

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. 10

October 3, 2023  
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session October 3, 2023 with the following Commissioners present:

Jeffrey H. Brennan

Scott Feules

Jim Mooney

Others Attending:

See Attached List

Following the Invocation led by Commissioner Mooney and Pledge of Allegiance led by Commissioner Feules, the Board considered the following items:

### **II. PUBLIC COMMENTS**

NONE

### **III. APPROVAL OF MINUTES**

#### **A. Public Hearing – September 12, 2023**

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE MINUTES FOR THE PUBLIC HEARING AS SUBMITTED.  
MOTION CARRIED UNANIMOUSLY.

#### **B. Regular Meeting – September 12, 2023**

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.  
COMMISSIONER FEULESS REQUESTED IT NOTED THAT FOR THE RECORD THAT HE  
SUGGESTED THE CHANGE TO THE CONTRIBUTION FOR THE DISTRICT'S TCDRS TO  
\$500,000.  
MOTION CARRIED UNANIMOUSLY.

#### IV. APPROVAL OF CHECK NUMBERS

October & November 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE CHECKS NUMBERED 41718 – 41808.  
MOTION CARRIED UNANIMOUSLY.

#### V. NEW BUSINESS

**A. Discussion, Consideration & Possible Action** – To receive a delinquent tax collection report from Perdue, Brandon, Fielder, Collins & Mott, LLP.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO RECEIVE INTO THE RECORDS OF THE DISTRICT A DELINQUENT TAX  
COLLECTION REPORT FROM PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – To accept and authorize the Chairman to sign a contract with the auditing firm McGrath & Co., PLLC to perform the annual financial audit for the District’s fiscal year ending September 30, 2023.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO ACCEPT AND AUTHORIZE THE CHAIRMAN TO SIGN A CONTRACT WITH THE  
AUDITING FIRM MCGRATH & CO., PLLC TO PERFORM THE ANNUAL FINANCIAL  
AUDIT FOR THE DISTRICT’S FISCAL YEAR ENDING SEPTEMBER 30, 2023.  
MOTION CARRIED UNANIMOUSLY.

#### VI. VARIANCE REQUESTS

**A. Discussion, Consideration & Possible Action** – Sprint Ponds Pomona Development – BDD4 #23-000242 – LJA Engineering – Pomona Subdivision, North & South Sides of Mustang Bayou.

**Variance Request:** Applicant seeks permission to keep the existing, vegetated ponds at their current slope. Section 14.B.5 of District’s Rules, Regulations, and Guidelines states that detention pond side slopes shall be 4:1 or flatter.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO KEEP THE EXISTING, VEGETATED PONDS AT THEIR CURRENT SLOPE.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – CAT Facility – BDD4 #23-000256 – ProE Consulting – Between SH 35 and Rail Road, South of Rice Drier Road.

**Variance Request:** Applicant seeks permission to fence the north property line. A locked 20’ wide gate will be provided and the District will have the ability to unlock as needed for access.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE APPLICANT FENCING THEIR NORTH PROPERTY LINE WITH A  
LOCKED 20' WIDE GATE ON THE CONDITION THAT THE DISTRICT WILL HAVE THE  
ABILITY TO UNLOCK AS NEEDED FOR ACCESS.  
MOTION CARRIED UNANIMOUSLY.

## VII. PLATS & PLAN

**A. Discussion, Consideration & Possible Action** – Quick Quack Carwash – BDD4 #22-000019 – Final Drainage Plan – Elevate Engineering – 2009 N Main Street; northeast of the intersection of Main Street and East Orange.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE QUICK QUACK CARWASH FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Viet Truong Buddhist Temple – BDD4 #23-000064 – Final Drainage Plan – Daniel Scott Engineering LLC – 5477 CR 174A Rosharon, Texas adjacent to Cold River Ranch Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE VIET TRUONG BUDDHIST TEMPLE FINAL DRAINAGE PLAN.  
AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO HOLD OFF ON APPROVING AND SIGNING THE DRAINAGE PLAN UNTIL THE  
DISTRICT HAS RECEIVED A DRAINAGE EASEMENT.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – Longshot Camera – BDD4 #23-000217 – Final Drainage Plan – Daniel Scott Engineering LLC – 2109 CR 129 near Del Monte Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE LONGSHOT CAMERA FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – The Learning Experience Pomona – BDD4 #23-000162 – Final Drainage Plan – LJA Engineering – Pomona Development; Orchard Park Lane near CR 57.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE LEARNING EXPERIENCE POMONA FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – Cherry Maintenance Barn – BDD4 #22-000250 – Final Drainage Plan – Lentz Engineering – 4635 CR 418 Rosharon, HWY 288 and Shaw Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE CHERRY MAINTENANCE BARN FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**F. Discussion, Consideration & Possible Action** – Glendale Lakes East – BDD4 #23-000090 – Drainage Impact Analysis – RG Miller Engineers Inc. – FM 521 and Highway 6 West Fork Chocolate Bayou (only approving portion within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE GLENDALE LAKES EAST DRAINAGE IMPACT ANALYSIS.  
MOTION CARRIED UNANIMOUSLY.

