



Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 2

February 1, 2022
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session February 1, 2022 with the following Commissioners present:

Jeffrey H. Brennan

Harrison Rogers

Jim Mooney

Others Attending:

{See Attached List}

Commissioner Brennan called the meeting to order at 9:00 AM.

Following the invocation and Pledge of Allegiance, the Board considered the following items:

II. PUBLIC COMMENTS

NONE

III. APPROVAL OF MINUTES

A. Regular Meeting – January 11, 2021

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.
MOTION CARRIED UNANIMOUSLY.

IV. APPROVAL OF CHECKS

February & March 2022

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE CHECKS NUMBERED 40089 – 40169.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To accept and approve the annual financial audit for the fiscal year ending September 30, 2021 as prepared by McGrath & Co., PLLC – CPAs and authorize the Chairman to sign and submit the Annual Filing Affidavit to the TCEQ.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT AND APPROVE THE ANNUAL FINANCIAL AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021 AS PREPARED BY MCGRATH & CO., PLLC – CPAS AND AUTHORIZE THE CHAIRMAN TO SIGN AND SUBMIT THE ANNUAL FILING AFFIDAVIT TO THE TCEQ.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Keystone/Kemlon – BDD4 #22-000009 – Jarvis Civil Engineering – West side of SH 35, south of Knapp Rd.
Variance Request: To allow a shared maintenance berm with a District facility (Hickory Slough).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ALLOW A SHARED MAINTENANCE BERM WITH A DISTRICT FACILITY (HICKORY SLOUGH).
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Keystone/Kemlon – BDD4 #22-000008 – Jarvis Civil Engineering – West side of SH 35, south of Knapp Rd.
Variance Request: To allow a shared maintenance berm with a District facility (East RR Ditch).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ALLOW A SHARED MAINTENANCE BERM WITH A DISTRICT FACILITY (EAST RR DITCH).
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – French Quarter – BDD4 #22-000014 – Huitt-Zollars, Inc. – West of Pearland Pkwy., east of S. Main St., and north of Dixie Farm.
Variance Request: To allow headwalls on culverts in District facilities.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ALLOW HEADWALLS ON CULVERTS IN DISTRICT FACILITIES AND GUARDRAILS WILL NOT INHIBIT ACCESS TO DISTRICT EASEMENTS.
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – The Landing at Pearland – BDD4 #21-000013 – Drainage Impact Analysis – KSA Engineers – West of CR 127 & CR 130, at the Pearland Regional Airport.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE LANDING AT PEARLAND DRAINAGE IMPACT ANALYSIS
(BDD4 #21-000013).

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Southern Trails Detention Basin-Sports Field Improvements – BDD4 #21-000038 – Final Drainage Plan – LJA Engineering, Inc. – Near Magnolia Crossing Ln. & Cascade Falls Ln. in the Southern Trails development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE SOUTHERN TRAILS DETENTION BASIN-SPORTS FIELD
IMPROVEMENTS FINAL DRAINAGE PLAN (BDD4 #21-000038).

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Southern Trails Detention Pond – BDD4 #21-000059 – Revised Final Drainage Plan – LJA Engineering, Inc. – Near Magnolia Crossing Ln. & Cascade Falls Ln. in the Southern Trails development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE SOUTHERN TRAILS DETENTION POND REVISED FINAL
DRAINAGE PLAN (BDD4 #21-000059).

MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – One Living Church – BDD4 #21-000048 – Final Drainage Plan – AL&B Engineering Services, LLC – Southwest of the intersection of SH 35 & CR 281; 20044 SH 35, Alvin, Tx.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE ONE LIVING CHURCH FINAL DRAINAGE PLAN (BDD4 #21-
000048).

MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Walkercom at 17723 Pearland Sites Road – BDD4 #21-000080 – Revised Final Drainage Plan – AL&B Engineering Services, LLC – At the northeast intersection of CR 100 & Pearland Sites Rd.; 17723 Pearland Sites Rd., Pearland, Tx.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE WALKERCOM AT 17723 PEARLAND SITES ROAD REVISED
FINAL DRAINAGE PLAN (BDD4 #21-000080).

MOTION CARRIED BY MAJORITY: COMMISSIONER ROGERS – YES
COMMISSIONER MOONEY – YES
COMMISSIONER BRENNAN – ABSTAINED

- F. Discussion, Consideration & Possible Action** – Xcess Services – BDD4 #21-000108 – Revised Final Drainage Plan – AL&B Engineering Services, LLC – South of Bailey Rd., on the east side of Old Chocolate Bayou Rd.; 3907 Old Chocolate Bayou Rd., Pearland, Tx.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE XCESS SERVICES REVISED FINAL DRAINAGE PLAN (BDD4
#21-000108).

