

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
info@bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 11

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

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

Jeffrey H. Brennan

Harrison Rogers

Jim Mooney

Others Attending:

See Attached List

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

II. PUBLIC COMMENTS

MR. TOM NGUYEN – PUBLIC COMMENT ABOUT HIS PROPERTY DEVELOPMENT
{ ATTACHED TO THESE MINUTES }

III. APPROVAL OF MINUTES

A. Regular Meeting – October 4, 2022

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

IV. APPROVAL OF CHECK NUMBERS

November and December 2022

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO APPROVE THE CHECKS NUMBERED 40822 – 40898. MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To set the 2023 District calendar including changing the following regular meeting dates:

- January 3 to January 10
- July 4 to July 11
- September 5 to September 12
- November 7 to November 14

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO SET THE 2023 DISTRICT CALENDAR INCLUDING CHANGING THE JANUARY 3RD REGULAR MEETING TO JANUARY 10TH FOR NEW YEAR'S DAY, JULY 4TH REGULAR MEETING TO JULY 11TH FOR INDEPENDENCE DAY, SEPTEMBER 5TH REGULAR MEETING TO SEPTEMBER 12TH FOR LABOR DAY, AND THE NOVEMBER 7TH REGULAR MEETING TO NOVEMBER 14TH FOR ELECTION DAY.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To approve Resolution #2022-004 establishing a District policy of the placement of political signage.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE RESOLUTION #2022-004 ESTABLISHING A DISTRICT POLICY ON THE PLACEMENT OF POLITICAL SIGNAGE.
MOTION CARRIED UNANIMOUSLY. {ATTACHED TO THESE MINUTES}

C. Discussion, Consideration & Possible Action – Abandonment of the portion of a drainage easement (Vol. 145, Pg. 245 B.C.D.R.) within the proposed street right-of-way as shown on the plat for Valencia Del Bello Boulevard Street Dedication.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ABANDON A PORTION OF A DRAINAGE EASEMENT WITHIN THE PROPOSED STREET RIGHT-OF-WAY AS SHOW ON THE PLAT FOR VALENCIA DEL BELLO BOULEVARD STREET DEDICATION.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Massey Oaks Phase 1A Landscape Improvements – BDD4 #22-000207 – BGE, Inc. – C.R. 100/McKeever Road/Old Massey Ranch Road at Cowart Creek Diversion Channel.

Variance Request: Permission to place sidewalks and landscaping within the fee strip for the Cowart Diversion.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ALLOW PERMISSION TO PLACE A SIDEWALK WITHIN THE FEE STRIP WITH A STANDARD ENCROACHMENT AGREEMENT FOR THE COWART DIVERSION BUT DENY ANY LANDSCAPING WITHIN THE FEE STRIP.
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

B. Discussion, Consideration & Possible Action – BLT Storage – BDD4 #22-000219 – BLT Storage – 16710 McLean Road.

Variance Request: Waiver of the District’s escrow payment requirement for pumped detention ponds.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ALLOW A WAIVER OF THE DISTRICT’S ESCROW PAYMENT REQUIRED FOR PUMPED DETENTION PONDS.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – 5419 Ryan Acres Drive – BDD4 #22-000223 – Thanh Nguyen – 5419 Ryan Acres Drive.

Variance Request: Permission to develop property without a BDD4 approved drainage plan.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO ALLOW PERMISSION TO DEVELOP PROPERTY WITHOUT A BDD4 APPROVED DRAINAGE PLAN.

MOTION DENIED; ALL COMMISSIONER OPPOSED.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – McDonald’s Manvel Town Center – BDD4 #22-000179 – Final Drainage Plan – Pape-Dawson Engineers – Northwest intersection of Hwy 288 and Hwy 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE MCDONALD’S MANVEL TOWN CENTER FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – 6420 Brookside Road Office Warehouse – BDD4 #21-000050 – Revised Final Drainage Plan – TriHawk Construction, LLC – 6420 Brookside Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE 6420 BROOKSIDE ROAD OFFICE WAREHOUSE REVISED FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Alexander Section 1 – BDD4 #22-000161 – Final Drainage Plan – LJA Engineering – North side of Bailey Road just east of the City Water Plant.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE ALEXANDER SECTION 1 FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Woodcreek Park Bridge – BDD4 #22-000155 – Final Drainage Plan – GC Engineering – Near Mary’s Creek/Winding Creek and Sleepy Ridge.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE WOODCREEK PARK BRIDGE FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – 16923 Herridge Home Park – BDD4 #22-000181 – Final Drainage Plan – AL&B Engineering – 6923 Herridge Road.

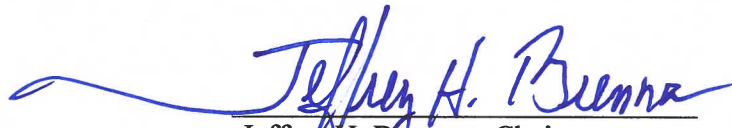
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE 16923 HERRIDGE HOME PARK FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Manvel Town Center Section 1 Partial Replat No. 1 – BDD4 #22-000209 – Final Plat – BGE Engineering, Inc. – At the northwest intersection of SH 288 & SH 6.

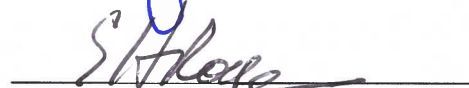
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO. 1 FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURN

No further business, Commissioner Brennan called for adjournment 9:34 A.M., November 1, 2022.



Jeffrey H. Brennan, Chairman



Harrison Rogers, Secretary



Jim Mooney

4813 W. Broadway
Pearland, Texas 77581



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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

November 01, 2022

Attending Regular Meeting No. 11, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFIILIATION
Adrian George	BDD 4
Jim Mooney	BDD 4
JERRY FLORES	JW CAMPAIGN
Adam France	BGE, Inc.
Scott Feulers	CANDIDATE
JW Washington	Candidate
LEIGH Blumer	BDD 4
Clint Goebel	BDD 4
Michelle Estes	BDD 4
Donk Nguyen	ALB Engineers

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM

OPEN MEETING DATE: 11/1/22

To address the Drainage District Board of Commissioners, this form must be filled out and turned in 5-minutes prior to the beginning of the meeting.

Please provide your name, address, & phone number and fill out the information at the bottom of this page. This request form must be turned into the presiding officer of the meeting or the appointed staff member, no later than 5-minutes before the start of the meeting.

Speaker Request

I wish to address the Board during the Public Comments section and agree to follow the District's rules for Public Comments.

Name: Thanh (Tom) Nguyen
Address: 5419 Ryan Acres 77584
Phone: (713)-259-1176

Please provide a brief description of the topic you wish to address below:

Detention Pond Request to be built
but D.E is Not completed in and
grandfathered subdivision

BRAZORIA DRAINAGE DISTRICT NO. 4

RESOLUTION NO. 2022-004

**Resolution Establishing the District's Policy on the
placement of Political Signage**

The Board of Commissioners ("Board") of Brazoria Drainage District No. 4 ("District") met at the Board's regular meeting place on October 4, 2022, with a quorum of Commissioners present, as follows:

Jeffrey H. Brennan, Chairman

Harrison Rogers, Secretary

Jim Mooney, Commissioner

And the following Commissioners absent:

None

When the following business was transacted:

WHEREAS, Brazoria Drainage District No. 4 ("District") is a conservation and reclamation district which operates under Chapters 49 and 56 of the Texas Water Code, as amended;

WHEREAS, Brazoria County has designated property owned by the District as a polling location for one or more election(s) to be conducted by Brazoria County, and intends to continue to do so in future years;

WHEREAS, Sections 61.003 and 85.036 of the Texas Election Code, as amended, authorize the District to adopt and enforce reasonable regulations concerning the time, place, and manner of electioneering within the premises of any District building to be used as a polling location; and

WHEREAS, the District's Board of Commissioners wishes to adopt a policy regarding the placement of political signage within the premises of any District building to be used as a polling location;

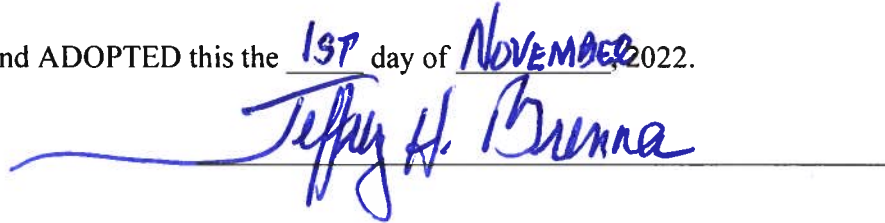
NOW, THEREFORE, be it resolved by the Board of Commissioners of the District as follows:

1. The District's Board of Commissioners hereby approves the attached Brazoria Drainage District No. 4 Political Signage Placement Policy ("Policy").

2. The attached Policy shall be effective immediately and shall replace all previous rules or policies of the District regarding the placement of political signs within the premises of any District building to be used as a polling location.

3. The Chairman and Secretary of the District's Board of Commissioners are authorized to execute this Resolution. An original of this executed Resolution shall be filed in the permanent records of the District.

PASSED and ADOPTED this the 1ST day of NOVEMBER 2022.



Jeffrey H. Brennan, Chairman

ATTEST:



Harrison Rogers, Secretary

BRAZORIA DRAINAGE DISTRICT NO. 4

Political Signage Placement Policy

In the event that the Brazoria Drainage District No. 4 ("District") Administration Building located at 4813 W. Broadway, Pearland, Texas, or any other facility of the District is designated as an early voting polling location or an election day polling location by Brazoria County, the following rules shall apply with regard to the posting of political signage:

GENERAL RULES FOR POSTING POLITICAL SIGNS ON DISTRICT PROPERTY:

- Pursuant to Texas Election Code, Sections 62.013 and 85.036, political signs may not be placed within 100-feet of the entrance of the polling location.
- Pursuant to Texas Election Code, Sections 61.003 and 85.036, political signs located further than 100 feet from the entrance of the polling location must comply with the following requirements:
 - Signs may not be posted in flower beds or shrubbery;
 - Signs may not obstruct views from the parking lot entrance/exit to any adjacent road;
 - If a District building is to be utilized as an early voting location, signs may not be posted more than 24-hours before the early voting period begins;
 - If a District building is to be utilized as an election day polling location, signs may not be posted more than 24-hours before election day;
 - Signs must be removed within 24-hours of the ending date and time of the applicable voting period;
 - Signs may not extend over any sidewalk, driveway, or roadway.
- The District may remove a political sign at any time if it determines, in its sole discretion, that the subject sign does not adhere to the above requirements.

DAMAGES:

Any person who damages District property, facilities, or equipment in connection with the installation or removal of a political sign shall be responsible for all costs and expenses incurred by the District in connection with such damage, including costs of repair or replacement.