

# MINUTES – Workshop

## Aransas County Commissioners Court



9:00 AM – Monday, February 21, 2025

The Aransas County Commissioners Court met on 21st DAY of FEBRUARY 2025 at 9:00 A.M. at the City of Rockport Service Center Located at 2751 Hwy 35 N Bypass, ROCKPORT, TEXAS, 78382. The meeting video recordings are available by following this link: [Commissioners Court Minutes and Agendas \(aransascountytexas.gov\)](#), then scroll to the bottom of the page and click to view.

Present: **Ray A. Garza**, County Judge  
**Jack Chaney**, Commissioner Precinct 1-1A  
**Leslie Casterline**, Commissioner, Precinct 2  
**Pat Rousseau**, Commissioner, Precinct 3  
**Robert Dupnik**, Commissioner, Precinct 4-4A

### I. CALL TO ORDER

[Video Time 0:10 no sound](#)

### II. ROLL CALL

[Video Time 0:14 no sound](#)

### III. DECLARE QUORUM

[Video Time 0:15 no sound](#)

### IV. CITIZENS TO BE HEARD

★ David Peden, Teal's Council and Aransas County property owner

[Video Time 0:40](#)

★ Commissioner Rousseau, noted that it is past the 5 minutes, you will be added to Items for Deliberation

[Video Time 6:56](#)

### V. ITEMS FOR DELIBERATION

1. Presentation of Attorney Letter to Aransas County Commissioners Court by Adela Martinez, Assistant County Attorney, see attachment

[Video Time 7:32](#)

★ Adela Martinez, presented letter *followed by much discussion by the following people:*

[Video Time 31:36](#)

★ Commissioner Dupnik

★ Paul Bonnette, Lead Architect with PGAL

★ Judge Garza

★ Michael Miller, Teal

★ David Peden, Teal's Council

★ Adela Martinez

★ Commissioner Chaney

★ *Commissioner Chaney, left due to an emergency*

[Video Time 51:25](#)

★ Michael Miller, Teal continue

★ Commissioner Rousseau

- ★ Commissioner Casterline
- ★ Elle Moralez

★ **Judge Garza called for a ten-minute break**

[Video Time 1:03:36](#)

★ **Judge Garza called the meeting into session**

[Video Time 1:21:10 no sound](#)

2. Construction Issues for Downtown Anchor Project, Aransas County Courthouse:  
a. Remaining Base Scope Work

[Video Time 1:21:18 no sound until 1:21:38](#)

*Much discussion followed by the following people, it was discussed in mixed order*

- ★ Mike Monreal with Broaddus
- ★ Commissioner Rousseau
- ★ Commissioner Dupnik
- ★ Commissioner Casterline
- ★ Adela Martinez
- ★ Michael Miller, Teal
- ★ Justin McComb, Teal
- ★ Commissioner Rousseau
- ★ Elle Moralez
- ★ David Peden, Teal Council

- b. Correction of Non-Conforming and/or Defective Work:

*Much discussion followed by the following people*

- i. Exterior Façade;
- ii. EIFS;
- iii. Tile;
- iv. Masonry and brickwork installation;
- v. Use of non-conforming materials;
- vi. Soffit brackets;
- vii. Window inspection failures; and

[Video Time 1:27:48](#)

- ★ Judge Garza
- ★ Paul Bonnette, Lead Architect with PGAL
- ★ Commissioner Rousseau
- ★ Commissioner Dupnik
- ★ Commissioner Casterline
- ★ Misty Kimbrough
- ★ Michael Miller, Teal

- ★ Justin McComb, Teal, talked through the list that Broaddus, Mike Monreal presented

[Video Time 1:42:04](#)

- ★ Commissioner Rousseau
- ★ Elle Moralez

- ★ Collin Jackson
- ★ Commissioner Dupnik
- ★ Judge Garza
- ★ Commissioner Casterline
- ★ Paul Bonnette, Lead Architect with PGAL
- ★ Adela Martinez
- ★ David Peden, Teal Council

viii. Elevator inspection failures.

