

4813 W. Broadway  
Pearland, Texas 77581



(281) 485-1434  
info@bdd4.org

## ***Brazoria Drainage District No. 4***

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*A Political Subdivision of the State of Texas*

Regular Meeting  
No. 1

January 10, 2023  
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session January 10, 2023 with the following Commissioners present:

Jeffrey H. Brennan

Scott Feules

Jim Mooney

Others Attending:

See Attached List

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

### **II. ELECTION OF OFFICERS**

1<sup>st</sup> MOTION: COMMISSIONER MOONEY; SECOND: COMMISSIONER FEULESS;  
TO NOMINATE JEFF BRENNAN AS CHAIRMAN.

2<sup>ND</sup> MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER BRENNAN;  
TO NOMINATE JIM MOONEY AS SECRETARY.

MOTION CARRIED UNANIMOUSLY ON BOTH MOTIONS.

### **III. PUBLIC COMMENTS**

NONE

### **IV. APPROVAL OF MINUTES**

A. Regular Meeting – December 6, 2022

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

**V. APPROVAL OF CHECK NUMBERS**

January 2023 & February 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO APPROVE THE CHECKS NUMBERED 41046 – 41121.  
MOTION CARRIED UNANIMOUSLY.

**VI. NEW BUSINESS**

**A. Discussion, Consideration & Possible Action** – Mimosa Acres detention facility dedication.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS; IN RECOGNITION OF HIS 12 YEARS OF DEDICATION AND COMMITTED SERVICE AS A COMMISSIONER OF THIS DISTRICT, I MAKE A MOTION THAT THIS DISTRICT NAME THE MIMOSA ACRES DETENTION FACILITY THE HARRISON ROGERS DETENTION FACILITY.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

**B. Discussion, Consideration & Possible Action** – Acquisition of ROW along Hickory Slough located west of Crystal Lakes subdivision and south of W. Sterling Dr.

1<sup>st</sup> MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS; TO AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE, MAKE AN OFFER, AND SIGN ALL DOCUMENTS ASSOCIATED WITH THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY ALONG HICKORY SLOUGH NEAR W. STERLING DRIVE AND THE PURCHASE PRICE OF THE LAND SHALL NOT EXCEED THE APPRAISED VALUE OF \$5 PER SQUARE FOOT.  
MOTION CARRIED UNANIMOUSLY.

2<sup>ND</sup> MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO AUTHORIZE THE EXPENDITURE OF DISTRICT FUNDS TO PAY FOR THE FENCE REMOVAL AND/OR REPLACEMENT OF FENCES ALONG THE PROJECT NOT TO EXCEED \$50,000.  
MOTION CARRIED UNANIMOUSLY.

**VII. VARIANCE REQUESTS**

**A. Discussion, Consideration & Possible Action** – CR 190 Bridge Replacement – BDD4 #22-000260 – IAE World – CR 190 Bridge, east of CR 383.  
Variance Request: Request to set low chord 1 foot above 100-year base flood elevation.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO ALLOW SETTING THE LOW CHORD 1’ ABOVE THE 100-YEAR BASE FLOOD ELEVATION.  
MOTION CARRIED UNANIMOUSLY.

## VIII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Magnolia Creek Section 1 – BDD4 #21-000025 – Final Drainage Plan – Lentz Engineering – South side of McKeever Road between Veterans Road and Berry Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED MAGNOLIA CREEK SECTION 1 FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Magnolia Creek Section 2 – BDD4 #22-000182 – Final Drainage Plan – Lentz Engineering – South side of McKeever Road between Veterans Road and Harkey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED MAGNOLIA CREEK SECTION 2 FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Magnolia Creek Offsite Sanitary Sewer & Water – BDD4 #22-000232 – Final Drainage Plan – Lentz Engineering – South side of McKeever Road between Veterans Road and Berry Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ABOVE REFERENCED MAGNOLIA CREEK OFFSITE SANITARY SEWER & WATER FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Massey Oaks Old Massey Ranch Road Street Dedication – BDD4 #22-000247 – Final Plat – Miller Survey Group – CR 100, east of FM 1128 and west of Harkey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ABOVE REFERENCED MASSEY OAKS OLD MASSEY RANCH ROAD STREET DEDICATION FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Massey Oaks Harkey Road Street Dedication Section 1 – BDD4 # 22-000249 – Final Plat – Miller Survey Group – Harkey Road, south of CR 100.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED MASSEY OAKS HARKEY ROAD STREET DEDICATION SECTION 1 FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

