

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

July 1, 2025

No. 7

9:02 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION JULY 1, 2025 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman

Scott Feuleless, Secretary

Adrian Hernandez

Others Attending:

See Attached List

FOLLOWING THE INVOCATION LED BY COMMISSIONER HERNANDEZ AND PLEDGE OF ALLEGIANCE LED BY COMMISSIONER FEULESS, THE BOARD CONSIDERED THE FOLLOWING ITEMS:

II. PUBLIC COMMENTS

SEE ATTACHED PUBLIC COMMENT REQUEST FORMS

III. APPROVAL OF MINUTES

A. Regular Meeting – June 3, 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.
MOTION CARRIED BY MAJORITY.

IV. APPROVAL OF CHECK NUMBERS

June & July 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 43580 – 43661.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To accept a Correction Deed from the City of Pearland for the Brazoria County Clerk File No. 2025009874.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A CORRECTION DEED FROM THE CITY OF PEARLAND FOR THE
BRAZORIA COUNTY CLERK FILE NO. 2025009874.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To accept a 0.2063-ac. access easement along the Cowart Creek Diversion channel from KLLB Buy 4 LLC and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A 0.2063-AC. ACCESS EASEMENT ALONG THE COWART CREEK
DIVERSION CHANNEL FROM KLLB BUY 4 LLC AND AUTHORIZE THE CHAIRMAN
TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To accept a 0.2209-ac. and 0.3375-ac. drainage easement along the Cowart Creek Diversion channel from KLLB Buy 4 LLC and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.2209-AC. AND 0.3375-AC. DRAINAGE EASEMENT ALONG THE
COWART CREEK DIVERSION CHANNEL FROM KLLB BUY 4 LLC AND AUTHORIZE
THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – To grant a Consent to Encroachment to the City of Pearland for the Longwood Force Main near Pearland Pkwy. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO GRANT A CONSENT TO ENCROACHMENT TO THE CITY OF PEARLAND FOR
THE LONGWOOD FORCE MAIN NEAR PEARLAND PKWY. AND AUTHORIZE THE
CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – To award an annual contract for BDD4 #25610 General Contract Services.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO AWARD THE GENERAL CONTRACT SERVICES ANNUAL CONTRACT TO FSA
CONSTRUCTION LLC.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – To award an annual contract(s) for BDD4 #25611 Hauling Services.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO AWARD THE PRIMARY HAULING SERVICES ANNUAL CONTRACT TO TEJAS CIVIL CONSTRUCTION GROUP AS OUTLINED IN THE ATTACHED AGREEMENT WITH SECONDARY HAULING CONTRACTS TO SPRINT SAND & CLAY AND GOULD INDUSTRIES AS OUTLINED IN THE ATTACHED AGREEMENTS.

MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – To award an annual contract(s) for BDD4 #25612 Reinforced Concrete Storm Sewer Box Culverts.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO AWARD ANNUAL CONTRACTS FOR THE PURCHASE OF REINFORCED CONCRETE STORM SEWER BOX CULVERTS TO FORTILINE WATERWORKS AND WINSTON-COX WATERWORKS FOR ITEMS AS OUTLINED IN THE ATTACHED AGREEMENTS.

MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – To award an annual contract for BDD4 #25613 High Density Polypropylene Storm Sewer Pipe.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO AWARD THE HIGH DENSITY POLYPROPYLENE STORM SEWER PIPE ANNUAL CONTRACT TO FORTILINE WATERWORKS.

MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – To grant a 16' utility easement to Texas-New Mexico Power to serve the Cannan Detention Pond and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO GRANT A 16' UTILITY EASEMENT TO TEXAS-NEW MEXICO POWER TO SERVE THE CANNAN DETENTION POND AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – Staff report on timelines and procedures for plan and plat submittals.

