



MINUTES

MARCH 24, 2026

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, March 24, 2026 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 - Judge Peters

2. Call for Citizen input and/or concerns

Charles Coats, resident of Precinct 2, addressed the Court concerning Habitat For Humanity.

3. Presentations and/or Discussions

- Presentation by Alan Day, General Manager, Brazos Valley GCD on the Annual Report of the Brazos Valley Groundwater Conservation District.

Brazos Valley Groundwater Conservation District General Manager Alan Day presented the BVGCD Annual Report. Mr. Day engaged in discussion with the Court following his

presentation.

Commissioner Konderla shared concerns on the Upwell Project and other similar projects coming to the County. Mr. Day stated that the BVGCD is monitoring the desired future conditions and will continue to take care of the community first. Any outside permit applications will be reviewed on a case by case basis.

Commissioner Nettles asked for information on water quality labs and Commissioner Watson expressed concern over sustainability of water resources with future growth. Mr. Day entered into further discussion with the Court and provided information on the GCD's community education opportunities. The Court expressed the desire to coordinate a community meeting for Aquifer 101 Training.

A copy of the presentation is attached.

- Presentation and update on the Brazos County Courthouse Annex Building Project by Trevor Lansdown, Director of Project Management.

Trevor Lansdown, Director of Project Management, presented an update on the Brazos County Courthouse Annex Building Project. Mr. Lansdown began by providing background information on the project and milestones achieved thus far. He then explained the layout of the building and listed the departments that will be relocated to the Courthouse Annex including Adult Probation, Public Defender's Office, Justice of the Peace - Precinct 4, and Constable - Precinct 4. Mr. Lansdown also discussed the addition of the 4th floor to allow for future growth. He then addressed the Court's questions regarding the parking garage and the plan for the 4th floor. The Court thanked Mr. Lansdown for his presentation and work on the project.

A copy of the presentation is attached.

Consider and take action on agenda items: 4 - 33

4. Approval requested from Constable Pct.3 to accept the NRA Foundation Grant of \$1,880.00 for training ammunition and medical bags.

A copy of the Grant Application is attached.

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

5. Approval for acceptance of donated or unclaimed property items left by inmates leaving the Brazos County Detention Center for the month of January 2026.

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 of reappointment of Mark Maltzberger to the MHMR Authority of Brazos Valley

Board of Trustees. Term of appointment is March 1, 2026 - February 29, 2028.

The Court approved as submitted the reappointment of Mark Maltzberger to the MHMR Authority of Brazos Valley Board of Trustees.

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

7. Request approval of the Memorandum of Understanding between the Brazos County Sheriff's Office and the United States Capitol Police to provide protective services support for US elected officials while in Brazos County.

Cathie Viens, resident of Precinct 4, addressed the Court concerning the Memorandum of Understanding.

Judge Peters provided clarification.

A copy of the agreement is attached.

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

8. Approval of the Chapter 312 Economic Development Agreement with Messer LLC.

Cathie Viens, resident of Precinct 4, addressed the Court concerning the Economic Development Agreement.

Judge Peters provided clarification.

Commissioner Nettles spoke in support of the agreement.

A copy of the agreement is attached.

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

9. Approval requested from the Brazos County Extension Office and Emergency Management to issue US Bank credit cards to the following employees for conferences, travel and other department related expenses.

- a. Chadd Caperton - County Extension Agent Ag/NR (\$3,000)
- b. Dr. Flora Williams - County Extension Agent FCH (\$3,000)
- c. Ashleigh Sugg - County Extension Agent 4-H (\$3,000)
- d. Richard Strange - Deputy Emergency Management Coordinator (\$1000)
- e. Megan Sullivan - Emergency Management Planner (\$1000)

Commissioner Nettles asked for clarification.

Commissioner Brown asked for information on rebates.

Purchasing Agent Charles Wendt provided clarification and also stated that a report detailing the rebates would be shared with the Court as soon as the information is available.

Cathie Viens, resident of Precinct 4, addressed the Court concerning the approval of the

US Bank credit cards.

Mr. Wendt provided additional clarification.

Commissioner Konderla and Commissioner Watson spoke in support of the item.

The Court engaged in further conversation.

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

10. Discuss a request related to a current contract under consideration by ESD #3 to purchase six (6) acres of land for the construction of a new fire station located across the street from the existing fire station on Elmo Weedon Road. The seller will retain the remaining four (4) acres located at the rear of the property. A request is being made that the easement for the seller's private driveway be reduced to thirty (30) feet in width rather than the one hundred (100) feet typically required by Road and Bridge.

Commissioner Konderla made a motion to approve the request, and was seconded by Commissioner Brown.

Commissioner Konderla asked for clarification from Road and Bridge on the variance being requested by ESD #3.

Commissioner Brown stated that he believes these variances should be reviewed on a case by case basis.

Judge Peters provided clarification and County Engineer Prarthana Banerji further explained the process and the reasons for the regulations.

The Court engaged in further discussion regarding the process for approving a variance to the regulations.

General Counsel Ed Bull recommended this item be placed on a future agenda for action to be taken.

Commissioner Konderla withdrew his motion, Commissioner Brown withdrew his second.

Roger Lasater with ESD #3 thanked the Court for their support and thanked Road and Bridge for their assistance. He stated they would work with Ms. Banerji to complete the process.

11. Approval for the following Juvenile Contract Amendments (#1 and #2) due to per day price increases:
 - a. 23-149 Madison County Short-Term Detention - Amendment #2.
 - b. 23-166 Walker County Short-Term Detention - Amendment #1.

A copy of the Amendments is attached.

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

Watson.

12. Approval of Order exempting the contract with Southern Cementitious Slurry from competitive bidding as a sole source, pursuant to Texas Local Government Code 262.024(a)(7)(A).

Commissioner Brown asked for clarification on competing for a bid.
Purchasing Agent Charles Wendt provided clarification.
Commissioner Nettles provided additional clarification.
A copy of the Order is attached.

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

13. Approval of Service Contract #26-089 Cementitious Slurry with Southern Cement Slurry LLC.

A copy of the Contract is attached.

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

14. Permission to Advertise Bid #26-092 Transportation of Deceased & Cremation Services.

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

15. Approval of Amendment #6 to CIP #23-601 Architect Design for Brazos County Administration Building with Plan North Architectural for additional design services in the amount of \$73,000.00, increasing the total contract amount to \$1,759,653.00.

Commissioner Brown asked for clarification.
Project Management Director Trevor Lansdown provided clarification.
A copy of the Amendment is attached.

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 Amendment #1 to CIP #25-563 Construction Manager at Risk for the Brazos County Courthouse Annex Building (101 North Texas Avenue) GMP proposal with SpawGlass Construction, in the amount of \$59,000,000.00.

Peter Michelena, resident of Precinct 4, addressed the Court concerning Amendment #1 to CIP #25-563.

At 11:43 a.m. Executive Assistant Aubrey Leggett announced technical difficulties and Judge Peters called for a recess to assess the situation. At 11:59 a.m. Judge Peters reconvened the meeting and explained that due to the disruption to the recording, Ms. Leggett would read the action taken on the last two items into the record. Ms. Leggett read aloud the motion and votes from agenda item 15 and the motions from agenda item 16. At that point Judge moved forward and called the next speaker to the podium.

Cathie Viens, resident of Precinct 4, addressed the Court concerning Amendment #1 to CIP #25-563.

Director of Project Management Trevor Lansdown provided clarification on the process including change orders, pricing, bids and specifics for each project.

Commissioner Nettles and Commissioner Watson spoke in support of the Amendment. A copy of the Amendment is attached.

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

17. Approval of Deductive Change Order to CIP #25-579 Democrat Road Rail Car Replacement with Knife River for \$46,580.40, decreasing the total contract amount to \$667,672.03.

A copy of the Deductive Change Order is attached.

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

18. Approval of Deductive Change Orders to CIP #25-583 Brazos County Bridge Scour Repair - Alexander Road (002) and Fickey Road (001) with Solid Bridge Construction.
 - a. Alexander Road (002) -\$18,500.00
 - b. Fickey Road (001) -\$23,500.00

A copy of the Deductive Change Order is attached.

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

19. Award of BID #26-059 Heavy Equipment Rental. Recommended Award to the following as per the tabulation sheet:
 - a. Herc Rentals, Inc
 - b. Mustang Rental Services of Texas, LLC
 - c. Nueces Power Equipment
 - d. Redtail Equipment Rental, LLC
 - e. Sunstate Equipment Co., LLC
 - f. United Rentals (North America), Inc

Commissioner Nettles commended Road and Bridge. A copy of the contracts are attached.

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

20. Consider and take action on the Wellborn SUD utility permit to construct road bore at 5777 Straub Road to provide water services. Site is located in Precinct 1.

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

21. Consider and take action on the Wellborn SUD utility permit to construct road bore at 3724 Old Barker Ranch Road to provide water services. Site is located in Precinct 1.

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

22. Request for approval of the Final Plat of Lakeside at Millican Reserve Phase 1, 19.932 Acres; Thomas Henry Survey, A-130; J.P. Mitchell Survey, A-179; Jose Maria Barrera Survey, A-67; City of 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. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

23. Consider and take action on the Comcast utility permit to construct road bores under the following County Roads located within Saddle Creek Subdivision. Site is located in Precinct 1.
- a. Saddle Creek Drive – 4 crossings
 - b. Ranch House Court – 5 crossings
 - c. Stetson Drive – 1 crossing
 - d. Martingale Court – 4 crossings
 - e. Branding Iron Court – 1 crossing
 - f. Stirrup Drive – 5 crossings
 - g. Cattle Court – 2 crossings
 - h. Majestic Oak Court – 1 crossing
 - i. Canvasback Cove – 5 crossings

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

24. Consider and take action on the Comcast utility permit to construct road bores under the following County Roads located within Duck Haven Subdivision. Site is located in Precinct 1.
- a. Drake Drive – 9 crossings
 - b. Gadwall Cove – 2 crossings
 - c. Widgeon Trail Drive – 11 crossings
 - d. Mandarin Way – 3 crossings
 - e. Retriever Run – 9 crossings
 - f. Canvasback Cove – 4 crossings

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

25. Request for approval of the Final Plat of Southern Pointe Subdivision Sections 505, 506, 603 and 702 Common Areas and Detention Ponds; Sterrett D. Smith League A-201; City of 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. 5-0. Ayes: Brown, Konderla, Nettles, Peters, Watson.

26. Request approval of the Final Plat of Coulter Business Park Phase Two, Lot 6-R, Block 3, being a Replat of Lots 6, 7 & 8, Block 3; 3.154 Acres; Moses A. Foster, A-16; City of Bryan ETJ, Brazos County, Texas. Site is located in Precinct 2.

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

27. Consider and take action on the Wellborn SUD utility permit to construct road bore at 8414 Calibration Court to provide water services. Site is located in Precinct 4.

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

28. Commissioners Court minutes for the following dates:
- a. February 10, 2026 Regular Meeting
 - b. February 24, 2026 Public Hearing
 - c. February 24, 2026 Emergency Meeting
 - d. February 24, 2026 Regular Meeting

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

29. Budget Amendments.

- FY 25/26 Budget Amendments 13.01 - 13.08

13.01 - Reallocate funds for Law Enforcement Education Fund.
13.02 - Transfer Capital funds from Fleet Shop to Road and Bridge.
13.03 - Reallocate funds for Facility Services.
13.04 - Recognizing donation in JJAEP - Community Based.
13.05 - Reallocate funds for Courthouse Security.
13.06 - Transfer funds from Information Technology to Tax Assessor - Collector.
13.07 - Reallocate funds for American Rescue Plan Act.
13.08 - Reallocate funds for Off System Road Bond.

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

30. Personnel Change of Status.

- Approval for Personnel Change of Status

A copy of the Personnel Change of Status is attached.

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

31. Payment of Claims.

- Approval of Payments of Claims

A copy of the Claims is attached.

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

32. Convene into Executive Session pursuant to Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated.

At this point, the County Judge announced the Court would consider items 34 through 39 and then return to convene into Executive Session.

Having considered the previously noted agenda items, General Counsel Ed Bull 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. Bull's recommendation. The motion was seconded by Commissioner Nettles and the motion passed unanimously. At 12:35 p.m. the County Judge announced the meeting closed to the public, so the Court could convene into Executive Session pursuant to Texas Government Code §551.0725 to deliberate business and financial issues related to a contract being negotiated.

The following individuals were asked to stay for the session:

Aubrey Leggett, Executive Assistant
Ed Bull, General Counsel
Andrew Wipke, Assistant General Counsel
Nina Payne, Budget Officer

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

33. Consider and possible action on Executive Session.

At 12:49 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.

34. Acknowledgement of Monthly Reports submitted in March 2026.

The Court acknowledged receipt of the Extension Service reports submitted in March of 2026 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
Constable Precinct 4
Collections

35. Acknowledgment of the FY 2025-2026 Budget to Actuals by Fund as of March 16, 2026.

Acknowledgment of the FY 2025-2026 Contingency Budget to Actuals by Fund as of March 16, 2026.

The Court acknowledged receipt of the FY 2025 - 2026 Budget to Actuals by Fund and Contingency Fund Budget to Actuals as of March 16, 2026.

36. Monthly Report from the Public Defender's Office

Chief Public Defender Nathan Wood shared the mission of their office and provided the following statistics:

The Public Defender's Office is currently taking 1/3 of the new appointments on misdemeanor cases in Brazos County and about half of all appellate appointments.

They are also taking about 20 percent of new non-aggravated felony appointments. In the first quarter of the fiscal year the Public Defender's Office received 122 new misdemeanor cases, and 51 new felony cases. They resolved 128 misdemeanor cases, 54 felony cases. The average time for client interview was between 6 to 11 days. Mr. Wood stated that the Juvenile Division has begun taking cases. The Public Defender's Office is currently taking 50 percent of the court appointed juvenile cases and they are implementing a Mental Health Division.

37. Monthly Report from the Juvenile Services Department.

Juvenile Director Linda Ricketson reported for the month of February there were 105 juveniles in the detention center, 99 from Brazos County, 6 from out of County. The average daily population in the month of February was 35.

For the month of March, to date, the average daily population is 58 juveniles, 54 from Brazos County and 4 out of County. Currently there are 35 juveniles in detention, 22 males, 13 females, and 34 on electronic monitors.

38. Monthly Report from the Sheriff's Office

Chief Deputy Kevin Stuart reported for Sheriff Wayne Dicky. The total Jail population is 738, 632 males, 106 females, and 38 on electronic monitors.

For the first quarter the average daily population was 750 inmates; 636 males, 115 females and they have booked 2,112 inmates into the Jail. The monthly average over the first quarter was 732 inmates in January, 766 inmates in February, and 760 inmates in March.

Chief Stuart also discussed the current staffing vacancies.

Commissioner Brown requested the number of immigration holds on inmates. Chief Deputy Stuart stated that they have approximately 80 flagged by ICE that are pending other charges.

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

Commissioner Watson provided an update concerning Comcast.

Commissioner Nettles shared that Precinct 1 will be having Station Day at Station Number 6 on March 31, 2026, from 6:00 p.m. - 8:00 p.m. He also shared that April 14, 2026 is the 8th Annual Day of the Missing. It will be held at The Brazos Valley Council of Governments at 1:00 p.m.

Commissioner Konderla shared that, Saturday, March 28, 2026 at the Expo Complex will be Steak your Support, an annual event that raises money for veterans causes. He also discussed Habitat for Humanity.

Commissioner Brown announced that the Chamber will be holding their job fair again and the County will be involved, more information will be coming on this soon.

Budget Officer Nina Payne announced that she and the County Auditor will be hosting a Citizen's Academy regarding the budgeting process. It will be held in the Commissioners Courtroom on April 23, 2026 from 6:00 p.m. - 7:30 p.m. More information can be found on the County website and Social Media pages.

40. Adjourn.

The Meeting was adjourned at 12:49 p.m.