



CITY COUNCIL WORKSESSION MINUTES

**Monday, May 13, 2024
5:30 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583

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STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 13th day of May 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 5:30 P.M. in the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember McLean Barnett
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And none being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Kennedy called the work session to order at 5:31 P.M.

CITIZEN COMMENTS

Brett Massoni; 4918 Dubuque Parkway- He has been a resident of Magnolia Bend and Iowa Colony since 2018. He is against the rate increase that Undine is proposing due to the lack of service provided to the residents. He stated that the water quality is very poor. The residents deal with numerous water loss events and low pressure from the system. There are about 19 new homes being built that will tap into the water system. He brought a filter to show the council that had only been in his system for less than a month. He stated that many of the residents have had to buy water treatment systems including filters, water softeners, and very expensive osmoses systems to treat the water that is being provided to their homes.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.

City Manager, Robert Hemminger introduced the new employees as follows:

Telecommunications Operator-Valerie Robinson
Police Officer- Michael Garcia
Police Officer- Ron Elerick
Public Works Crew Leader- Herb Anderson
Animal Control Officer- Lynn Goodwill

2. Discussion on proposed Maple Farms Development.

David Oliver with ABHR provided an overview of the Maple Farms Development. The property is currently located in the ETJ of Sandy Point. Councilmember Hargroder asked where the developer is in the process of annexation. Councilmember Varlack asked about forming an in-City MUD. Only the residents that live there will pay the MUD tax. He is concerned with the number of 40ft lots in the plan. The current plan does not meet our current lot size requirements. Councilmember Murray asked who the developer is. The developer is Maple Development Group. Councilmember Murray asked Mr. Oliver who the home builders will be. Mr. Oliver listed a few including DR Horton, Castlerock, Ashton Woods, and others.

3. Discussion on proposed Crystal Center Entertainment District Development Agreement and Plan of Development.

Mitchell Mayard provided a brief overview of the Crystal Center Entertainment District Development. Councilmember Varlack asked about the reduction of the amount of commercial land from the previous plan to the one presented now. He asked about traffic control on SH 288. The previous plan showed six to seven exits and that has been reduced to four exits. He asked how the traffic was going to be managed. He asked what the monument sign is supposed to be since they already had a sign. Mr. Mayard stated that the sign will welcome those into the community before they get to the lagoon. There is nothing solidified for the monument sign yet. They will use Karsten to get the people there. There is potential for backup on 288 with only 1 entrance and 1 exit. They will work with TXDOT to get the design element worked out. The concern is not the number of access points but the capacity of those access points with the ability of traffic to flow in and out of those points smoothly. He asked about design capacity of the lagoon. Mr. Mayard could not answer but will get the answer to him. Dinh Ho stated that a traffic impact analysis will be completed and that TXDOT and the city will both review it. There will be a frontage road built as part of this development. Councilmember Hargroder asked about the noise buffer between the homes to the west of where Karsten is proposed. There is no proposed buffer. Councilmember Barnett asked if the drainage will be affected in Sterling Lakes since the road will be on the drainage ditch. Councilmember Greene-Scott asked about the traffic flow and congestion as it was discussed in a previous meeting that there would be a northern exit. Councilmember Murray asked about TXDOT's approval of the schematic layout of how the feeder road constructions plans are laid out and connected back to the main road. This property is not currently covered by a development agreement. This proposal would allow for 650 units.

4. Discussion on Public Works in private subdivisions.

City Manager; Robert Hemminger stated that this item was placed on here to review the options from previous deliberations with some additional information provided to them in a memo from the City Attorney. The Council discussed the ordinance that prohibits city services other than police protection and patrol in gated communities. The City Attorney wants to look at the ordinance and have a meeting to make sure if we are petitioned by other gated areas in the city, we can provide the same services to everyone. Councilmember Varlack stated that he wants to make sure that the ordinance encompasses all gated areas in the community.

5. Discussion on FY2024-25 Budget Process Overview.

City Manager, Robert Hemminger provided a quick annual overview of the budget process. The Council will establish the policies and priorities. The staff will develop the budget in accordance with council guidance and they will present that to the council for adoption.

6. Discussion on possible changes to the city's sign ordinance.

City Manager; Robert Hemminger mentioned that the current sign ordinance identifies an exception for political signs on city property that is being used as a polling location. The public safety building will be used in the November election on only on election day. Our current ordinance allows for political signage to be placed on the property from 7 AM to 7 PM on election day. You cannot have more than two signs for any candidate or proposition or place them within 100 ft from the entrance where the voters are going in and out. Councilmember Hargroder asked City Attorney; Natasha Brooks to elaborate on the ROW and there is a constitutional prohibition against public assets being given away for private benefit. Natsha Brooks stated that they pay us to access our ROW. It could be brought up that we are allowing signage in the ROW at no charge but charging others to access our ROWs. This could be a potential liability for the city.

ADJOURNMENT

The worksession was adjourned at 7:15 P.M.

APPROVED THIS 10TH DAY OF JUNE 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