**F. Discussion, Consideration & Possible Action** – Manvel Town Center Private Plans Phase 1B – BDD4 #22-000045 – Final Drainage Plan – BGE Inc. – Northwest corner of SH 6 and SH 288.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED MANVEL TOWN CENTER PRIVATE PLANS  
PHASE 1B FINAL DRAINAGE PLAN.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

**G. Discussion, Consideration & Possible Action** – Manvel Town Center Whataburger – BDD4 #22-000206 – Final Drainage Plan – Pape-Dawson – 17311 Highway 6; northwest of the intersection of SH 6 & SH 288.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ABOVE REFERENCED MANVEL TOWN CENTER WHATABURGER  
FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**H. Discussion, Consideration & Possible Action** – Manvel Plaza Amending Plat – BDD4 #22-000251 – Final Plat – Hovis Surveying Company – Northeast corner of CR 101 and CR 94.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED MANVEL PLAZA AMENDING PLAT FINAL  
PLAT.  
MOTION CARRIED UNANIMOUSLY.

**I. Discussion, Consideration & Possible Action** – 16710 Mclean Road Tract – BDD4 #22-000199 – Revised Final Drainage Plan – GC Engineering, Inc. – 16710 Mclean Rd.; south of the intersection of McLean Rd. & Bailey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ABOVE REFERENCED 16710 MCLEAN ROAD TRACT REVISED  
FINAL DRAINAGE PLAN.  
AMENDED MOTION: COMMISSIONER MOONEY; NO SECOND;  
TO PUT A LIMIT OF 90-DAYS THAT THIS PUMP BE PUT IN SERVICE.  
\*AMENDED MOTION WITHDRAWN  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

**J. Discussion, Consideration & Possible Action** – 5419 Ryan Acres – BDD4 #22-000248 – Final Drainage Plan – AL&B Engineering – 5419 Ryan Acres.

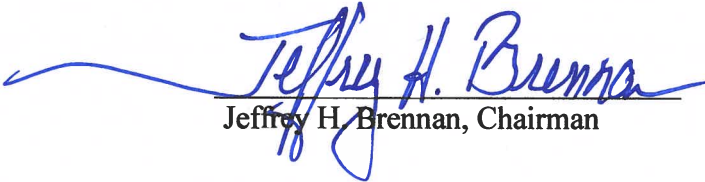
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ABOVE REFERENCED 5419 RYAN ACRES FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

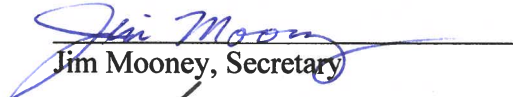
**K. Discussion, Consideration & Possible Action** – Pomona Lake E Ph 2 & Lake H – BDD4 #22-000254 – Final Drainage Plan – LJA Engineering, Inc. – Along Croix Parkway between CR 48 and Mustang Bayou.

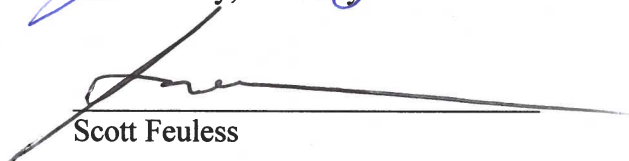
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE ABOVE REFERENCED POMONA LAKE E PH. 2 & LAKE H FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**L. ADJOURN**

No further business, Commissioner Brennan called for adjournment 9:35 A.M., January 10, 2023.

  
Jeffrey H. Brennan, Chairman

  
Jim Mooney, Secretary

  
Scott Feules

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January 10, 2022

2023 → AG

Attending Regular Meeting No. 01, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Jim Mooney	BDD #4
Adrian Goyos	BDD4
Clint Goebel	BDD4
Troy Nixon	RG Milk-Eng Comm
Jason Dyer	BDD4
LELIA Blument	BDD4
Michelle Ester	BDD4
Ted Uvague	BDD4
Matthar Mendez	Whataburger Marvel Plaza

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner