

4813 W. Broadway  
Pearland, Texas 77581



(281) 485-1434  
info@bdd4.org

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

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*A Political Subdivision of the State of Texas*

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Regular Meeting

June 3, 2025

No. 6

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION JUNE 3, 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 BRENNAN AND PLEDGE OF ALLEGIANCE LED BY COMMISSIONER FEULESS, THE BOARD CONSIDERED THE FOLLOWING ITEMS:

### **II. PUBLIC COMMENTS**

NONE

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

A. Regular Meeting – May 6, 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.  
COMMISSIONER HERNANDEZ ABSTAINED FROM VOTE DUE TO ABSENCE FROM  
THE MEETING AND TROUBLE LOADING THE AUDIO FILE.  
MOTION CARRIED BY MAJORITY.

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

June & July 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE USE OF CHECK NUMBERS 43494 – 43579.  
MOTION CARRIED UNANIMOUSLY.

## **V. NEW BUSINESS**

**A. Discussion, Consideration & Possible Action** – Staff level approvals of plats, drainage plans, and drainage studies.

COMMISSIONER BRENNAN OPENED THE ITEM FOR DISCUSSION.

FOLLOWING DISCUSSION, COMMISSIONERS REQUESTED STAFF TO PREPARE A REPORT ON SUBMITTAL TIMELINES.

NO ACTION TAKEN.

**B. Discussion, Consideration & Possible Action** – To accept a 0.0413-ac. drainage easement along New Corrigan Ditch from Marcus & Sarah Parker and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO ACCEPT A 0.0413-AC. DRAINAGE EASEMENT ALONG NEW CORRIGAN DITCH FROM MARCUS & SARAH PARKER AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – To accept a 4.336-ac. drainage easement along Mustang Bayou from Sedona Lakes MUD No. 1 of Brazoria County and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO ACCEPT A 4.336-AC. DRAINAGE EASEMENT ALONG MUSTANG BAYOU FROM SEDONA LAKES MUD NO. 1 OF BRAZORIA COUNTY AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – To adopt Resolution #2025-002, the District's Hazard Mitigation Plan update.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO ADOPT RESOLUTION #2025-002, THE DISTRICT'S HAZARD MITIGATION PLAN UPDATE.

MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – Pumped detention escrow.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE DISBURSEMENT OF FUNDS HELD BY THE DISTRICT IN THE PUMPED DETENTION ESCROW ACCOUNT TO THE AUTHORIZED REPRESENTATIVE OF THE DETENTION FACILITY. FACILITIES FOUND TO BE NON-COMPLIANT 30-DAYS AFTER RECEIVING FUNDS SHALL BE SUBJECT TO ENFORCEMENT ACTION.

MOTION CARRIED UNANIMOUSLY.

## **VI. VARIANCE REQUESTS**

NONE

## **VII. PLATS & PLAN**

**A. Discussion, Consideration & Possible Action** – Manvel Medical Center – BDD4 #24-000234 – Final Drainage Plan – REKHA Engineering, Inc. – Located southeast of the intersection of SH 288 and SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE MANVEL MEDICAL CENTER DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Parker Villas – BDD4 #23-000069 – Final Plat – Overland Surveyors – Straddles New Corrigan Ditch. Southwest of the intersection of Rockland Drive and Hatfield Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE PARKER VILLAS PLAT.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – Business Center Detention – BDD4 #24-000200 – Final Drainage Plan – Gauge Engineering – Located at the west property line of Buc-ee's on the north side of Shadow Creek Parkway (FM-2234).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE BUSINESS CENTER DETENTION DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – Oakwood Trails – BDD4 #25-000076 – Final Drainage Plan – EHRA – Located east of CR48 and north of SH6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE OAKWOOD TRAILS DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – Sedona Lakes Dog Park Phase I – BDD4 #25-000019 – Drainage Plan – BGE – Located around Sedona Lakes Waste Water Treatment Plant, north of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE SEDONA LAKES DOG PARK PHASE I DRAINAGE PLAN.  
COMMISSIONER FEULESS REQUESTED STAFF TO PURSUE AN INTERLOCAL AGREEMENT WITH BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT 3 TO COVER DEVELOPMENT NEAR THE DISTRICT'S BOUNDARIES.  
MOTION CARRIED UNANIMOUSLY.

**F. Discussion, Consideration & Possible Action** – Sedona Lakes Dog Park Phase II – BDD4 #25-000028 – Drainage Plan – BGE – Located around Sedona Lakes Waste Water Treatment Plant, north of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE SEDONA LAKES DOG PARK PHASE II DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

## **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.** 5115 McKnight Rd., Pearland, TX 77584.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO OPEN FOR DISCUSSION. COMMISSIONERS RECEIVED A REPORT FROM DISTRICT STAFF.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO OPEN THE PUBLIC HEARING FOR THIS MATTER. COMMISSIONER BRENNAN CALLED THREE TIMES FOR PUBLIC COMMENT.

UPON RECEIVING NO PUBLIC COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING AT 9:55 AM.

COMMISSIONERS THEN ENTERED EXECUTIVE SESSION AT 9:55 AM PURSUANT TO TEXAS GOVERNMENT CODE §551.071 CONSULTATION WITH ATTORNEY.

COMMISSIONERS RECONVENED IN OPEN SESSION AT 10:20 AM.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO FINE THE OWNERS OF 5115 MCKNIGHT RD., PEARLAND, TX 77584 IN THE AMOUNT OF \$500 FOR NONCOMPLIANCE WITH AN APPROVED DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

## **IX. ADJOURN**

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:21 AM.

  
Jeffrey H. Brennan, Chairman

  
Scott Feules, Secretary

  
Adrian Hernandez

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

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June 03, 2025

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

NAME	BUSINESS AFILIATION
Adrian Gergo	BDD4
Jennie Edmonson	BDD4
John Engle	BDD4 - RET
LEILA BURNER	BDD4
JASON DYER	BDD4
Michelle Estes	BDD4
Thomas Knox	City of Pearland

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner

Adrian Hernandez  
Commissioner