

STATE OF TEXAS

COUNTY OF GALVESTON

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT ON WEDNESDAY FEBRUARY 11, 2026, AT 6:00 PM AT THE DISTRICT'S OFFICE LOCATED AT 1605 WHITAKER DRIVE, FRIENDSWOOD, TEXAS.

1. CALL THE MEETING TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. CITIZENS COMMENTS (3 Minutes per person)
5. BOARD OF DIRECTORS REPORT

Announcements concerning items of community interest. No action will be taken or discussed.

6. PRESENTATIONS

- a. **Granicus** – Presentation outlines the status of our technology and software systems implementation, including progress to date, upcoming phases, and anticipated launch dates of service request management, agenda management, and communications.
- b. **HR Green** – Presentation provides an overview of the proposed engineering services in support of the 2028 Flood Plan and associated Flood Mitigation Evaluations, or other as needed support. The purpose is to outline the proposed scope, approach, and alignment with planning objectives and regulatory requirements.

7. PUBLIC HEARINGS – none

8. DISCUSSION AND ACTION ITEMS

- A. Approve or Deny – G260001 1008 Myrtlewood Drive Variance Request to Use the Attachment 4 simplified process.

The resident at 1008 Myrtlewood Drive requests a variance to use the simplified regional detention purchasing method known as the Attachment 4 Process. Said process is available for single family developments that are one lot and less than 5 acres in size. The current size is 4.952 acres. However, due to site constraints of building lines, the resident would like for the city to abandon an unopened road right of way that adjoins him. This will allow him to place his proposed shop where it would be most functional. The issue is if the resident follows through with the city and has the right of way abandoned, then develops a subdivision plat so that said right of way or portion thereof is added to his lot, the total area of the proposed lot will be 5.33 acres. Please note that a 70' wide pipeline right of way exists across his lot. He also notes that the portion of his property is heavily wooded and will never be developed. In this instance, the District Engineer believes the tract will meet the spirit of the Attachment 4 process.

- B. Discussion and Consideration – Proposed Revisions to the Drainage Criteria Manual Verbiage proposed to be added to the design criteria manual (DCM) as follows:

- i. to require that when an easement is proposed or required to be dedicated by a development, that said easement is executed and recorded by separate instrument prior to final plan consideration by the board.
 - ii. That if a plat is required by a city or county, that said plat is reviewed and approved by the district at or before a final plan is approved or considered by the board.
 - iii. Formal submittal procedures were reviewed and updated as necessary.
- C. Discussion and Consideration – Texas A&M IDRT Task #3 addition/amendment to existing contractual agreement for assessment of current waterway conditions across the GCCDD (the District), identify and quantify damage related to erosion, bank instability, blockages, and other flood management concerns, and support prioritization of needed repairs and maintenance.
- D. Discussion and Consideration – Professional Services Agreement with Chase Consulting Solutions for grant writing services.
- E. Discussion and Consideration – Professional Services Agreement with HR Green for engineering services related to 2028 Flood Plan and associated Flood Mitigation Evaluations, or other as needed support.
- F. Discussion and Consideration – Approval of Goods and Services Agreement with Link2Pump specialized security system for fuel management hardware and operating software.
- G. Discussion and Consideration – Approval of Amendment to Services Agreement with Proscap Development to amend Contract Document A – Rate Sheet for additional activity categories and corresponding rates.

9. **CONSENT AGENDA**

- A. Approval of January 14, 2026, Regular Meeting Minutes
- B. Approval of January 26, 2026, Special Administrative Hearing Findings
- C. Approve or Deny the G250147 GCCDD's Proposed Building Expansion Final Drainage
 - a. The District proposes to expand their own covered equipment storage shed by 14 feet by 40 feet. Detention is provided in the Friendswood Lakes detention system. The Plans have been reviewed by WGA and are consistent with the District's Criteria Manual.
- D. Approve or Deny G240078 Friendswood Trails Section 5B Final Drainage Plan.
 - a. This project proposes to modify Chigger Creek for their development. They propose to bench a portion of the creek adjacent to their development and will use 50% of the volume created as floodplain and stormwater detention mitigation. After review, I find that the plans are consistent with their effective and approved Drainage Impact Analysis. The plans are also consistent with effective DCM.
- E. Approve or Deny 26005 DSE25-070 110 East Willowick Avenue – Anson Lodge Regional Detention Request
 - a. The Anson Jones Lodge # 1416 located at 110 East Willowick Avenue is in the process of expanding their parking lot. They would like to request the ability to purchase regional detention in the amount of 0.07 Ac-Ft for \$3,080.00. If approved, an engineered drainage plan must still be developed, submitted, reviewed and approved by the district.

- F. Approve or Deny G25058 W FM 517 Calhoun Commercial Final Drainage Plan
 - a. This project proposes to develop 9.76-acres located at 1140 West FM 517, Alvin, Texas. The district approved the use of pumped storm water detention at their June 2025 meeting. A TX-DOT permit has been provided, and Brazoria County Conservation and Reclamation District No. 3 is scheduled to approve the drainage plan at their February 03, 2026, board meeting.

- G. Approve or Deny G24125 Attaway Estates Final Drainage Plan
 - a. This project proposes constructing one single family home at 2004' Lundy Lane. The board approved the final plat for this project at their last meeting. WGA is the district's reviewer of this plan.

- H. G240098 The Bristol Offsite Drainage Connection Final Drainage Plan
 - a. This project proposes to construct a 24" diameter public storm sewer line offsite to drainage their site.

10. RESOLUTIONS

11. DISCUSSION & REPORTS FROM STAFF MEMBERS

- A. Staff Reports
 - a. Monthly Field Superintendent Report
 - b. Touch A Truck Event Rescheduled for March 14, 2026

12. DISTRICT ENGINEERS REPORT

- a. GIS mapping by 5engineering update

13. CITY FRIENDSWOOD REPORTS

14. CITY OF LEAGUE CITY REPORT

15. EXECUTIVE SESSION


The Board of Directors will conduct a closed meeting in order to seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any manner in which the duty of the attorney of the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act per Texas Government Code 551.07, for legal issues concerning any item listed on today's posted agenda

- A. Discussion regarding current litigation matters (25-CV-0038; 24-CV-2406)
Deliberate the purchase, exchange, lease, or value of real property 551.072.

16. Reconvene into Open Session – Any Action Items from Executive Session

17. ADJOURNMENT

Paige Bailey of the Galveston County Consolidated Drainage District does hereby certify that the above notice of meeting was posted in a place convenient to the general public on February 5, 2026, by 4:00 PM



 Paige Bailey CEO/ General Counsel