MOTION CARRIED UNANIMOUSLY.

- G. Discussion, Consideration & Possible Action** – The Landing at Pearland – BDD4 #21-000018 – Final Drainage Plan – WGA Consulting Engineers – West of CR 127 & CR 130, at the Pearland Regional Airport.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE LANDING AT PEARLAND FINAL DRAINAGE PLAN (BDD4
#21-000018).

MOTION CARRIED BY MAJORITY: COMMISSIONER ROGERS – YES
COMMISSIONER MOONEY – YES
COMMISSIONER BRENNAN – NO

- H. Discussion, Consideration & Possible Action** – Expansion for Bend RV Park – BDD4 #21-000052 – Final Drainage Plan – AL&B Engineering Services, LLC – South side of CR 190, west of CR 48; 3300 CR 190.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE EXPANSION FOR BEND RV PARK FINAL DRAINAGE PLAN
(BDD4 #21-000052).

MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – Lincoln Estates – BDD4 #21-000077 – Final Plat – Action Surveying – South of Magnolia Pkwy., between FM 1128 & Old Chocolate Bayou Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE LINCOLN ESTATES FINAL PLAT (BDD4 #21-000077).

MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – Willowcrest Subdivision Paving, Drainage, & Sanitary Improvements – Final Drainage Plan – Cobb, Fendley and Associates – Subdivision bound by Woody Rd., Orange St., Mykawa Rd., and Cherry St. Detention Pond located at the northeast corner of Mykawa Rd. and Orange St.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE WILLOWCREST SUBDIVISION PAVING, DRAINAGE, &
SANITARY IMPROVEMENTS FINAL DRAINAGE PLAN (BDD4 #21-000040).
MOTION CARRIED UNANIMOUSLY.

VIII. EXECUTIVE SESSION

Discuss acquisition of real property located along Clear Creek in Brookside Village pursuant to Texas Government Code § 551.072

COMMISSIONERS WENT TO A CLOSED EXECUTIVE SESSION.

IX. RECONVENE IN OPEN SESSION

Consider and take any necessary action in connection with acquisition of real property located along Clear Creek in Brookside Village.

COMMISSIONER'S RECONVENED IN OPEN SESSION AT 11:33 AM.

1ST MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY
TO AUTHORIZE EXPENDITURE OF FUNDS FOR THE UPDATED APPRAISAL ON 25+-
ACRES IN BROOKSIDE VILLAGE.

MOTION CARRIED UNANIMOUSLY.

2ND MOTION: COMMISSIONER BRENNAN; SECOND COMMISSIONER MOONEY;
TO AUTHORIZE THE APPROVAL OF AN APPRAISAL ON 40.2 ACRES IN BROOKSIDE
VILLAGE.

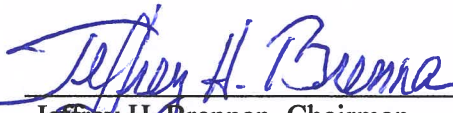
MOTION CARRIED UNANIMOUSLY.

3RD MOTION: COMMISSIONER BRENNAN; SECOND COMMISSIONER MOONEY;
TO AUTHORIZE AN ENGINEERING REPORT ON THE PROPOSED DRAINAGE
NECESSITIES ON THE PROPERTIES

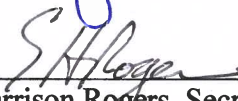
MOTION CARRIED UNANIMOUSLY.

X. ADJOURN

No further business, the meeting adjourned at 11:34 A.M., February 1, 2022.



Jeffrey H. Brennan, Chairman



Harrison Rogers, Secretary



Jim Mooney

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
www.bdd4.org

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NAME	BUSINESS AFILIATION
Oziel Bautista	Cobb Fendley
Russ Cosby	Huitt-Zollars
Michael Tehrani	Huitt-Zollars
W Washington	resident
Chris Goebel	BDD4
LELOW Blumer	BDD4
Elly Vecchio	Phelps Dunbar LLP
Jason Dyer	BDD4

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner

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Pearland, Texas 77581



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NAME	BUSINESS AFIILIATION
Jim Mooney	BDD 4
Colette Garcia	Mc Grell
Isaac Aden	LENTZ/BDD4
Michelle Estes	BDD4
John Genaro	BDD4
Justin BARNETT	R West Dev
DONALD NIKUJED	ALB
SCOTT FEULESS	CITIZEN / CANDIDATE
Samantha Mantos	City of Friendswood
STEPHEN RAY	COBBFENDLEY

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner