

4813 W. Broadway
Pearland, Texas 77581



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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 6

June 4, 2024

9:01 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session June 4, 2024 with the following Commissioners present:

Jeffrey H. Brennan, Chairman

Jim Mooney, Secretary

Scott Feules

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. Regular Meeting – May 7, 2024

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

IV. APPROVAL OF CHECK NUMBERS

June & July 2024

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CHECKS NUMBERED 42450 – 42520.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To award the Grant Writing and Grant Management Services contract for 2024.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO AWARD THE GRANT WRITING AND GRANT MANAGEMENT SERVICES TO
JSWA, INC.

MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To award the Engineering Services for Grant funded projects contract for 2024.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO AWARD THE CONTRACT FOR GRANT ENGINEERING SERVICES TO GAUGE
ENGINEERING, LLC.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To accept a 1.382-acre drainage easement from the Foxtail Sky, LLC along Rodeo Palms Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 1.382-ACRE DRAINAGE EASEMENT FROM THE FOXTAIL SKY, LLC
ALONG RODEO PALMS DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – To accept a 0.3423-acre drainage easement from 277 Danziger Investments, Ltd. along East Railroad Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 0.3423-ACRE DRAINAGE EASEMENT FROM 277 DANZIGER
INVESTMENTS, LTD. ALONG EAST RAILROAD DITCH AND AUTHORIZE THE
CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration, & Possible Action – To accept a 2.936-acre drainage easement from the City of Pearland along Barry Rose Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 2.936-ACRE DRAINAGE EASEMENT FROM THE CITY OF PEARLAND
ALONG BARRY ROSE DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration, & Possible Action – Acquisition of approximately 3.75-acres of property adjacent to Cowart Creek and CR 130.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE AND AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE, MAKE AN OFFER, AND SIGN ALL DOCUMENTS FOR THE ACQUISITION OF APPROXIMATELY 3.75-ACRES OF LAND NEAR COWART CREEK & CR 130 UP TO A PURCHASE PRICE OF \$395,000. THE PURCHASE PRICE SHALL NOT EXCEED APPRAISED VALUE AND THE DISTRICT WILL HAVE THE FIRST RIGHT OF REFUSAL.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Yanni Palms – BDD4 #24-000095 – EHRA Engineering – East of County Road 48, South of Rodeo Palms Junior High School, and West of the Rodeo Palms development.

Variance Request: The applicant seeks to deviate from current criteria and requests existing outfall to remain as previously constructed.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE REQUEST FOR THE EXISTING OUTFALL TO REMAIN AS PREVIOUSLY CONSTRUCTED.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

B. Discussion, Consideration & Possible Action – Yanni Palms – BDD4 #24-000096 – EHRA Engineering – East of County Road 48, South of Rodeo Palms Junior High School, and West of the Rodeo Palms development.

Variance Request: The applicant seeks permission to use a 20-foot berm for a detention pond which will have 6 feet of detention depth and 21 feet total depth of excavation in deviation of section 14.B.9 of the District’s Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE REQUEST TO USE A 20-FOOT BERM FOR A DETENTION POND.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

C. Discussion, Consideration & Possible Action – Yanni Palms – BDD4 #24-000097 – EHRA Engineering – East of County Road 48, South of Rodeo Palms Junior High School, and West of the Rodeo Palms development.

Variance Request: The applicant seeks permission to use 3:1 side slopes beneath the static water level in deviation of section 14.B.5 of the District’s Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE REQUEST TO USE 3:1 SIDE SLOPES BENEATH THE STATIC WATER LEVEL.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

D. Discussion, Consideration & Possible Action – Pipe & Tube 1917 Mykawa Road – BDD4 #24-000115 – ABC Awning Company – Mykawa Road and Shanks Road.

Variance Request: The applicant seeks a waiver of the requirements to obtain a Board approved Drainage Plan before he constructs 3 open air carport covers over the existing paving.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE REQUEST TO WAIVE THE REQUIREMENT TO OBTAIN A BOARD APPROVED DRAINAGE PLAN TO CONSTRUCTION 3 OPEN AIR CARPORT COVERS.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

E. Discussion, Consideration & Possible Action – Creekside at Highland Glen Section 2 – BDD4 #24-000118 – LJA Engineering – Mykawa Road and Shanks Road.

Variance Request: The applicant seeks permission for tree and shrub plantings on the detention pond maintenance berm in deviation of section 14.B.10 of the District’s Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE REQUEST FOR TREE AND SHRUB PLANTINGS ON THE DETENTION POND MAINTENANCE BERM.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – Pearland Medical Office Phase 3 – BDD4 #23-000332 – Final Drainage Plan – LJA Engineering – Southwest intersection of Broadway and Cullen.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE PEARLAND MEDICAL OFFICE PHASE 3 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – KWIK – BDD4 #23-000128 – Final Drainage Plan – Paragon Solutions LLC – West of Mykawa at the end of Shank Rd.

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

C. Discussion, Consideration & Possible Action – Valencia Lake I – BDD4 #24-000051 – Final Drainage Plan – LJA Engineering – South side of Valencia Development, north of SH 6, west of Cooper Ditch.

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

D. Discussion, Consideration & Possible Action – Valencia Lake I – BDD4 #24-000081 – Final Plat – LJA Engineering – South side of Valencia Development, north of SH 6, west of Cooper Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE VALENCIA LAKE I FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Valenica Section 16 – BDD4 #24-000104 – Final Drainage Plan – LJA Engineering – South side of Valencia Development, north of SH 6, west of Cooper Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE VALENCIA SECTION 16 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Valenica Section 16 – BDD4 #24-000107 – Final Plat – LJA Engineering – South side of Valencia Development, north of SH 6, west of Cooper Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE VALENCIA SECTION 16 FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Pearland Industrial Park – BDD4 #24-000034 – Final Drainage Impact Analysis – RSG Engineering – Southwest corner of SH 35 and McHard.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE PEARLAND INDUSTRIAL PARK DRAINAGE IMPACT ANALYSIS.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Pearland Industrial Park – BDD4 #24-000033 – Final Drainage Plan – RSG Engineering – Southwest corner of SH 35 and McHard Road.

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

I. Discussion, Consideration & Possible Action – Barry Rose WWTP – BDD4 #24-000036 – Final Drainage Plan – Freese & Nichols Inc. – Northeast intersection of Pearland Pkwy. and Hughes Rd.

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

J. Discussion, Consideration & Possible Action – Sedona Lakes South – BDD4 #24-000109 – Master Development Plan – BGE Inc. – Northeast corner of County Road 58 and County Road 94, South of Mustang Bayou (only approving portion within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE SEDONA LAKES SOUTH MASTER DEVELOPMENT PLAN.
MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – Manvel Parkway Extension – BDD4 #24-000063 – Final Drainage Plan – LJA Engineering – North of Del Bello Lakes Boulevard and Manvel Parkway Intersection. Culvert crossing of State Ditch.

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

VIII. ENFORCEMENT MATTERS


NONE

IX. COLLECTIONS

NONE

X. ADJOURN

No further business, Commissioner Brennan called for adjournment 9:50 A.M., June 4, 2024.



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

June 04, 2024

Attending Regular Meeting No. 06, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Genjo	BDD 4
Hannah Horsfield	WA Engineering, Inc. BDD 4
Jared Bowlin	EHRA Engineering
Blake Allen	Romspen
Jennie Edmonson	BDD 4
Thomas Knox	City of Pearland
Clint Goebel	BDD 4
Adam France	BGE, Inc.
Jim Mooney	BDD 4
Michelle Estes	BDD 4

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner