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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 23rd day of January 2023, the City Council of the City of Iowa Colony, Texas, held a Work session at 6:00 P.M. and a Public Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Scott
Councilman Wil Kennedy
Mayor Pro Tem Chad Wilsey

And Councilman McLean Barnett being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the worksession to order at 6:01 P.M.
2. Citizens Comments. There were no comments from the public.
3. Discussion on potential commercial development on Iowa Colony Blvd. Arnoldo Pena and Daniel Vera presented plans for 3L Mouldings; a lumber and hardware retail facility they would like to build on the corner of Iowa Colony Boulevard and SH 288.
4. Discussion on Parks Master Plan kickoff and schedule. Paul Howard and Shane Howard with Burditt presented the timeline of events for the parks master plan.
5. The worksession was adjourned at 6:39 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum- Bratsen called the meeting to order at 7:01 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations.
 - Mike Ford; 10155 Napier Drive, informed the City Council that since New Year's people have been shooting off guns towards the Meridiana subdivision close to them and someone has already had their window shot through. They are concerned about the safety of the residents in that area and asked how we will handle the situation.

EXECUTIVE SESSION-7:06 P.M.

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

- Parks and Recreation applications and appointments
- Review applications for City Attorney
- Interlocal agreement with Alvin on municipal territory

POST EXECUTIVE SESSION-7:50 P.M.

PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Mayor Byrum-Bratsen opened the public hearing at 7:51 P.M. The applicant, Mrs. Amber Steele, provided background on the product, property, and plans for the facility. The following residents spoke to the public hearing.

- Carmela Cancino spoke in favor of the distillery. She stated that Amber has pride and passion in this product. She put a lot of work into the product and the plan for this distillery and she cares about Iowa Colony.
- Carolyn Bowen spoke against the location of the distillery. She stated Iowa Colony created a zoning plan years ago and asked why does it have to be zoned at all? She believes that the process has all happened so fast. She feels we need to talk to the county engineer and drainage district because of the flood zone. She doesn't agree with having it next to the stadium. She is not sure how it can be zoned residential as it wasn't even in the city. She asked who represents and looks after the rural area because all the council has an HOA.
- Antionette Chase spoke in favor of the distillery. She stated that many times we can all be hesitant about change. Change can be good; it doesn't have to be scary. She knows Amber and she put a lot of hard work into this project.
- Sydney Hargroder spoke in favor of the distillery. She stated that it all boils down to being a good neighbor and encouraging others to be a good neighbor. She looks forward to welcoming this business into the community.
- Jackie Peltier Horn had questions about how this entity will fit in with the surrounding area. She also has concerns about drainage. She is glad to see there will be no consumption on the premises as there is an academic facility next door.

Mayor Byrum-Bratsen closed the public hearing at 8:37 P.M.

4. Council comments or reports.

- Councilman Wilsey announced that longtime resident Mr. Don Baughman had passed away. He served at the Fire Department and was involved with the city for many years. He was Chad's neighbor. Mary Jo and Paul Doggett, longtime residents, donated to the Fire Department in Don Baughman's name.
- Councilman Kennedy thanked everyone for attending the meeting. He prayed aloud.
- Councilwoman Greene-Scott thanked everyone for their attendance. She lives in Sterling Lakes and the POA does not protect them like you all think they do. She announced that she got married last month and that her daughter attended the meeting.
- Councilwoman Murray stated she lived on County Road 63 for many years and that we need to be mindful and be ready to evolve. She loves the history of Iowa Colony, and we need to understand that we still must move forward. They are here to do what is best for everyone. She mentioned that the next day was her birthday.

5. Mayor's comments or reports.

Mayor Byrum Bratsen mentioned they moved here for community and an amazing opportunity. He lived on County Road 64 prior to moving into Meridiana with his family. He mentioned the strategic planning session that the council and staff previously had on the 12th and 19th. We should be finalizing that and getting it up for the public to view. We are kicking off our parks master plan and how we are going to interconnect those parks. Carmela Cancino, Chair for Parks and Recreation and Jeremy Franks, Parks and Recreation liaison were in attendance at the meeting. He wished Councilwoman Murray a Happy Birthday.

6. Staff Reports.

- February will be starting to reach out for public input through survey and will be on the website for input regarding the Parks Master Plan.
- Municipal Court Clerk, Monica Suarez became a grandma.
- Pizza Hut on Meridiana Parkway is the highest grossing Pizza Hut in the Houston area.
- City Secretary, Kayleen Rosser reminded everyone of the deadline to apply for a place on the May 6, 2023, election ballot is February 17th at 5:00 P.M.
- Chief Bell introduced a new Patrol Sergeant, Officer Jorge Sosa.

7. Consideration and possible action to appoint members to the Parks and Recreation Board. Councilwoman Greene-Scott made a motion to appoint Donald Brown, Gregory Fulton, Lemuel Stinson, and Michael Holton to the Parks and Recreation Advisory Committee. Seconded by Councilman Kennedy. Approved unanimously.

8. Consideration and possible action to approve an ordinance for rezoning the following property from Single Family Residential to Mixed Use;

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Councilwoman Murray made a motion to approve an ordinance on first and final reading for rezoning the subject property from single family residential to mixed use as recommended by the Planning and Zoning Commission. Seconded by Councilman Wilsey. The ordinance caption was read aloud by the City Secretary. Approved unanimously.

9. Consideration and possible action to approve an ordinance granting a specific use permit for the production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises;

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Councilwoman Greene-Scott made a motion to approve an ordinance on first and final reading granting a specific use permit for the production, warehousing, and marketing but not for on premises consumption of alcoholic beverages at the subject property as recommended by the Planning and Zoning Commission. Seconded by Councilwoman Murray. Councilwoman Greene-Scott then made an amended motion to approve an ordinance on first and final reading with the addendum including the wording provided by the City Attorney as follows; Consumption of alcoholic beverages on the premises is hereby prohibited, but "consumption" in this ordinance shall not mean tasting in the course and scope of production, including testing, and quality control, or of non-retail marketing. Seconded by Councilwoman Murray. Approved unanimously.

10. Consideration and possible action to amend the Resolution calling for the May 6, 2023, General Election of Officers. Councilman Wilsey made a motion to approve the amended resolution calling for the general election on May 6, 2023. Seconded by Councilwoman Greene-Scott. Approved unanimously.

11. Consideration and possible action to amend the Resolution calling for the Special Election of the continuation of a Crime Control and Prevention District for 15 years. Councilman Wilsey made a motion to approve the amended resolution calling for the May 6, 2023 special election. Seconded by Councilman Kennedy. Approved unanimously.

12. Consideration and possible action to approve an Ordinance assigning newly annexed property to City Council Districts. Councilman Kennedy made a motion to approve an ordinance to assign all newly annexed property into Council District C. Seconded by Councilwoman Murray. The City Secretary read the ordinance caption aloud. Approved unanimously.

13. Consideration and possible action to set hearings and meetings and authorize staff to begin actions for a limited purpose annexation of commercial portions of MUD 32. Councilman Kennedy made a motion to set the public hearings for Monday, February 27, 2023 at 7:00 P.M. and Tuesday, February 28, 2023 at 6:00 P.M. and Monday, March 20, 2023 at 7:00 P.M. to consider the annexation ordinance and authorize staff to begin steps to annex for limited

purposes the commercial areas in MUD 32, and authorize the City Manager to adjust the calendar and public hearing dates if necessary. Seconded by Councilwoman Greene-Scott. Approved unanimously.

14. Consideration and possible action to set hearings and meetings and authorize staff to begin actions for a limited purpose annexation of commercial portions of MUD 53. Councilman Kennedy made a motion to set the public hearings for Monday, February 27, 2023 at 7:00 P.M. and Tuesday, February 28, 2023 at 6:00 P.M. and Monday, March 20, 2023 at 7:00 P.M. to consider the annexation ordinance and authorize staff to begin steps to annex for limited purposes the commercial areas in MUD 53, and authorize the City Manager to adjust the calendar and public hearing dates if necessary. Seconded by Councilwoman Greene-Scott. Approved unanimously.

15. Consideration and possible action to hire Lloyd Gosselink Law Firm to negotiate a franchise agreement with CenterPoint Energy Electric. Councilman Kennedy made a motion to approve the terms and engagement letter with Lloyd Gosselink Attorneys at law for electric franchise agreement negotiations. Seconded by Councilwoman Murray. Approved unanimously.

16. Consideration and possible action to approve a Resolution ratifying a termination letter with Texas Coalition for Affordable Power and GEXA Energy. Councilwoman Murray made a motion approve a resolution ratifying a termination letter with Texas Coalition for Affordable Power and GEXA Energy. Seconded by Councilwoman Greene-Scott. Approved unanimously.

17. Consideration and possible action to approve a Resolution authorizing a grant application for body cameras for the Police Department. Councilwoman Murray made a motion to approve a resolution authorizing a grant application for body-worn cameras for the Police Department. Seconded by Councilwoman Greene-Scott. Approved unanimously.

18. Consideration and possible action to approve a Resolution authorizing a grant application for equipment for the Police Department. Councilwoman Greene-Scott made a motion to approve a resolution authorizing a grant application for various Police Department equipment. Seconded by Councilwoman Murray. Approved unanimously.

19. Consideration and possible action to authorize the purchase of audio/visual, security, and other components from Datavox for the new Public Safety Building using the TIPS Cooperative Purchasing Program. Dana Landry, Product Manager for Datavox was in attendance to answer any questions. Councilwoman Greene-Scott made a motion to approve the purchase of audio and visual security, and other building components for the new public safety building from Datavox using the TIPS Cooperative Purchasing Program contract number 200105. Seconded by Councilwoman Murray. Approved unanimously.

20. Consideration and possible action to approve an Ordinance on second and final reading and an interlocal with Alvin on city boundaries and extraterritorial jurisdiction. No action was taken.

21. Consideration and possible action on Amendment No. 1 to the Development Agreement with Hines. Councilman Kennedy made a motion to approve Amendment No. 1 to the development agreement with Hines. Seconded by Councilwoman Greene-Scott. Approved unanimously.

Consent Ordinances- Second Reading

- A. Consideration and possible action to approve an Ordinance on second and final reading setting the speed limits in school zones.
- B. Consideration and possible action to approve an Ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd.

Councilman Wilsey made a motion to approve an Ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd. with condition that the landowner sign the petition and attaches to the ordinance within thirty days of the passage of the ordinance.

Councilwoman Greene-Scott. Approved unanimously.

- C. Consideration and possible action to approve an Ordinance on second and final reading authorizing a natural gas franchise with Universal Natural gas.

Councilman Kennedy made a motion to approve the consent ordinances less item B. Seconded by Councilwoman Wilsey. The ordinance captions for item A and C were read aloud by the City Secretary. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilman Kennedy made a motion to approve consent agenda items less items A and E. Seconded by Councilwoman Greene-Scott. Approved unanimously.

- A. Approval of minutes of the following meetings
 - o December 19, 2022- Regular Meeting

Councilman Wilsey made a motion to approve the meeting minutes of December 19, 2022.

Seconded by Councilman Kennedy. Approved with four ayes and one abstention. Councilwoman Greene-Scott abstained as she was not present at the meeting on December 19, 2022.

- B. Approval of the following plats as recommended by the Planning and Zoning Commission.

- o George Subdivision Final Plat
- o Meridiana Section 58B Final Plat
- o Meridiana Section 58A Amended Plat
- o Meridiana Section 57 Amended Plat
- o Caldwell Crossing Section 2 Preliminary Plat

- C. Approval of Infrastructure approval/acceptance

- o Sierra Vista West Section 8 - Approval of Water, Sanitary, Storm and Paving into One Year Maintenance Period
- o Sierra Vista West Section 9 – Approval of Water, Sanitary, Storm and Paving into One Year Maintenance Period
- o Meridiana Section 34B- Approval of Water and Sanitary Facilities into One Year Maintenance
- o Meridiana Section 34B – Acceptance of Storm and Paving Facilities into One Year Maintenance Period

- Meridiana Section 37A- Approval of Water and Sanitary Facilities into One Year Maintenance
- Meridiana Section 37A – Acceptance of Storm and Paving Facilities into One Year Maintenance Period
- Meridiana Section 37B- Approval of Water and Sanitary Facilities into One Year Maintenance
- Meridiana Section 37B – Acceptance of Storm and Paving Facilities into One Year Maintenance Period

D. Approval of early plat disbursements

- Sierra Vista West Section 8 Disbursement Request No. 6 and Final
- Sierra Vista West Section 9 Disbursement Request No. 6 and Final

E. Approval of the investment of city funds.

Councilman Kennedy made a motion to withdraw the funds from Texas Advantage and open a certificate of deposit at Frost Bank for 24 months at 2.74%. Seconded by Councilwoman Greene-Scott. Approved with four ayes and one against. Councilman Kennedy voted against the motion.

F. Approval of the quarterly investment report.

G. Approval of an interlocal agreement with Brazoria County for Road Maintenance.

22. The meeting was adjourned by a unanimous vote at 9:48 P.M.