclamation 25-023 proclaiming May 6-12, 2025 as National Nurses

Recognition Week.

The County Judge read aloud Proclamation 25-023 designating the week of May 6 - May 12, 2025, National Nurses Week. Brazos County wants to recognize all Nurses in the Community as well as in Corrections for their acts of heroism, compassion, dedication to duty and commitment to our community. Julie Anderson from the Brazos County Health and Wellness Clinic, thanked her team for their service and dedication. She also thanked Sheriff Dicky and the Court for their support.

Motion: Approve, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Fred Brown. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

5. Approval requested from Human Resources for acceptance of two (2) \$100 Walmart gift cards from Wilton's Office Works to be used for purchases for the Health & Safety Expo on June 5, 2025 benefiting employees of Brazos County, City of College Station, and City of Bryan.

A copy of the donation form is attached.

Motion: Approve, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Wanda J. Watson. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

6. Approval requested from Human Resources for acceptance of a monetary donation in the amount of \$300.00 from Insurors of Texas to be used for purchases for the Health & Safety Expo on June 5, 2025 benefiting employees of Brazos County, City of College Station, and City of Bryan.

A copy of the donation form is attached.

Motion: Approve, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Wanda J. Watson. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

7. Approval of Agreement #25-111 with The LaSalle Hotel for Brazos County.

A copy of the agreement is attached.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Chuck Konderla. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

8. Approval of #25-123 BuildingReports.com Membership Agreement.

A copy of the agreement is attached.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Bentley Nettles. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

9. Award of RFQ #CIP 25-529 Architect for Ashford Hills Warehouse & Office Suites.
Recommended Award: The Arkitex Studio, Inc.

Cathie Viens requested a brief review of the purpose and funding of the project. Judge Peters stated that an explanation would be provided.

Jody Quimby questioned why the County is contracting with an Architect and not a Construction Manager at Risk. Purchasing Agent Charles Wendt explained that the plan is to just do the design of the building at this time. The building would not be constructed until a later date when funding is in place. Commissioner Brown expressed concerns about moving forward with this project. Mr. Wendt shared that the purpose of the project is to be a central receiving location for the County. Commissioner Nettles requested additional information on the scope and cost of the project. Mr. Wendt provided clarification on the contract and Project Manager Trevor Lansdown detailed the purpose of the building. Mr. Wendt then listed the Court's options should they decide to not approve the item. Commissioner Brown requested a workshop to better explore the County's options. On motion by Commissioner Brown and second by Commissioner Konderla, the Court voted to table the item until further notice with four members in favor of tabling and Commissioner Watson against.

Motion: Table, Moved by Commissioner Fred Brown, Seconded by Commissioner Chuck Konderla. Passed. 4-1. Ayes: Brown, Konderla, Nettles, Peters. Nays: Watson.

10. Approval of No Award for RFP #CIP 25-562 Construction Manager at Risk for Ashford Hills Warehouse & Office Suites due to changing the project to a design-bid-build bidding process.

Jody Quimby made a recommendation that the Court consider revising the wording on this agenda item. Purchasing Agent Charles Wendt clarified the intent of the language. In light of the previous discussion on item number 9, the Court voted to table this item until the scope of this project could be addressed. The motion to table passed with four in favor and Commissioner Watson opposed.

Motion: Table, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Chuck Konderla. Passed. 4-1. Ayes: Brown, Konderla, Nettles, Peters. Nays: Watson.

11. Approval of No Award for RFP #CIP 25-571 Compensation & Benefits Study due to lack of qualified proposal responses.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Chuck Konderla. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

12. Permission to Re-Advertise CIP 25-571 Compensation & Benefits Study.

Commissioner Konderla asked if this study could be done in-house.

Budget Officer Nina Payne explained that the County does not have the resources to perform a compensation and benefits study in-house and by bringing in a third party to perform the study, the Court will receive a more objective evaluation. Human Resources

Director Jennifer Salazar agreed with Ms. Payne and stated that a third party will be able to better assist in creating a new job classification system.

Commissioner Brown expressed his desire that this be done in-house and

Commissioner Watson stated that her preference is to have a third party come in to perform the study.

Assistant District Attorney Brian Baker stated his concerns regarding the County losing valuable employees to other agencies due to not being competitive. Mr. Baker added that by bringing in a third party expert, the County will receive a much more accurate picture of comparative pay and benefits across other Texas counties.

On motion by Commissioner Watson and second by Commissioner Konderla, the Court voted to approve the re-advertisement of the Compensation and Benefits Study, with 3 members in favor and two opposed.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Chuck Konderla. Passed. 3-2. Ayes: Brown, Peters, Watson. Nays: Konderla, Nettles.

13. Approval of CIP #25-599 Commissioning Services for Ashford Hills warehouse and office suites with Tom Green & Company Engineers, Inc. for \$81,430.00.

In light of the previous discussion on item number 9, the Court voted to table this item until the scope of this project could be addressed. The motion to table passed with four in favor and Commissioner Watson opposed.

Motion: Table, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Fred Brown. Passed. 4-1. Ayes: Brown, Konderla, Nettles, Peters. Nays: Watson.

14. Consider and take action on the Bryan Texas Utilities (BTU) cost estimate of \$6,224.66 to relocate existing pole and guy wire. This work is needed in order to accommodate the proposed widening of Koppe Bridge Road. Site is located in Precinct 1.

Motion: Approve, Moved by Commissioner Fred Brown, Seconded by Commissioner Chuck Konderla. Passed. 4-0. Ayes: Brown, Konderla, Peters, Watson. Abstain: Nettles.

15. Consider and take action on the Frontier Communications utility permit to install 3,800 feet of fiber optic conduits within the right-of-way of Shirley Road. Project also includes road bores of Shirley Road, Bourbon Lane and Whiskey River Road. Site is located in Precinct 2.

Motion: Approve, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Wanda J. Watson. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

16. Approval of the Treasurer's Report for February 2025.

The Court voted unanimously to receive, approve and order filed as submitted the Treasurer's report for February 2025. A copy is attached and made a part of these

minutes.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Chuck Konderla. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

17. Budget Amendments.

- FY 24/25 Budget Amendments 29.01 - 29.06

29.01 - Reallocate funds for Health and Life Insurance.

29.02 - Transfer of funds from Contingency to Jail Medical Services.

29.03 - Reallocate funds for Road and Bridge.

29.04 - Transfer of funds from Road and Bridge to Environmental Protection.

29.05 - Reallocate funds for 2020 Certificates of Obligation.

29.06 - Reallocate funds County Judge - Administration.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Wanda J. Watson. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

18. Personnel Change of Status.

- Approval of Personnel Change of Status

A copy of the Personnel Change of Status is attached.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Chuck Konderla. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

19. Payment of Claims.

Approval of Payment of Claims:

- a. 8209437 - 8209543
- b. 9204246 - 9204322

Karen Simpson asked for clarification on the payments to Hart concerning election equipment. Elections Administrator Trudy Hancock provided clarification stating that the bar code referred to by Ms. Simpson is only used to number ballots and the voting system used by Brazos County is certified by the State of Texas.

Motion: Approve, Moved by Commissioner Wanda J. Watson, Seconded by

Commissioner Fred Brown. Passed. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

20. Acknowledgement of the Brazos County Sheriff's Office SB22 Rural Law Enforcement Grant expenditures in the amount of \$212,000 for the following, Commercial Motor Vehicle Enforcement Truck, Safety Grill Guards and Firearms.

The Court acknowledged receipt of Brazos County Sheriff's Office SB22 Rural Law Enforcement Grant expenditures.

21. Acknowledgement of the Monthly Report from the County Auditor for February 2025.

The Court acknowledged receipt of the County Auditor Report for February 2025.

22. Acknowledgement of the State Inspector's Reports for the November 2024 General Election.

Cynde Wiley questioned whether the Court would take action to approve the State Inspector's Report due to an incorrect selection of the voting equipment used by the County on the report. Judge Peters stated that no action would be taken, as this item is an acknowledgement. Elections Administrator Trudy Hancock explained that the purpose of this report is just for the County's benefit and an incorrect selection of the voting equipment used is inconsequential.

The Court acknowledged receipt of the State Inspector's Reports for the November 2024 General Election.

23. Acknowledgement of the FY 2024-2025 Budget to Actuals by Fund as of April 30, 2025.

Acknowledgement of the FY 2024-2025 Contingency Budget to Actuals by Fund as of April 30, 2025.

The Court acknowledged receipt of the 2024-2025 Budget to Actuals by Fund and Contingency Fund Budget to Actuals as of April 30, 2025.

24. Juvenile director's report on detention population.

Juvenile Director Linda Ricketson reported there are 34 juveniles in the detention center, 19 are male, 15 are female, and 34 have electronic monitors.

25. Sheriff's report on inmate population.

Chief Deputy Kevin Stuart reported for Sheriff Wayne Dicky, there were 743 inmates in jail, 638 inmates are male, 105 are female, and 49 have electronic monitors.

26. Announcement of interest items and possible future agenda topics.

Commissioner Konderla announced the May 6, 2025 Inner Loop East Study public meeting from 5:00 p.m. to 7:00 p.m. at Legends Event Center.

Commissioner Nettles announced that he will not be in Court on May 13, 2025 due to the Chamber of Commerce trip to Washington D.C.

Commissioner Brown commended Purchasing Agent Charles Wendt and his team for

all their efforts put into the Vendor Fair on May 1, 2025. He stated there was a great turnout, and the Chamber is looking at doing it again next year. Commissioner Brown also announced the Precinct 3 Townhall meeting scheduled for June 10, 2025 at 6:00 p.m. at the Justice of the Peace, Precinct 3 Office.

Judge Peters addressed comments concerning a lack of transparency about the East Loop Project. He walked through the sequence of events leading up to the November 2022 Bond Election including a public workshop on July 28, 2022 and two mailers sent to every registered voter in Brazos County. He stated that the results from the November 8, 2022 Election reflect overwhelming support of the Bond. Judge Peters added that it is the responsibility of the Court to respect the will of the people and he promised to do so with integrity and transparency.

Announcements

27. Adjourn.