STAFF GAVE A REPORT TRACKING THE TIMELINES AND PROCEDURES FOR PLAN AND PLAT SUBMITTALS FOR SEVERAL PROJECTS AND A FURTHER DISCUSSION BETWEEN THE BOARD AND STAFF ENSUED. NO ACTION TAKEN.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Yanni Palms – BDD4# 25-000107 – LJA Engineering – Located southeast of the intersection of Croix Road and Old Airline Road.
Variance Request: The applicant seeks waiver for the requirement of having to use Atlas 14 rainfall tables deviating from the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO DENY THE VARIANCE REQUEST FOR YANNI PALMS AND THEIR REQUEST
FOR ATLAS 14 RAINFALL DEVIATION. THE COMMISSIONERS HAD A DISCUSSION
WITH STAFF AND THE REPRESENTATIVES OF THE DEVELOPMENT (ALAN MCKEE
& MICHAEL KIM)
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Express Oil Change – BDD4 #24-000134
– Final Drainage Plan – DDG – Located northwest of Shadow Creek Parkway and Business
Center Drive.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE EXPRESS OIL CHANGE FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Manvel Medical – BDD4 #25-000013 –
Final Plat – Rekha Engineering, Inc. – Located southeast of the intersection of SH 288 and
SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MANVEL MEDICAL FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Industrial Drive – BDD4 #25-000077 –
Final Drainage Plan – CobbFendley – Located between SH 35 and Pearland Pkwy.; near
Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE INDUSTRIAL DRIVE FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Alloy Road Phase 1 – BDD4 #25-000042
– Final Drainage Plan – LJA Engineering – Located west of the intersection Kartsten Road
and Alloy Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE ALLOY ROAD PHASE 1 FINAL II DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Katie Subdivision – BDD4 #25-000105 – Final Revised Drainage Plan – AL&B Engineering Services, LLC. – Located on Welborn Drive between Old Massey Ranch Rd. & Libby Ln.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE KATIE SUBDIVISION REVISED FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Little Estates – BDD4 #25-000091 – Final Plat – Overland Surveyors – Located on Welborn Drive between Old Massey Ranch Rd. & Libby Ln.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE LITTLE ESTATES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Barry Rose Force Main – BDD4 #25-000059 – Final Drainage Plan – Freese and Nichols – Located on the north bound side of Pearland Pkwy, south of Hughes Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE BARRY ROSE FORCE MAIN FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Arcadian Estates Detention – BDD4 #25-000036 – Final Drainage Plan – BGE, Inc. – Located In between of Old Massey Ranch Road (CR 100) and Cowart Creek Channel; just east of Massey Oaks.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE ARCADIAN ESTATES DETENTION FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

VIII. EXECUTIVE (CLOSED) SESSION

Deliberation regarding real property pursuant to Texas Government Code §551.072. BCAD parcel 178201.

A SHORT DISCUSSION ENSUED AMONG THE COMMISSIONERS AND STAFF. SHORTLY THEREAFTER, UPON THE ADVICE OF THE DISTRICT'S ATTORNEY, COMMISSIONER BRENNAN CALLED TO GO INTO EXECUTIVE SESSION AT 10:15 AM FOR FURTHER DISCUSSION.

THE COMMISSIONERS RECONVENED IN OPEN SESSION AT 10:30 AM.

IX. NEW BUSINESS CONTINUED

- A. Discussion, Consideration & Possible Action** – Acquisition of approximately 107.5-ac. of land located southeast of the intersection of Main St. & Dixie Farm Rd. and adjacent to LeClair Ditch.

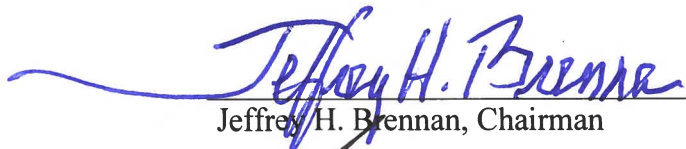
THE COMMISSIONERS RECONVENED IN OPEN SESSION AT 10:30 AM.

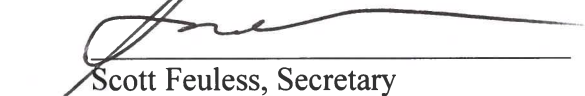
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ; TO AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE, MAKE AN OFFER, AND SIGN ALL RELATED DOCUMENTS FOR THE PURCHASE OF APPROXIMATELY 107.5-ACRES OF LAND ADJACENT TO LECLAIR DITCH, LOCATED SOUTHEAST OF THE INTERSECTION OF HWY. 35 & DIXIE FARM RD. FOR THE PURCHASE PRICE OF \$6.5 MILLION.

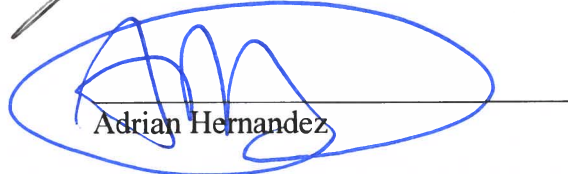
MOTION CARRIED UNANIMOUSLY.

X. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:31 AM.


Jeffrey H. Brennan, Chairman


Scott Feules, Secretary


Adrian Hernandez

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July 01, 2025

Attending Regular Meeting No. 07, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Gengo	BDD4
Adam Barnes	DDG
Lucas White	DDG
Michael Kim	MAK Dev. / DD4
Harper Williams-Daw	Freeze & Nichols
Eric Engelkirchen	Freeze and Nichols
Clint Gorbel	BDD4
Jason Wyer	BDD4
Jennie Edmonson	BDD4
Michelle Estes	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

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July 01, 2025

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NAME

BUSINESS AFILIATION

Katie Little

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM

OPEN MEETING DATE: 7/1/2025

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: Alan McKee / Michael Kim
Address: 1904 W. Grand Parkway
Phone: 713.628.5157

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

To Speak regarding variance request
under agenda item 6(A).

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM

OPEN MEETING DATE: July 1, 2025

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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: Liquori Ford

Address: 5115 McKnight RD Pearland TX 77584

Phone: 281-220-9551

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

Drainage infrastructure at the address listed above.
Would please like to explain timing of last month and
please consider the Fine