CITY COUNCIL MEETING MINUTES

Monday, October 19, 2026
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 19th day of October 2026, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at 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 Arnetta Murray
Councilmember Margaret Madariaga
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 meeting to order at 7:02 P.M. Mayor Kennedy called for City Council to recess until 7:10 P.M. City Council returned to meeting at 7:10 P.M.

INVOCATION
Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS
Carolyn Bowen stated that in 1979, the property being discussed, known as Colony Retreat, experienced significant flooding, with only the top three inches of the fence posts visible above the water. She recalled that Mr. Alloy, who lived between the property and the Elementary School, woke up neighboring residents and likely saved their lives. She explained that the property served as a holding pond for floodwaters during the 1979 flood and emphasized that flooding is a serious concern in the area. Although the floodwaters did not enter her home in 1979, her home did flood during Hurricane Harvey. She also expressed concerns regarding traffic on Cedar Rapids Parkway, stating that she has difficulty backing out of her driveway due to the volume of traffic. Additionally, she discussed the use of Flock cameras, noting that Brazoria County officers were able to locate two murder suspects using footage captured by the cameras. She questioned why residents would be concerned about cameras capturing images of vehicles when individuals routinely undergo security screenings at airports without objection.

Mario Granados, who lives adjacent to the property being considered, expressed concern regarding how neighboring residents are notified when a development or similar activity is proposed in their area. He stated that he was unaware of the matter being discussed and questioned who is responsible for notifying affected property owners. He also raised concerns about drainage, noting that his property consists of nearly seven acres. Additionally, he expressed concern about the potential impact of the developer raising the elevation of the property.

Rosie Flores expressed concerns regarding drainage and the proposed elevation of the property. She noted that the proposed retention pond would be located along her rear fence line and extend toward the vacant property to the right. She also raised concerns about the pipeline and requested that City Council ensure the developer is held to the City's established standards. She referenced the proposed 60-foot lots surrounding the development and expressed concern about potential impacts on neighboring properties, including damaged fences and other property damage. Traffic was another significant concern, as she stated that the existing roadway is already unable to accommodate current traffic volumes. She suggested that an agreement be established requiring the roadway improvements to be completed before development begins.

Brenda Ledbetter stated that she is opposed to the proposed development and does not support the inclusion of 40-foot lots. She noted that the development would be surrounded by acreage properties and questioned why the City could not consider an approach similar to Manvel's rural preservation standards, which provide for one-acre lots with one home per lot. She expressed concern about the additional traffic the development would generate, stating that it is already dangerous to walk to the mailbox due to existing traffic conditions. She emphasized that the rural community has a distinct character and expressed concerns about the development's aesthetics and its impact on the surrounding area. She asked that the City consider the existing rural property owners and the character of the community when evaluating the proposal.

Robert Wall expressed concerns about flooding in the area, stating that he has personally witnessed the intersection completely submerged in water. He provided an example of Drainage District No. 5 coming out to clean the ditch and explained that the Drainage District indicated it could not make the ditch any longer or wider. He noted that the area's drainage currently flows into Chocolate Bayou and expressed concern that Chocolate Bayou would flood during a significant rain event. He emphasized that the property is already low-lying and questioned how adding homes and additional impervious surfaces, such as concrete, would affect drainage in the area. He also identified the existing roadway as another concern.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked everyone for attending the meeting. She noted that the first day of early voting was taking place and reminded residents that Election Day is November 3rd, encouraging everyone to exercise their right to vote.

Councilmember Murray thanked everyone for their attendance.

Councilmember Madariaga thanked everyone for attending and assured residents that their concerns had been heard.

Councilmember Hargroder thanked everyone for their attendance and wished Councilmember Madariaga a Happy Birthday.

Councilmember Boyce thanked everyone for attending the meeting.

Councilmember Varlack thanked everyone for their attendance and recognized all breast cancer survivors. He also recognized Lieutenant Sosa for working with the team to coordinate National Night Out and expressed his appreciation to Chief Bell and Sergeant Lambert, acknowledging them as great leaders.

Mayor Kennedy recognized the many Iowa Colony High School students involved in the Future Farmers of America (FFA) and acknowledged their hard work and participation in the Brazoria County Fair. He also recognized Brazoria County Fair Queen Runner-Up Christa Lauderdale, who was escorted by Adrian.

STAFF REPORTS

1. Building Official/Fire Marshal Monthly Report
2. Public Works Monthly Report

   Jeremy Franks provided an update on road improvements along County Road 48. He reported that a major cleanup effort had been completed along Cedar Rapids Parkway with assistance from the Brazoria County Correctional Facility. The crew is scheduled to return on the 25th to finish the cleanup. He noted that the City has contracted with the facility to provide ongoing assistance with litter and trash removal throughout the City.

   Mr. Franks also discussed upcoming road improvements, including work along Iowa Colony Boulevard from SH 288 northbound toward Meridiana Elementary and approximately 500 feet of improvements along County Road 190.

   Regarding park maintenance, Mr. Franks acknowledged concerns about the overgrown grass at the City park and stated that the landscaping contractor would begin servicing the park on Fridays.

   Mr. Franks announced that the Festival of Lights is scheduled for December 4th from 6:00 p.m. to 9:00 p.m. He also announced that the MLK Parade will take place on January 16, 2027.

   Councilmember Hargroder asked Mr. Franks to provide additional information regarding the roadway issues on Iowa Colony Boulevard, specifically the sagging pavement. Mr. Franks explained that the roadway is sagging on the southbound side.

   Councilmember Murray asked about the park maintenance schedule and the decision to mow the park once a month from October through January. She also asked how many parks the City currently maintains. Mr. Franks confirmed that the City has one park. Councilmember Murray additionally reported a pothole on County Road 56 and requested that Public Works look into the issue.

   Mayor Pro Tem Greene-Scott asked for clarification regarding the landscaping contractor responsible for maintaining the City park. She also expressed concerns about the grass along SH 288, which is maintained by TxDOT, noting that trash is left scattered throughout the area after mowing. She asked whether the City's partnership with the Brazoria County Correctional Facility would include assistance with cleaning up that area. She also indicated that she had understood Public Works was responsible for mowing the park.

   Mr. Franks clarified that a contractor is responsible for mowing the City park and baseball fields. Councilmember Varlack explained that the City's tractors and equipment are more industrial in nature and are not suitable for maintaining the City park. Councilmember Hargroder asked whether the City has a zero-turn mower, and it was confirmed that one is available.

   Councilmember Boyce thanked Mr. Franks for his assistance in addressing concerns regarding the crosswalk. He also expressed his appreciation to the Chief of Police and the City Manager for

working together to identify an alternative solution. Additionally, he thanked the Chief for assisting with the placement of a speed trailer to notify motorists of their driving speed.

3. Police Department Monthly Report

   Chief Bell recognized dispatchers Keeley Ivey from Brazoria Police Department and Jessica Barboza from Pasadena Police Department and Patrol Officer Kayle Bowers from Manvel Police Department.

   Chief Bell recognized Lieutenant Sosa for successfully completing the LEMIT Command College, a nine-week program conducted at three different locations. The program began at Texas A&M University, continued at Texas Woman's University, and concluded at Sam Houston State University. Lieutenant Sosa's research paper focused on the use of artificial intelligence in law enforcement. Lieutenant Sosa thanked Chief Bell for providing him with the opportunity to participate in the program.

   Chief Bell also addressed questions previously raised by City Council regarding the City's Flock camera system. Topics included the approval process for the program, the number of cameras currently installed throughout the City, associated costs, who has access to the information collected, and how the system benefits the community. An item will be placed on the agenda for the next City Council Work Session to allow for further discussion.

4. Municipal Court Monthly Report
5. City Engineer's Report
6. Monthly finance and trial balance reports for finance. For month ending 9-30-26 to be presented in October's meeting.
7. Water/Wastewater Utility Monthly Report

   An update was provided on the water meter project. The billing integration and meter-read integration have been completed. This includes the portions of the program that transfer billing and meter-reading data into the AMI software and then onto the customer portal, allowing customers to view their individual water meter information.

   The notification components are still in progress and will allow customers to receive notifications by phone, email, or text message. Notification templates have been discussed among SI Environmental, H2O Analytics, and the City; however, additional work remains to complete this portion of the project.

   The consumer portal still requires user training and user acceptance testing. During this process, users will identify any software issues or bugs, which will be addressed and corrected. This process will be repeated until all identified issues have been resolved. Once testing is complete and the necessary corrections have been made, the portal will be ready to go live.

POST EXECUTIVE SESSION

8. Consideration and possible action on a Resolution approving the development agreement between Iowa Colony and Colony Retreat LLC.

   Motion made by Mayor Pro Tem Greene-Scott to approve the Resolution authorizing the Development Agreement between the City of Iowa Colony and Colony Retreat LLC, subject to approval of the Planned Unit Development (PUD), Seconded by Councilmember Hargroder.

