



## **MINUTES**

**MAY 20, 2025**

### **BRAZOS COUNTY COMMISSIONERS COURT**

#### **REGULAR MEETING**

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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 20, 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;

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 Brown

2. Call for Citizen input and/or concerns

David Taylor stated his opposition to the East Loop Project, noting the matter deserves further discussion and greater transparency. Mr. Taylor requested that the Court put the item on the agenda and commended Commissioner Brown for asking for a workshop or public hearing.

Theresa Seaback-Holland shared that she was blindsided by the East Loop Project and stated that she was not notified, though the loop would directly impact her family property. Ms. Seaback-Holland stated that stopping this study is not a failure, it is a lesson learned and that is what these studies are for. She asked the Court to pause the process and have a real public discussion regarding the East Loop Project.

Rita Harris expressed opposition to the East Loop Project. Ms. Harris stated that she feels misrepresented by her elected officials and the East Loop is not needed or wanted by the citizens. Ms. Harris asked that the Court fix existing infrastructure instead of inviting more traffic, pollution and urban sprawl.

Melissa O'Bannon expressed her opposition to the East Loop, stating that she does not believe it is needed and she is concerned about the negative impact that it will have on property buyers and sellers.

David Sessum stated his opposition to the East Loop Project. He asked that the Quiddity contract be paused for 90 days, the comment period be extended for 90 days, and that the East Loop Project be added to the agenda for public discussion. Mr. Sessum shared concerns about how the County will handle the effects of new growth created by the addition of the East Loop. Mr. Sessum submitted a letter for the minutes, it is attached hereto.

Paul Bonarrigo stated that County officials are showing a lack of concern for the citizen's needs as it relates to the East Loop Project. Mr. Bonarrigo shared two incidents where he felt the Court did not act in the best interest of their constituents. He requested that the East Loop Project be added to the agenda for public discussion and that the contract with Quiddity be further evaluated.

Teresa White shared her opposition to the East Loop Project and asked the Court to consider what the East Loop will do to the families in this area, with specific focus on the elderly residents and how it could impact their future.

Sharon Pittman shared that her family was blindsided by the East Loop Project. Ms. Pittman stated that she does not believe the East Loop is necessary and requested that the Court cancel the contract with Quiddity.

Bill Lero is a long time real-estate developer in Brazos County with concerns about the East Loop Project. He stated that only outdated data regarding the location of the East Loop has been provided and it is negatively impacting his business as he is planning the location for new residential developments. Mr. Lero asked that the data be updated and he also noted that he is not seeing constituents in favor of the Loop, only those that are opposed.

Derrick Ratliff stated his opposition to the East Loop Project. He shared how the East Loop will negatively impact his family and their property. He asked the Court to protect and represent the citizens of Brazos County and reconsider the East Loop project.

### 3. Presentations and/or Discussions

- Presentation by Chadd Caperton, Brazos County Extension Agent for Agriculture and Natural Resources, and Stephen Brueggerhoff, Brazos County Extension Agent for Horticulture, to Commissioner Wanda J. Watson on successfully completing the V.G. Young Commissioners Court Leadership Academy - Part 1.

Chadd Caperton and Dr. Flora Williams with Brazos County AgriLife Extension, presented Commissioner Wanda J. Watson with a certificate for successfully completing the V.G. Young Commissioners Court Leadership Academy - Part 1. Dr. Williams explained that the V.G. Young Commissioners Court Leadership Academy further enhances the professionalism, broadens the knowledge and enriches the experience of County Judges and Commissioners in Texas. She congratulated Commissioner Watson on completing the first session.

- Presentation by Dr. Chrystol Thomas and Dr. Dean McCorkle of Texas A&M AgriLife Extension with results of the FY 2024 Economic Impact Report for the Brazos County Exposition Complex.

Jacqueline Foster, General Manager for the Brazos County Exposition Complex shared that she was pleased to see the Expo is continuing to have a positive financial impact on the community. Ms. Foster thanked her team for their hard work and dedication. She then introduced Dr. Chrystol Thomas and Dr. Dean McCorkle with the Texas A&M AgriLife Extension to present the results of the Fiscal Year 2024 Economic Impact Report for the Brazos County Exposition Complex.

Dr. McCorkle provided background on the economic impact study and explained that it measures the impact of the Expo on the community by looking at money spent in Brazos County by non-local visitors that are attending Expo events. He then invited Dr. Thomas to share the results of the study. Dr. Thomas reported that the Expo held 164 events in Fiscal Year 2024 that generated a total economic effect of just over \$66 million dollars. Dr. Thomas noted that two events that generate the highest impact are dog shows and horse shows.

Judge Peters thanked them for the report and stated that the Expo has been successful and continues to be a great event center.

Commissioner Watson commended the Expo staff for all that they do and wished them continued success.

The presentation and the report are attached.

#### **Consider and take action on agenda items: 4 - 17**

4. Approval of Proclamation #25-025 proclaiming May 20, 2025 as Brazos Valley Beekeepers' Day.

The County Judge read aloud Proclamation 25-025 designating May 20, 2025 as Brazos Valley Beekeeper's Day. Jason Burlbaw, President of the Brazos Valley Bee Keeper's Association thanked The Court for the recognition. A copy of the proclamation is attached.

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

5. Approval of the First Amendment to the Third Restatement of the Brazos Valley Wide Area Communications System (BVWACS) Interlocal Agreement (ILA), and approval of the First Amendment to the BVWACS Managing Entity ILA with the Brazos Valley Council of Governments. This will admit Robertson County as a member of the

BVWACS Regional Radio System.

Judge Peters stated that this motion would need to be tabled. The Court voted unanimously to table the item.

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

6. Permission to Advertise RFP #25-122 PREA Auditor for Brazos County Adult & Juvenile Detention Centers.

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

7. Approval of the following committee for RFP #25-122 PREA Auditor for Brazos County Adult & Juvenile Detention Centers.
  - a. Sgt. Jason David - Detention Sergeant - Sheriff's Office Jail Administration
  - b. Sgt. Tra'Varis Brown - Detention Sergeant - Sheriff's Office Jail Administration
  - c. Ashley Taylor - Quality Assurance Administrator - Juvenile Services
  - d. Melissa White - Assistant Director - Juvenile Services
  - e. Purchasing (Non-Voting)
  - f. Legal (Non-Voting)

Judge Peters noted that a correction was needed to letter a. It should read Sgt. Jason Davis. The Court voted unanimously to approve the committee with the aforementioned correction.

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

8. Permission to Advertise RFP #CIP 25-581 Dilly Shaw Tap Road Reconstruction.

Commissioner Konderla stated that he was looking forward to this project being completed.

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

9. Approval of the following committee for RFP #CIP 25-581 Dilly Shaw Tap Road Reconstruction.
  - a. Jimmy LeFlore - General Superintendent - Road & Bridge
  - b. William "Bill" Hadley - Capital Project Manager - Road & Bridge
  - c. Robert Perry - Area Supervisor - Road & Bridge
  - d. Purchasing (Non-Voting)
  - e. Legal (Non-Voting)
  - f. GLS - Engineer of Record (Non-Voting)

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

10. Approval of Contract #CIP 25-600 HU2 Humidity Control for the Detention Center with Hunton Services in the amount of \$470,006.00.

Commissioner Brown requested an update on the General Fund status. Budget Officer Nina Payne stated that if the budget amendments are approved by the Court, a total of \$4,209,306.34 will remain in the General Fund. A copy of the contract is attached.

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

11. Consider and take action on the City of Bryan utility permit to install 12-inch sewer line within the right-of-ways of Foster Road, Leonard Road and Silver Hill Road. This Westside Sewer Interceptor Improvement project will also include road bores of Leonard Road and Bush Lane. Sites are located in Precinct 4.

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

12. Tax Refund Applications for the following:

**Overpayments**

- a. Carole Bhattacharyya - \$20.03
- b. Faith Troutman - \$2,500.00
- c. Lereta, LLC - \$4,137.75

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

13. Budget Amendments.

- FY 24/25 Budget Amendments 31.01 - 31.06

31.01 - Recognizing revenue for Veteran Services.

31.02 - Reallocate funds for Landscaping.

31.03 - Transfer of funds from Contingency to 361st District Court.

31.04 - Transfer of funds from Non-Departmental to Commissioners Court-Administration.

31.05 - Reallocate funds for Court Facility- Administration.

31.06 - Transfer of funds from Contingency to Sheriff's Office-Jail.

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

14. Personnel Change of Status.

- Approval of Personnel Change of Status.

A copy of the personnel change of status requests is attached.

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

15. Payment of Claims.

Approval of Payment of Claims

- a. 8209692 - 8209842
- b. 9204416 - 9204486

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

16. Convene into Executive Session pursuant to the following:

- a. Texas Government Code §551.071 to consult with attorney about pending or contemplated litigation and/or settlement offer.
- b. Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated (Contract A).
- c. Texas Government Code §551.0725 to deliberate business and financial issues related to a contact being negotiated (Contract B).
- d. Texas Government Code §551.0725 to deliberate business and financial issues related to a contact being negotiated (Contract C).
- e. Texas Government Code §551.074 to discuss the appointment, employment, evaluation, reassignment, or duties, discipline, or dismissal of county personnel.

At this point, the County Judge announced the Court would consider items 18 through 22 and then return to convene into Executive Session.

Having considered the previously noted agenda items, General Counsel Bruce Erratt submitted a written determination that deliberation in an open meeting would have a detrimental effect on the position of the Court in negotiations with a third party. A motion was offered by Commissioner Konderla to meet in closed Executive Session for Contract A as per Mr. Erratt's recommendation. The motion was seconded by Commissioner Brown and motion passed unanimously.

A motion was offered by Commissioner Konderla to meet in closed Executive Session for Contract B as per Mr. Erratt's recommendation. The motion was seconded by Commissioner Nettles and motion passed unanimously.

A motion was offered by Commissioner Konderla to meet in closed Executive Session for Contract C as per Mr. Erratt's recommendation. The motion was seconded by Commissioner Nettles and motion passed unanimously.

At 11:22 a.m. the County Judge announced the meeting closed to the public, so the Court could convene into Executive Session as stated above.

a. Texas Government Code §551.071 to consult with attorney about pending or contemplated litigation and/or settlement offer.

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant  
Ed Bull, Chief of Staff/Civil Counsel  
Bruce Erratt, General Counsel  
Allison Lindblade, Assistant General Counsel  
Charles Wendt, Purchasing Agent

b. Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated (Contract A).

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant  
Ed Bull, Chief of Staff/Civil Counsel  
Bruce Erratt, General Counsel  
Allison Lindblade, Assistant General Counsel  
Charles Wendt, Purchasing Agent

c. Texas Government Code §551.0725 to deliberate business and financial issues related to a contact being negotiated (Contract B).

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant  
Ed Bull, Chief of Staff/Civil Counsel  
Bruce Erratt, General Counsel  
Allison Lindblade, Assistant General Counsel  
Nina Payne, Budget Officer  
Charles Wendt, Purchasing Agent  
Julie Anderson, Health and Wellness Center

At 11:59 am the Court came out of Executive Session, Judge Peters announced Court would go into recess till 1:30 pm.

The Court reconvened at 1:29 pm, heading straight into Executive Session.

d. Texas Government Code §551.0725 to deliberate business and financial issues related to a contact being negotiated (Contract C).

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant  
Ed Bull, Chief of Staff/Civil Counsel  
Bruce Erratt, General Counsel  
Allison Lindblade, Assistant General Counsel  
Nina Payne, Budget Officer  
Katie Conner, Auditor  
Marci Turner, First Assistant Auditor

Charles Wendt, Purchasing Agent

e. Texas Government Code §551.074 to discuss the appointment, employment, evaluation, reassignment, or duties, discipline, or dismissal of county personnel.

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant

Ed Bull, Chief of Staff/Civil Counsel

Bruce Erratt, General Counsel

Allison Lindblade, Assistant General Counsel

Nina Payne, Budget Officer

Trevor Lansdown, Project Manager

Nina Payne, Budget Officer

Jennifer Salazar, Human Resources Director

Raeanna McConathy, Assistant Human Resources Director

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

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

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

17. Consider and possible action on Executive Sessions.

At 2:05 p.m. the County Judge announced the meeting open to the public and announced that no action would be taken on the Closed Executive Session.

18. Acknowledgement of the Brazos County Health District's Independent Auditor's Report and Annual Financial Report for the year ended September 30, 2024.

The Court acknowledged receipt of the Brazos County Health District's Independent Auditor's Report and Annual Financial Report for the year ended September 30, 2024.

19. Acknowledgement of the FY 2024-2025 Budget to Actuals by Fund as of May 14, 2025. Acknowledgement of the FY 2024-2025 Contingency Budget to Actuals by Fund as of May 14, 2025.

The Court acknowledged receipt of the 2024-2025 Budget to Actuals by Fund and Contingency Fund Budget to Actuals as of May 14, 2025.

20. Juvenile director's report on detention population.

Judge Peters reported for Juvenile Director Linda Ricketson, there are 34 juveniles in the detention center, 18 are male, 16 are female, and 32 have electronic monitors.

21. Sheriff's report on inmate population.

Lt. Justin Marinari reported for Sheriff Wayne Dicky, there were 718 inmates in jail, 630 inmates are male, 88 are female, and 53 have electronic monitors.

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

General Counsel Bruce Erratt shared information regarding the Court Decorum Policy, noting it can be found in its entirety on the Commissioner Court page of the Brazos County website. It is also posted in the court room.

Commissioner Nettles reminded the community that Memorial Day is Monday, May 26, 2025. He asked the community to take a moment to reflect and honor the men and women that have lost their lives while serving our Country. Commissioner Nettles then read a poem from the 1985 Kipling Coin, called The Veteran.

Commissioner Konderla reminder the community that the firm for the East Loop Project will be accepting comments through May 23, 2025. Information on the the project and submitting comments can be found on the Brazos County website.

23. Adjourn.