

4813 W. Broadway  
Pearland, Texas 77581



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

*A Political Subdivision of the State of Texas*

### **MEETING NOTICE BRAZORIA DRAINAGE DISTRICT NO. 4 BOARD OF COMMISSIONERS**

Notice is hereby given, the Regular Meeting of Brazoria Drainage District Number 4 Commissioners will be held September 9, 2025 at 9:00 A.M. at the District office at 4813 W. Broadway, Pearland, Texas 77581.

At said meeting, the Commissioners may deliberate, discuss, consider and/or take action on any or all of the following items:

#### **AGENDA**

#### **I. INVOCATION AND PLEDGE OF ALLEGIANCE**

#### **II. PUBLIC COMMENTS**

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

- A. Regular Meeting – August 5, 2025**
- B. Special Meeting – August 19, 2025**

#### **IV. APPROVAL OF CHECK NUMBERS**

September & October 2025

#### **V. NEW BUSINESS**

- A. Discussion, Consideration & Possible Action – To approve Resolution #2025-003 adopting the Property Tax Rate for the year 2025.**
- B. Discussion, Consideration & Possible Action – To adopt the Annual Budget for the fiscal year beginning October 1, 2025 through September 30, 2026.**
- C. Discussion, Consideration & Possible Action – To authorize the Superintendent to purchase equipment in accordance with the Fiscal Year 2026 budget.**

*Adrian Hernandez  
Commissioner*

*Jeffrey Brennan  
Commissioner*

*Scott Feules  
Commissioner*

- D. Discussion, Consideration & Possible Action** – To declare the following equipment as surplus and authorize the Superintendent to dispose of said surplus equipment by trade or public auction as advantageous to the District:
- #308 – 2016 Komatsu Excavator PC88MR
  - #503 – 2016 MACK GU713 Dump Truck
  - #504 – 2016 MACK GU713 Dump Truck
  - #704 – 2016 John Deere 6120 Tractor with Bush Hog 3815 rotary cutter
  - #606 – 2016 John Deere 6145 M Cab Tractor with Alamo Maverick mower deck
  - #128 – 2014 Ford F-350 Supercab
  - #129 – 2014 Ford F-350 4x4 Pickup
  - #130 – 2014 Ford F-350 4x4 Pickup
  - #904 – 2012 John Deere Gator Utility Vehicle
- E. Discussion, Consideration & Possible Action** – To accept a 0.1938-ac. drainage easement from Massey Oaks BTR, LLC along the Cowart Creek Diversion Channel and authorize the Chairman to sign all related documents.
- F. Discussion, Consideration & Possible Action** – To accept a 0.1818-ac. drainage easement from Amber & Brett Gibson along the Curtis Ln. Ditch and authorize the Chairman to sign all related documents.
- G. Discussion, Consideration & Possible Action** – To approve and authorize the Chairman to sign an Interlocal Agreement with Brazoria County for assistance with labor and equipment only for FY 2026.
- H. Discussion, Consideration & Possible Action** – To approve and authorize the Chairman to sign an Interlocal Agreement with Brazoria County for slope paving at the CR 190 bridge.

## **VI. VARIANCE REQUESTS**

- A. Discussion, Consideration & Possible Action** – Pickering Residence – BDD4# 25-000159 – John Pickering – Located East of Bellini Road and South of Bailey Road.  
**Variance Request:** The applicant seeks a waiver for the downstream outfall to be 6” above the receiving ditch flowline deviating from section 15.A.10 of the District Rules, Regulations, and Guidelines.
- B. Discussion, Consideration & Possible Action** – Pickering Residence – BDD4# 25-000160 – John Pickering – Located East of Bellini Road and South of Bailey Road.  
**Variance Request:** The applicant seeks waiver to treat proposed dry detention pond as pervious cover deviating from section 33.F.2, Table 34-1 of the District Rules, Regulations, and Guidelines.
- C. Discussion, Consideration & Possible Action** – YAMA Pearland Plaza – BDD4# 25-000164 – Chong Wei Ooi P.E. – Located at 1966 Country Place Pkwy.  
**Variance Request:** The applicant seeks waiver for requiring a maintenance declaration deviating from the District Rules, Regulations, and Guidelines.

**D. Discussion, Consideration & Possible Action** – ERS Cat Phase 2 – BDD4# 25-000166 – Pro E Consulting – Located at 4300 Rice Drier Road.

**Variance Request:** The applicant seeks a consent to encroachment within a BDD4 Drainage Easement deviating from the District Rules, Regulations, and Guidelines.

**E. Discussion, Consideration & Possible Action** – Pena’s Tire Shop – BDD4# 25-000165 – Sterling Engineering – Located at 1422 Kathy.

**Variance Request:** The applicant seeks waiver for requirement of approved drainage plan deviating from the District Rules, Regulations, and Guidelines.

## **VII. PLATS & PLANS**

**A. Discussion, Consideration & Possible Action** – McGinnis Subdivision – BDD4 #25-000125 – Final Plat – Windrose – Located on the corner of McGinnis Dr. and Creekridge.

**B. Discussion, Consideration & Possible Action** – Croix Park – BDD4 #25-000142 – Final Drainage Plan – Daniel Scott Engineering, LLC. – Located on Croix Parkway adjacent to Mustang Bayou.

**C. Discussion, Consideration & Possible Action** – The Lew Tract – BDD4 #25-000101 – Final Drainage Plan – BGE, Inc. – Located on McKeever Road and Harkey Road, north of Cowart Creek.

**D. Discussion, Consideration & Possible Action** – Lew South 2 – BDD4 #25-000141 – Final Plat – Miller Survey | DCCM – Located south of CR100, east of Harkey Road.

**E. Discussion, Consideration & Possible Action** – Menon Residential – BDD4 #25-000108 – Final Plat – Windrose – Located at 6950 Amie Lane.

**F. Discussion, Consideration & Possible Action** – Arcadian Estates Section 1 – BDD4 #25-000152 – Revised Drainage Plan – BGE Inc – Located south of Old Massey Ranch Road, adjacent to Cowart Diversion Ditch.

**G. Discussion, Consideration & Possible Action** – Ridge Rock Retail – BDD4 #25-000096 – Final Drainage Plan – McKim & Creed – Located at Broadway St. and Shadow Creek H.S.

## **VIII. ENFORCEMENT MATTERS**

Including the assessment and collection of civil penalties for violations of District Rules, Regulations, & Guidelines and the holding of a public hearing in connection therewith.

**A. Executive (Closed) Session** – Pursuant to Texas Government Code section 551.071, consultation with an attorney.

**B.** 1221 N. Main St., Pearland, TX 77581 – Pearland Alternator

**C.** 21011 Hwy. 35, Alvin, TX 77511 – Storage 36

**D.** 6521 Amie Ln., Pearland, TX 77584 – Smart Microbes, LLC

**E.** 4203 Old Chocolate Bayou Rd., Pearland, TX 77584 – Huong Lam Buddhist Center

F. 18202 Timothy St., Pearland, TX 77584 – McVargo LLC

G. 5515 Old Massey Ranch Rd., Pearland, TX 77584 – Moosa-Kingsman Sports Enterprises

**IX. ADJOURN**



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.

POSTED THIS 3<sup>rd</sup> day of September 2025 at 4:30 PM.

This site is accessible to disabled individuals.

***Brazoria Drainage District No. 4 reserves the right to adjourn into executive/closed session at any time during the course of this meeting as authorized by the Texas Open Meetings Act, including Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.074 (Regarding Personnel Matters).***

**Brazoria Drainage District No.4**  
**Fiscal Year 2026 Revenue**  
**October 1, 2025 - September 30, 2026**

	<u><b>Budget Amt</b></u>
Tax Revenue	\$23,514,595
Penalty & Interest Revenue	\$125,000
Interest Revenue - CD's	\$600,000
Plat/Plan Review & Permitting	\$134,000
Checking Account Interest	\$1,500
Equipment Sales	\$243,000
Preallocated Funds for Ongoing Projects	\$8,891,115
Other Revenue	\$25,000
Reserves	\$0
<b>Total</b>	<b>\$33,534,210</b>

Adopted Budget for 2025-2026 \$0.113276 / \$100 - Tax Rate for Year 2025

Jeffrey H. Brennan, Chairman September 9, 2025

**Brazoria Drainage District No.4**  
**Fiscal Year 2026 Expenses**  
**October 1, 2025 - September 30, 2026**

	<u><b>Budget Amt</b></u>
Labor - Gross	\$6,850,000
Employee Benefit	\$2,870,480
Liability/WC Insurance	\$400,000
Accounting	\$30,000
HR	\$5,000
Engineering (Outsourced Reviews)	\$20,000
Legal	\$100,000
Capital Equipment M/R	\$500,000
Fuel & Oil	\$400,000
Shop & Safety	\$250,000
Office & IT Expenses	\$160,000
Utilities	\$90,000
Audit Expense	\$60,000
County Services	\$220,000
Equipment Replacement	\$1,256,000
Capital Improvement	\$0
Flood Control	\$20,322,730
Land Acquisition	\$0
<b>Total</b>	<b>\$33,534,210</b>

Adopted Budget for 2025-2026 \$0.113276 / \$100 - Tax Rate for Year 2025

Jeffrey H. Brennan, Chairman September 9, 2025

## Taxpayer Impact Statement

	Current Budget Fiscal Year Ending 9/25**	Proposed Budget Fiscal Year Ending 9/26**	No-New-Revenue Tax Rate***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$361.63	\$356.24	\$353.57

\* The District levies taxes in accordance with Texas Water Code § 49.236, et. seq. The District's current operations and maintenance tax rate is equal to \$0.113276 per \$100 of assessed value. Average homestead values are determined by the County appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect only those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

\*\*\*Tax rate calculations for the District are governed by the Texas Water Code. This column reflects a hypothetical estimate of the operation and maintenance taxes on the average homestead for the "No-New-Revenue Rate" found in Texas Tax Code § 26.04. This rate is shown here for comparison and informational purposes only.