



MINUTES

MAY 27, 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 27, 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, Absent;
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 Watson
2. Call for Citizen input and/or concerns

Merrill Bonarrigo expressed her opposition to the Inner East Loop Project with concerns for the negative impact it will have on the rural, agriculture community and the Brazos Valley as a whole. Ms. Bonarrigo specifically addressed the impact that the project would have to Messina Hof Winery, her family business. Ms. Bonarrigo stated that the project is unnecessary and asked the Court to abandon this project and put the money toward improving existing roads.

Karen Hall began by requesting a timer in Commissioners Court to allow speakers to manage their time. She then asked the Court to reconsider the Inner East Loop. Ms. Hall shared her reasoning that the project is unnecessary and provided the Court with

other options to alleviate traffic congestion.

Stephen Pearsall voiced his opposition for the Inner East Loop. He stated that the 22 TRIP Bond language was misleading and confusing. Mr. Pearsall asked the Court to pause the contract and take some time to determine if this is really what is needed. He suggested making improvements to existing roads.

Keith Ballasy stated his opposition for the East Loop project with concerns on lack of transparency, misinformation, and confusing language on the 22 TRIP Bond. He also addressed Judge Peters' statements from the May 6, 2025 meeting. Mr. Ballasy shared that if he had received accurate information he would have voted differently.

Roger Lasater expressed his frustrations with the Court and a lack of transparency regarding the Inner East Loop Project. Mr. Lasater asked the Court to acknowledge that the efforts from the County on informing the citizens about the project were not good enough. He asked the Court to pause the project and put it on the agenda for discussion.

Sandra Farris stated that the 22 TRIP Bond wording was vaguely written and does not accurately represent the will of the voters. She stated the Inner East Loop Project lacks data driven need and she believes the Court is turning a blind-eye to the negative impact it will have on the community. Ms. Farris then shared a reference to the movie "The Music Man", reminding the Court they have the power and asked for the contract to be paused.

Steve Pittman, a local real-estate developer, shared his opposition to the East Loop Project. His family has been working to develop their land and the East Loop will end this development, meaning a huge loss in revenue to the County, City and School District. He stated this project is bad for the citizens, bad for the developers and bad for the land owners. Mr. Pittman asked that the Court pause this project and look for an alternative plan.

John "Jack" Barley stated his opposition for the East Loop Project. Mr. Barley shared that his family has been working on plans to develop their land for years and the East Loop will interfere with this. He expressed concerns about the land being tied up for years, leaving them with no opportunity to develop or plan for the future. Mr. Barley feels the Loop is not necessary, noting improvement and expansion of current roads is what is needed.

Cynde Wiley shared concerns regarding the County's transparency, election integrity, meeting decorum and how the Court is handling the East Loop Project. Ms. Wiley then asked the Court to end the Countywide poling program.

Marcus McDonald expressed his opposition to the Inner East Loop with concerns of vague and misleading information on the 22 TRIP Bond. He addressed what the project will bring to the area such as crime and urban sprawl. Mr. McDonald stated the Loop is not needed and not desired by the citizens. Mr. McDonald submitted a copy of his statement in full for the minutes, it is attached hereto .

3. Presentations and/or Discussions

Absent: Brown.

- Presentation and discussion of Brazos County TRIP-22 Update by Innovative Transportation Solutions, Inc. (ITS).

John Polster with Innovative Transportation Solutions (ITS) gave an update on the projects from the Transportation Road Improvement Program from 2022. The list of projects include Inner Loop East, SH 21, FM 1688, FM 2818, FM 2347, SH 40, SH 30, and various County Roads. Mr. Polster provided an overview of each of these projects, explaining their process for the design factors, a status update of where they are in the process, and the projected timeline.

A copy of the presentation is attached.

Consider and take action on agenda items: 4 - 28

4. Selection of public members and alternates to serve on the Brazos County Salary Grievance Committee for calendar year 2025 pursuant to Section 152.015 of the Texas Local Government Code.

Judge Peters explained that Pursuant to Section 152.015 of the Texas Local Government Code, the County Judge is required to draw names from the list of grand jurors from the preceding year for the Salary Grievance Committee. All 42 names will be drawn to determine the order in which they will be selected for the committee. The first 9 that agree to serve will form the official committee and the remainder will serve as alternates.

Once the names have been selected, they will receive a letter from Brazos County with further instructions.

The following Citizens were selected to serve on the Salary Grievance Committee:

- 1 Lacey Smith
- 2 Paul Baylor
- 3 James Harty
- 4 Sherina Peterson
- 5 Erin Porter
- 6 Jo Muzny
- 7 Guy Waggoner
- 8 Michael Luna
- 9 Trixy Roy
- 10 John Demeny
- 11 Blake Lipscomb
- 12 Hayden Bell
- 13 Debra Shafer
- 14 Margaret Nally

- 15 David Cooper
- 16 Christian Paul Denolan
- 17 Taylor O'Donnell
- 18 Sajida Shaikh
- 19 Carlyle Fraser
- 20 Kathy Beladi
- 21 Sarah Johnson
- 22 Wyatt Buchanan
- 23 Natalie Price
- 24 Kelsey Krafka
- 25 Steven Witkowski
- 26 Hong-Nhung Nguyen
- 27 Jeffrey Hirsch
- 28 Rachel Garcia
- 29 James Garrett
- 30 Cynthia Stowers
- 31 Kristina Letourneau
- 32 John Mitchell
- 33 Carlos Rodriguez
- 34 Crystal Sestak
- 35 Guy Benson
- 36 Philip Gougler
- 37 Jolynn Hays
- 38 Cynthia Gallegos
- 39 Sean Fay
- 40 Kathy Parker
- 41 Martha Gober
- 42 William Kennamore

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

5. Approval requested from the Treasurer's Office to update the designated

representatives on the Truist Master Resolution.

A copy of the Resolution is attached.

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

6. Approval requested from the Treasurer's Office for TexPool Resolution Amending Authorized Representatives.

A copy of the Resolution is attached.

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

7. Consideration of the General Land Office Contract No. 24-065-278-F144 for improvements to Elm Circle, Willow Circle, and Mimosa Circle in the amount of \$500,000. Streets are located in Precinct 4. This grant is Community Block Development Grant funds.

Commissioner Watson moved for approval for consideration of the Grant, Commissioner Konderla seconded the motion.

Commissioner Watson expressed concerns about the burden that the Grant criteria will put on staff. Judge Peters asked for an explanation on the Grant requirements if it were to be accepted.

Purchasing Agent Charles Wendt and County Engineer Prarthana Banerji explained that meeting the requirements would be more expensive for the County and would push the timeline out by approximately a year. They stated that Road and Bridge employees are qualified to complete the work and can do so in a more timely manner. Commissioner Watson rescinded her Motion and Commissioner Konderla rescinded his second, the motion was withdrawn.

Commissioner Watson then moved to not accept the Grant, Commissioner Konderla seconded and the Court voted unanimously to not approve.

Motion: Deny, Moved by Commissioner Wanda J. Watson, Seconded by Commissioner Chuck Konderla. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

8. Approval requested from Brazos County Emergency Services District #3 for a 30-day extension to be no later than July 1, 2025 for submission of the annual financial audit report.

A copy of the Extension Request is attached.

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

9. Approval requested from Human Resources to write off outstanding account

receivables in the amount of \$744.16. This amount is believed to be uncollectible.

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

10. Approval of the following job description:
 - a. Fair Administration - B0843 - Assistant Manager

A copy of the job description is attached.

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

11. Authorization for the County Judge to sign Extension of Tolling Agreement originally approved and executed in Commissioners Court on January 23, 2024.

Cathie Viens asked for clarification on what the extension of the Tolling Agreement entails.

Judge Peters explained that this would extend the amount of time that a lawsuit could be filed concerning the contract, if needed.

General Counsel Bruce Erratt added that this agreement is concerning the statute of limitations on filing a lawsuit for breach of contract regarding the Juvenile Justice Center Project. He stated that the parties have been working through the issues and have nearly resolved the matter. The extension will allow more time to completely resolve the matter without losing the ability to file a lawsuit if it became necessary.

A copy of the agreement is attached.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Wanda J. Watson. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

12. 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.

Cathie Viens requested clarification on this item.

Judge Peters explained that it is an emergency radio system that is expanding into surrounding counties. It is not connected to 911.

A copy of the amendment is attached.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Wanda J. Watson. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

13. Approval of Change Order #2 to CIP 23-608 I&GN Road Reconstruction with Larry

Young Paving to deduct \$54,973.63 from the contract for unused bid line items and liquidated damages. The new contract total will be \$5,850,963.62.

A copy of the change order is attached.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Wanda J. Watson. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

14. Approval of Contract #25-118 for Project Management Software with Procore Technologies Inc.

A copy of the contract is attached.

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

15. Approval of Renewal of Bid #25-128R Jury Summons with Xpedient Mail.

Commissioner Nettles noted that he is happy to see this a local company. A copy of the renewal of contract and bid tabulation is attached.

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

16. Permission to Advertise RFP #CIP 25-531 Brazos County Administration Building Renovations.

Jody Quimby asked for clarification on the meaning of "CIP", the scope of the project, and how it relates to the 101 North Building.

Project Manager Trevor Lansdown stated that "CIP" is an in-house acronym for Capital Improvement Project. He then explained that this project is for the remodel for the Sanctuary, North Wing and building envelope for the Administration Building. Mr. Lansdown added that this project is completely separate from the 101 North Building project that will take place across the street.

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

17. Approval of the following committee for RFP #CIP 25-531 Brazos County Administration Building Renovations.

- a. Trevor Lansdown - Project Management - Director of Project Management
- b. Aubrey Leggett - Commissioners' Court - Executive Assistant
- c. Raeanna McConathy - Assistant Director - Human Resources
- d. Nina Payne - Budget - Budget Officer
- e. Leslie Contreras - Risk Management - Risk Manager

- f. Purchasing (Non-Voting)
- g. Legal (Non-Voting)
- h. Tom Green & Company Engineers (Owner Commissioning Agent - Non-Voting)

Cynde Wiley questioned why the committees are typically made of County employees and do not include private citizens.

Judge Peters explained that the committees are made of people that will be impacted by the projects.

General Counsel Bruce Erratt added that occasionally there are members of the community that are asked to serve on County committees.

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

18. Approval of the following Service Contracts with Avinext:
- a. CIP 25-596 Audio & Visual Upgrades for Commissioners Courtroom in the amount of \$23,074.94.
 - b. CIP 25-597 Door Access Card Readers for County Clerk in the amount of \$15,524.99.

A copy of the contract is attached.

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

19. Request for approval of the Final Plat of Southern Pointe Subdivision Section 401, Block 81, Lots 3R-1 through 3R-6, being a Replat of Block 81, Lot 3; 7.371 Acres; Sterrett D Smith League Survey, A-210; College Station ETJ, Brazos County, Texas. Site is located in Precinct 1.

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

20. Consider and take action on the Frontier Communications utility permit to pull fiber optic cable through existing conduit within the ROW of Arrington Road and Indian Lakes Drive. Project also includes road bores of Mesa Verde Drive, Arapaho Ridge Drive, Barnstable Harbor, Sandpiper Cove and Pelicans Point Cove. Sites are located in Precinct 1.

Motion: Approve, Moved by Commissioner Bentley Nettles, Seconded by Commissioner Wanda J. Watson. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

21. Consider and take action on the Frontier Communications utility permit to install 14,240 feet of fiber optic conduit within the right-of-ways of Opersteyn Road, Cliff Road and Warren Ranch Road. Project also includes road bores of Opersteyn Road (4), Cliff

Road (7) and Coleman Street (3). Sites are located in Precinct 2.

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

22. Approval of expenditure journal entry for Brazos County's 2nd Quarter Contribution to the Brazos County Health District for Fiscal Year 2024-2025 in the amount of \$119,507.25.

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

23. Tax Refund Applications for the following:

Overpayments

- a. Denise E & Herman L Shirley - \$165.08

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

24. Budget Amendments.

- FY 24/25 Budget Amendments 32.01 - 32.05

32.01 - Transfer of funds from Road and Bridge to Capital Improvement Fund.
32.02 - Reallocation of funds in 2020 Certificates of Obligation.
32.03 - Transfer of funds from Indigent Health Care to Court Support - Civil.
32.04 - Transfer of funds from Contingency to Community Support.
32.05 - Transfer of funds from Information Technology to Tax Assessor-Collector.

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

25. Personnel Change of Status.

- Approval of Personnel of Change of Status

Judge Peters stated that a correction was needed to remove Cody Starkey from the list of employments. On motion by Commissioner Konderla, and a second from Commissioner Watson the Personnel Change of Status was unanimously approved with the exception of Cody Starkey.

A copy of the Personnel Change of Status is attached.

Motion: Approve w/ Conditions, Moved by Commissioner Chuck Konderla, Seconded by Commissioner Wanda J. Watson. Passed. 4-0. Ayes: Konderla, Nettles, Peters, Watson. Absent: Brown.

26. Payment of Claims.

Approval of Payment of Claims

- a. 8209843 - 8209987
- b. 9204487 - 9204542

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

27. Convene into Executive Session pursuant to the following:

- a. Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated (Contract A).
- b. Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated (Contract B).
- c. Texas Government Code §551.087 for deliberation regarding economic development negotiations.

At this point, the County Judge announced the Court would consider items 29 through 35 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 as per Mr. Erratt's recommendation. The motion was seconded by Commissioner Watson and motion passed unanimously. At 12:03 p.m. Judge Peters announced that the Court would recess for lunch and reconvene at 1:30 p.m.

The meeting was reconvened at 1:30 p.m. and the County Judge announced the meeting closed to the public, so the Court could convene into Executive Session as stated above. Executive Sessions were held on the 3rd floor of the Administration Building in the County Judge's Conference, Suite 332 to allow for more space. The following individuals were asked to stay for each session.

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

Aubrey Leggett, Executive Assistant

Ed Bull, Chief of Staff/Civil Counsel

Bruce Erratt, General Counsel

Allison Lindblade, Assistant General Counsel

Katie Conner, Auditor
Marci Turner, First Assistant Auditor
Nina Payne, Budget Officer
Charles Wendt, Purchasing Agent

The following individuals were asked to stay for each session.

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

Aubrey Leggett, Executive Assistant
Ed Bull, Chief of Staff/Civil Counsel
Bruce Erratt, General Counsel
Allison Lindblade, Assistant General Counsel
Katie Conner, Auditor
Marci Turner, First Assistant Auditor
Nina Payne, Budget Officer
Charles Wendt, Purchasing Agent
Trevor Lansdown, Project Manager
Jarvis Parsons, District Attorney
Sheriff Wayne Dicky
Lt. Garrett House
Chief Paul Martinez

The following individuals were asked to stay for each session.

c. Texas Government Code §551.087 for deliberation regarding economic development negotiations.

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

28. Consider and possible action on Executive Sessions.

At 3:38 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.

29. Acknowledgement of FY 2025 Committed Emergency Fund Calculation increasing the Committed Emergency Fund by \$3,917,235 to total \$40,000,444 per Resolution 24-013.

The Court acknowledged receipt FY 2025 Committed Emergency Fund Calculation increasing the Committed Emergency Fund by \$3,917,235 to total \$40,000,444 per Resolution 24-013.

30. Acknowledgement of the Investment Report for Quarter Ending 03/31/2025.

Cynde Wiley asked for clarification one what is done with the interest earned.
County Auditor Katie Conner explained the interest earned is added to the budget as revenue.

The Court acknowledged receipt of the Investment Report for quarter ending March 31, 2025. A copy of which is attached to and made a part of these minutes.

31. Acknowledgement of the FY 2024-2025 Budget to Actuals by Fund as of May 21, 2025.
Acknowledgement of the FY 2024-2025 Contingency Budget to Actuals by Fund as of May 21, 2025.

The Court acknowledged receipt of the 2024-2025 Budget to Actuals by Fund and Contingency Fund Budget to Actuals as of May 21, 2025.

32. Acknowledgement of monthly reports submitted in May 2025.

The Court acknowledged receipt of the Extension Service reports submitted in May of 2025 and acknowledged receipt of reports from the following County and Precinct Offices showing revenues collected and remitted to the County Treasurer:

County Clerk

Constable Precinct 2

Constable Precinct 3

33. Juvenile director's report on detention population.

Juvenile Director Linda Ricketson reported there are 30 juveniles in the detention center, 18 are male, 12 are female, and 34 have electronic monitors.

34. Sheriff's report on inmate population.

Sheriff Wayne Dicky reported there were 726 inmates in jail, 634 inmates are male, 92 are female, and 52 have electronic monitors.

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

There were no announcements.

36. Adjourn.