**G. Discussion, Consideration & Possible Action** – 3908 Masters Road – BDD4 #23-000087 – Final Drainage Plan – Civil Mesh Pro LLC – Southwest of the intersection of Masters Rd. Bailey Ave.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE 3908 MASTERS ROAD FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**H. Discussion, Consideration & Possible Action** – Segenhoff – BDD4 #23-000238 – Final Drainage Plan – PRD Land Development Services – 2126 Roy Road Roy Road and Hickory Slough.

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

**I. Discussion, Consideration & Possible Action** – Manvel Town Center Clearing, Grubbing, & Mass Grading – BDD4 #23-000254 – Final Drainage Plan – BGE Inc. – Northwest corner of Highway 288 and Highway 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MANVEL TOWN CENTER CLEARING, GRUBBING, & MASS GRADING FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**J. Discussion, Consideration & Possible Action** – Pomona MDP Addendum #6 – BDD4 #23-000182 – Drainage Impact Analysis – LJA Engineering Inc. – East of County Road 48, West of Highway 288 and North of County Road 58.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE POMONA MDP ADDENDUM #6 DRAINAGE IMPACT ANALYSIS.  
MOTION CARRIED UNANIMOUSLY.

**K. Discussion, Consideration & Possible Action** – Pomona Hydrozone – BDD4 #23-000258 – Final Drainage Plan – LJA Engineering Inc. – Orchard Park Lane and Blueberry Bush Lane adjacent to Mustang Bayou. Section 19 of Pomona.

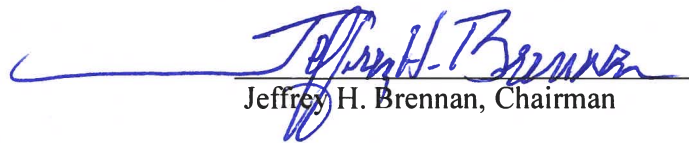
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE POMONA HYDROZONE FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

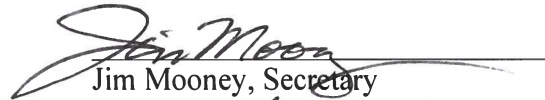
**L. Discussion, Consideration & Possible Action – Valencia Commercial Lake – BDD4 #23-000244 – Final Drainage Plan – LJA Engineering Inc. – Northwest of the intersection of Del Bello Blvd. and Pollard Blvd.**

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE VALENCIA COMMERCIAL LAKE FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**VIII. ADJOURN**

No further business, Commissioner Brennan called for adjournment 9:43 A.M., October 3, 2023.

  
Jeffrey H. Brennan, Chairman

  
Jim Mooney, Secretary

  
Scott Feules

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## Brazoria Drainage District No. 4

*A Political Subdivision of the State of Texas*

October 03, 2023

Attending Regular Meeting No. 10, held by Commissioners of Brazoria Drainage District No. 4.

| NAME             | BUSINESS AFILIATION |
|------------------|---------------------|
| Adrian Geryo     | BDD4                |
| Jim Mooney       | BDD4                |
| Jennie Edmonson  | BDD4                |
| Hannah Horsfield | LJA                 |
| Clint Gorbel     | BDD4                |
| Darnell Dow      | Meridian            |
| Michelle Estes   | BDD4                |
| Colette Garcia   | McGrath             |
| LEIGH BLUMER     | BDD4                |
| KRIS SCHOEFLER   | SEGENTHOFF DULP.    |

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner

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| NAME       | BUSINESS AFILIATION |
|------------|---------------------|
| Jason Dyer | BDD4                |
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*Jim Mooney  
Commissioner*

*Jeffrey Brennan  
Commissioner*

*Scott Feules  
Commissioner*