

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

June 2, 2026

No. 6

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION JUNE 2, 2026 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman

Scott Feuleless, Secretary

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 5, 2026

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

IV. APPROVAL OF CHECK NUMBERS

June & July 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE USE OF CHECK NUMBERS 44528 – 44613.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – Update from HR Green on the FMA 2022 grant projects.

Ian Hudson with HR Green gave an update on the 3 federal grant projects.
No action taken.

B. Discussion, Consideration & Possible Action – To accept a 0.8332-acre drainage easement from TPG AG EHC III (MTH) MULTI STATE 2, LLC at the Magnolia Creek Development on the Cowart Diversion Channel and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.8332-ACRE DRAINAGE EASEMENT FROM TPG AG EHC III (MTH) MULTI STATE 2, LLC AT THE MAGNOLIA CREEK DEVELOPMENT ON THE COWART DIVERSION CHANNEL AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To accept a 0.1056-acre access easement from Impax Flex Pearland, LLC along SH 35 to Hickory Slough and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.1056-ACRE ACCESS EASEMENT FROM IMPAX FLEX PEARLAND, LLC ALONG SH 35 TO HICKORY SLOUGH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

NONE

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – St. Julitta Coptic Orthodox Church – BDD4 #24-000177 – Final Plat – Windrose Land Services – Located on Zapalac Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE ST. JULITTA COPTIC ORTHODOX CHURCH FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Welby Bank – BDD4 #26-000069 – Final Plat – Pape Dawson – Located West of 288 along Hwy 6. Located across Hwy 6 from Manvel Town Center (Manvel HEB).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE WELBY BANK FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Sedona Commercial Corner – BDD4 #23-000286 – Final Plat – McKim & Creed, Inc. – Located at the Northwest intersection of CR 101 and CR 94.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE SEDONA COMMERCIAL CORNER FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Rhame Pump – BDD4 #26-000068 – Final Drainage Plan – Daniel Scott Engineering, LLC – Located at the intersection of County Road 391 and County Road 127.

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

E. Discussion, Consideration & Possible Action – Shadycrest Drainage – BDD4 #25-000143 – Final Drainage Plan – ARKK Engineers, LLC – Project includes street and drainage improvements of the Shadycrest and Creekview Subdivisions.

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

F. Discussion, Consideration & Possible Action – Hickory Slough Slope Replacement – BDD4 #25-000199 – Final Drainage Plan – Cobb, Fendley & Associates. – Located at Hickory Slough and Garden Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE HICKORY SLOUGH SLOPE REPLACEMENT FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Brookside Maintenance Barn – BDD4 #26-000082 – Final Drainage Plan – GC Engineering, Inc. – Located at 12722 Wellborne Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE BROOKSIDE MAINTENANCE BARN FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- H. Discussion, Consideration & Possible Action** – Manvel Parkway Extension Phase 2 – BDD4 #26-000059 – Final Drainage Plan – Blackline Engineering – Located at the southeast corner of the Del Bello development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MANVEL PARKWAY EXTENSION PHASE 2 FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – Bullard Parkway Phase 3 – BDD4 #26-000070 – Final Drainage Plan – LJA Engineering – Located west of the intersection of Karsten Rd and Bullard Rd. (only approving portions within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE BULLARD PARKWAY PHASE 3 FINAL DRAINAGE PLAN ONLY WITHIN BDD4 JURISDICTION.

MOTION CARRIED UNANIMOUSLY.

- J. Discussion, Consideration & Possible Action** – Magnolia Creek Section 1 – BDD4 #26-000038 – Final Plat – LJA Engineering – Located along Massey Ranch Road in proximity to FM 1128.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MAGNOLIA CREEK SECTION 1 FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

- K. Discussion, Consideration & Possible Action** – Kroozin at Manvel – BDD4 #25-000252 – Final Drainage Plan – Midstream & Terminal Services LLC – Located at the southeast corner of Hwy 6 and Iowa Colony Blvd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE KROOZIN AT MANVEL FINAL 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.** 3632 South Main, Pearland, TX 77584 – Weatherford Enterra.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN FOR DISCUSSION 3632 SOUTH MAIN, PEARLAND, TX 77584 – WEATHERFORD ENTERRA.

MATT REED WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE WEATHERFORD ENTERRA PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN THE PUBLIC HEARING FOR THIS CASE.

RALPH CLEMENTS, A REPRESENTATIVE OF WEATHERFORD ENTERRA SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.

UPON HEARING ALL COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.

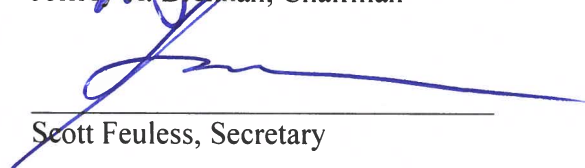
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER BRENNAN;
THE BOARD ASSESS A PENALTY OF \$2,500, PLUS APPLICABLE ATTORNEYS' FEES FOR SECTION 19(A): FAILURE TO ENSURE PROPER MAINTENANCE OF DETENTION FACILITIES IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN, AND IF SUCH VIOLATIONS ARE NOT CURED WITHIN 120-DAYS FROM TODAY'S DATE, ADDITIONAL MONTHLY PENALTIES OF \$1,000, PLUS APPLICABLE ATTORNEYS' FEES, UNTIL SUCH TIME AS THE FOREGOING VIOLATIONS ARE CURED. ADDITIONAL MONTHLY PENALTIES SHALL APPLY UPON THE 1ST DAY OF THE MONTH OCCURRING AFTER 120-DAYS FROM TODAY'S DATE AND SHALL CONTINUE TO ACCRUE ON THE FIRST DAY OF EACH MONTH THEREAFTER.
MOTION CARRIED UNANIMOUSLY.

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 9:52 AM.



Jeffrey H. Brennan, Chairman



Scott Feules, Secretary

Adrian Hernandez

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June 02, 2026

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

NAME	BUSINESS AFILIATION
Adrian Gingo	BDD4
Jason Dyer	BDD4
Ralph Clements	Wenxhond.
STEPHEN RAY	COBBFENDLEY
Luis Perez	City of Pearland
IAN HUDSON	HR GREEN INC.
LEIGH BLUMER	BDD4
Thomas Knox	City of Pearland
Cliff Goebel	BDD4
Jennife Edmonson	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

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June 02, 2026

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

NAME

BUSINESS AFILIATION

Valeria Torres

BDD4

Umesh KC

GC Engineering, Inc.

SALVADOR F. AYALA

BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner