



CITY COUNCIL WORKSESSION MINUTES

Monday, June 10, 2024
6:00 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 10th day of June 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 worksession to order at 6:00 P.M.

CITIZEN COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.

City Manager; Robert Hemminger introduced the new staff members.

911 Dispatcher - Myrakle George

Code Compliance Officer - Ambrosia Hicks.

2. Discussion on a proposed car dealership in Sierra Vista.

Alex Makris; the broker represents the owners of the commercial areas in Sierra Vista. They have a group who is under contract with roughly 26 acres fronting SH 288 and they are purchasing the property in order to open up a Kia Dealership calling it Parkway Kia of Iowa Colony. The Durdin family owns the dealership, and they own several other dealerships in the Houston area. The dealership will take up roughly 12 to 14 acres of the 26 acres that they are

purchasing. This will give them about 14 acres for retail on the south portion of the property. The dealership will employ roughly 150 people. The doors will be open six days a week for sales and service and be closed on Sunday. They are very involved in the communities they go into. They are members of the Chamber of Commerce, they host charity events once a year for local charities, and they like to give back to the communities that give them so much. Their gross sales will be about 140 million once they get up and running. Mayor Pro Tem Greene-Scott asked them to provide a rough revenue from parts and service. They responded that out of the 140 million they did in Kingwood last year 100 million were sales and the other 40 million were parts and service. Mayor Pro Tem Greene-Scott asked if this area would be comparable to Kingwood and how the Toyota dealership in Manvel would affect this dealership being in close proximity. Councilmember Murray asked if the 150 jobs they would be creating would be hired within. She also asked about having a hiring fair to attract those in this area that are in need of a job opportunity. Councilmember Varlack asked about the structure design. He stated that based on our comprehensive plan and outreach from the citizens they would like to keep more of a rural feel. He mentioned we have a dark sky ordinance in place. He asked how they are going to accommodate that with the dealership. Ms. Durdin stated they will work with the city to be compliant. He asked about Kia's electrification plan. Kia has 3 models that are electric. Councilmember Varlack asked about drainage and recommended that they make sure that the community is aware of what they are doing and that they educate the community of their plans. Ms. Durdin asked what the best way to communicate with the community would be. Councilmember Hargroder stated that she has hesitation of such a huge portion of the commercial property potentially having lost sales tax revenue. She highly recommends that they work with city staff to follow our ordinances and regulations and keep the building and surrounding area in compliance and to minimize the need for variances. Mayor Pro Tem Greene-Scott asked about their community involvement in current communities. They speak at local high schools, they speak at local chambers, they attend chamber functions, they love parades, and they help local churches get going, and they support local little leagues. Councilmember Varlack mentioned that there is a push in some states to move away from the franchise dealer model and into the direct sales model. He asked what happens if Kia decides to move in that direction. Ms. Durdin stated that is not Kia's decision to make, the State of Texas has very strong franchise laws.

3. Discussion on FY2024-25 Budget Workshop

Robert Hemminger provided a budget overview then each department head provided a brief explanation regarding their department budget priorities.

Administration - Salary Survey, Staffing Plan, training and travel, Human Resources, Municode Codification Supplements

Court - Additional Dockets, Magistrate Duties, Annual Subscription for Citation Import

IT - Microsoft 365 G3 Suite, Ticketing System, Cybersecurity Solutions

Community Development- Training and Uniforms for Animal Control and Code Enforcement

Police Department - Take a Position from CCPD and move back into City Budget and add another Operator, Investigator Position, Emergency Management, Training, Mass Notification System change from Blackboard to Genesis Alert

Finance - Accountant and Training for additional personnel

Public Works- Vehicles Repairs/Maintenance for Mowers, Signs changing from traditional to TXDOT breakaways, Janitorial Supplies, training and travel for additional personnel

Mayor Pro Tem Greene-Scott asked about City Secretary and City Attorney budget requests. The requests were mentioned by Robert during the administration budget.

Councilmember Varlack asked that we look at a budget that looks at a tax rate reduction to help offset the high assessments as we did last year. Mayor Pro Tem Greene-Scott stated that we kept the tax rate the same last year and did not reduce it as we have an agreement with Rise Development. If we reduce it, then they will pull the \$300,000.00.

ADJOURNMENT

The worksession was adjourned at 7:29 P.M.

APPROVED THIS 8TH DAY OF JULY 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