c. MEP Testing and Commissioning

*Much discussion followed by the following people*

Video Time 2:00:06

- ★ Justin McCombs, Teal
- ★ Judge Garza
- ★ Adela Martinez

d. Report on Substantial Completion and the Punch Out Process

*Much discussion followed by the following people*

Video Time 2:01:30

- ★ Mike Monreal, Broaddus
- ★ Justin McComb, Teal
- ★ Judge Garza
- ★ Commissioner Rousseau
- ★ Elle Moralez

e. Removed Work from the Scope of Work

*Much discussion followed by the following people*

Video Time 2:04:49

- i. Fire Suppression Work in County and District Clerk's Offices
- ii. Texas Commission on Jail Standards Installations of Detention Doors and Hardware
- iii. Courtroom Millwork Revisions

- ★ Judge Garza
- ★ Michael Miller, Teal
- ★ Commissioner Rousseau
- ★ Justin McComb, Teal
- ★ Commissioner Dupnik
- ★ Paul Bonnette, Lead Architect with PGAL
- ★ Misty Kimbrough
- ★ Commissioner Casterline

- ★ *Commissioner Chaney re-entered the meeting*

Video Time 2:16:08

3. Presentation of Construction Schedules by Teal for Remaining Base Scope Work and Correction of Non-Conforming and/or Defective Work

*Much discussion followed by the following people*

Video Time 2:16:58

- ★ Michael Miller, Teal
- ★ Judge Garza

4. Presentation of Cost Estimates by Teal for Removed Work from the Scope of Work  
*Much discussion followed by the following people*

Video Time 2:19:20

- ★ Justin McComb, Teal
- ★ Commissioner Rousseau
- ★ Adela Martinez
- ★ Michael Miller, Teal
- ★ Judge Garza
- ★ Mike Monreal, Broadus
- ★ Commissioner Casterline

- ★ **Judge Garza called for a break**

Video Time 2:37:14

- ★ **Judge Garza back into session**

Video Time 2:48:03

- ★ Matt Cano, Council for PGAL

Video Time 2:48:05

## VI. CLOSED SESSION

5. Convene into a Closed Session pursuant to Section 551.071 of the Texas Open Meetings Act to consult with counsel and receive legal advice about pending or contemplated litigation, a settlement offer, or other attorney-client privileged matters with which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act regarding the Downtown Anchor Project. – Amanda Oster/Adela Martinez/Judge Ray A. Garza

Video Time 2:52:11

- ★ **Motion to move into closed session:** by Commissioner Judge Garza, motion was seconded by Commissioner Casterline
- ★ **Vote:** Motion carried 4-1, Commissioner Rousseau voted nay: it was so ordered

## OPEN SESSION

Video Time 3:20:24

- ★ **Motion to reconvene into open session:** by Commissioner Casterline, motion was seconded by Commissioner Chaney
- ★ **Vote:** Motion carried 5-0: it was so ordered

- ★ Commissioner Casterline
- ★ Paul Bonnette, Lead Architect with PGAL
- ★ Commissioner Rousseau

**ACTION FROM CLOSED SESSION**

- ★ **There was no action taken**

**VII. ADJOURNMENT**

Video Time 3:21:14

- ★ **Motion to adjourn:** by Commissioner Rousseau, motion was seconded by Commissioner Chaney
- ★ **Vote:** Motion carried 5-0: it was so ordered
- ★ **Meeting adjourned at 12:22**

**ARANSAS COUNTY COMMISSIONERS' COURT**



Misty Kimbrough  
Misty Kimbrough,  
Ex-Officio Clerk of the Commissioners Court

3-10-25  
Date signed and attestation.

Ray A. Garza

Ray A. Garza, County Judge

3/10/25

Date signed.