   The discussion from the Work Session continued with the developer of Colony Retreat. The developer stated that he had met with the City Manager and City Engineer to discuss the concerns that had been raised. He acknowledged that the project is required to complete a Traffic Impact Analysis and a Drainage Impact Analysis and confirmed that he was aware of these

requirements. The project engineer also provided information regarding the City's drainage requirements and the measures that would need to be addressed. The developer stated that the vision is to create a high-end community despite the limited acreage and explained that the proposed development would include 40-, 50-, and 60-foot lots.

Councilmember Hargroder stated that Council had heard the concerns expressed by residents throughout the evening. She strongly recommended that the Mayor Pro Tem amend her motion to remove the 40-foot lots, stating that she would second the amended motion, provided all other staff recommendations were met.

Dinh Ho clarified that an amendment to remove the 40-foot lots was not necessary at this time because the lot sizes are addressed in the Planned Unit Development (PUD), which was not an action item on the current agenda. The PUD will be brought forward for consideration at the November meeting. However, she strongly recommended that the development not include 40-foot lots.

Councilmember Varlack stated that the current action was to determine whether the developer could proceed with the required studies. He expressed agreement with his fellow Councilmembers that 40-foot lots were not appropriate for this area. He reiterated his concerns regarding drainage and the condition of the existing roadway. He also questioned how the developer could raise the elevation of the property without negatively affecting surrounding properties.

Councilmember Murray stated that she supports growth but emphasized the importance of being considerate of existing property owners who have invested in the area and may be affected by the proposed development.

Mayor Pro Tem Greene-Scott stated that she would like to preserve the rural character of this portion of the City. She referenced Duke Road, where residents have experienced difficulty accessing their homes due to flooding, despite a drainage study having been completed. She emphasized that Council must consider the impacts on all residents. She acknowledged that only a portion of the proposed property is located within the City limits and expressed concern that there may not be sufficient space within the development to accommodate the necessary retention and detention facilities.

Councilmember Hargroder referenced the comments made by Mr. Granados during Citizen Comments regarding who is responsible for notifying residents about proposed developments and public hearings. She explained that City Council plays an important role in the process and encouraged residents to regularly review meeting agendas and stay informed about matters being considered by the City.

Dinh Ho explained that public hearing notices would be mailed to affected property owners regarding the upcoming public hearings before the Planning and Zoning Commission and City Council in November.

Councilmember Boyce asked what the next steps in the process would be if the item were approved that evening. The City Secretary provided an explanation of the public notification process and how notices are distributed for upcoming public hearings.

Mayor Kennedy noted that approximately 75% of the property is located outside the City limits and he could do what he wants to do with it and we have no control. He stated that the proposed project would move water closer to SH 288 and acknowledged that several aspects of the proposed development had been brought forward for discussion and would need further consideration. He stated he tends to lean towards having more dialogue about this development.

Amended Motion made by Mayor Pro Tem Greene-Scott to table this item until the November meeting and be presented at the same time as the PUD, Seconded by Councilmember Hargroder. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga
Voting Nay: Mayor Kennedy

9. Consideration and possible action on a Resolution regarding the Sierra Vista/Sterling Lakes Entertainment District Plan of Development and Roadway Funding and Commercial Development Agreement.

   Motion made by Councilmember Hargroder to approve the proposed amendment to the Sierra Vista/Sterling Lakes Plan of Development to establish an approximately 83.45-acre Entertainment District along State Highway 288, Seconded by Mayor Pro Tem Greene-Scott.
   Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Boyce, Councilmember Madariaga
   Voting Nay: Councilmember Hargroder, Councilmember Varlack

10. Consideration and possible action on a Resolution authorizing a Roadway Funding and Commercial Development Agreement with Land Tejas Sterling Lakes South.

    Motion made by Councilmember Varlack to authorize a Roadway Funding and Commercial Development Agreement between the City and Land Tejas Sterling Lakes South, LLC, that relates to the construction and funding for a portion of State Highway 288, the southbound frontage road between County Road 56 and County Road 57, Seconded by Councilmember Murray.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

11. Consideration and possible action to approve a Resolution authorizing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the SH 288 southbound frontage road between Meridiana Parkway and Cedar Rapids Parkway.

    Motion made by Councilmember Hargroder to approve a resolution authorizing the City to enter into an Advance Funding Agreement with the Texas Department of Transportation for frontage road improvements along State Highway 288, Seconded by Councilmember Varlack.Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

12. Consideration and possible action to cast a vote for a candidate to serve on the Texas Municipal League Region 14 Board of Directors.

    Motion made by Councilmember Hargroder that the City Council select Sally Branson as the City's choice for the Texas Municipal League Region 14 Director Election to the TML Board of Directors for the two-year term, Seconded by Mayor Pro Tem Greene-Scott.

    Discussion regarding Sally and Jaquavous Doucette occured among Council members.

    Amended Motion made by Councilmember Hargroder that the City Council select Jaquavous Doucette as the City's choice for the Texas Municipal League Region 14 Director Election to the TML Board of Directors for the two-year term, Seconded by Mayor Pro Tem Greene-Scott.Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

13. Consideration and Possible Action on First Reading of an Ordinance adopting a standalone Academic Education Pay policy, repealing and replacing the Academic Education Incentive

Program of Ordinance No. 2017-23-1, as amended, and preserving the remaining provisions of that ordinance.

Motion made by Councilmember Hargroder to adopt the standalone Academic Education Pay Policy, thereby repealing and replacing the Academic Education Incentive Program established pursuant to Ordinance No. 2017-23-1, as amended, and affirming that all remaining provisions of said ordinance shall remain in full force and effect, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the Ordinance caption aloud.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

14. Consideration and possible action on an Ordinance amending the Fiscal Year 2025–2026 Annual Budget to reflect year-end revenue and expenditure adjustments.

    Motion made by Councilmember Hargroder to approve, on first reading, the ordinance amending the Fiscal Year 2025–2026 Annual Budget to reflect year-end adjustments to revenues and expenditures, Seconded by Councilmember Madariaga. The City Secretary read the Ordinance caption aloud. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

CONSENT AGENDA
Motion made by Councilmember Varlack to approve all consent items as presented, Seconded by Councilmember Hargroder.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

15. Consider approval of the July 20, 2026 City Council meeting minutes.
16. Consider approval of the August 5, 2026 City Council workession minutes.
17. Consider approval of the August 26, 2026 City Council worksession minutes.
18. Consider approval of the August 26, 2026 City Council meeting minutes.
19. Consider approval of the August 31, 2026 City Council worksession minutes.
20. Consider approval of the August 31, 2026 City Council meeting minutes.
21. Consider approval of the September 9, 2026 City Council worksession minutes.
22. Consider approval of the September 9, 2026 City Council meeting minutes.
23. Consider approval of the Septmeber 21, 2026 City Council worksession minutes.
24. Consider approval of the September 21, 2026 City Council meeting minutes.
25. Consider approval of the Apollo CR 57 Preliminary Plat.
26. Consider approval of the Ellwood Dubuque Parkway Street Dedication Preliminary Plat.
27. Consider approval of the Ellwood Karsten Boulevard Phase 4 Final Plat.
28. Consider approval of the Ellwood Recreation Reserve Final Plat.
29. Consider approval of the Ellwood Section 3B Final Plat.
30. Consider Final Acceptance of Ames Boulevard Phase II - Storm and Paving Facilities.
31. Consider Final Approval of Ames Boulevard Phase II - Water and Sewer Facilities.
32. Consider Final Approval of Baird Boulevard Phase I Storm and Paving Facilities.

33. Consider Final Acceptance of Karsten Boulevard North Phase 2 - Water, Drainage, and Paving Facilities.
34. Consider Final Approval of Sterling Lakes North Section 7 - Water, Sanitary, Storm and Paving Facilities.
35. Consider renewing an interlocal agreement with Brazoria County for general road maintenance.
36. Approval of an interlocal agreement with Brazoria County for FY27 road project request list.

EXECUTIVE SESSION

Executive session in accordance with 551.071 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

37. Pending litigation styled Bobby Dwayne Hurman v. City of Iowa Colony, Texas; Civil Action No. 3:26-cv-00279

    City Council convened at 7:29 P.M to discuss item no. 37. City Council returned at 7:49 P.M.

38. The City Attorney and City Manager's 3% Salary Increase (COLA) as reflected in the FY 2026-27 Adopted Budget.

    Council Recessed into Executive Session at 9:45 P.M.

39. Discussion on appointments to the Planning and Zoning Commission.

    City Council convened at 9:45 P.M to discuss items no. 38 and 39. City Council returned to open session at 11:04 P.M.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

40. Consideration and possible action on Executive Session matters.

    Motion made by Councilmember Varlack to give a 3% COLA for the City Attorney and consider the City Manager's adjustment at the annual review, Seconded by Mayor Pro Tem Greene-Scott.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

41. Consideration and possible action to appoint members to the Planning and Zoning Commission.

    Motion made by Councilmember Varlack to appoint De'Angelique Hardeman to the Planning and Zoning Commission, Seconded by Councilmember Hargroder.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Madariaga

ADJOURNMENT

The meeting was adjourned at 11:06 P.M.

APPROVED THIS 16TH DAY OF NOVEMBER 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor