



CITY COUNCIL WORKSESSION MINUTES

**Monday, May 18, 2026
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 18th day of May 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 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 Margaret Madariaga
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

Jennifer Steward, 4135 Champlain Way, spoke regarding on-street parking practices within the Hidden Trails section of the Meridiana subdivision. She expressed concerns about the types of vehicles being parked on the streets and noted that some vehicles are obstructing driveways.

ITEMS FOR DISCUSSION

1. Discussion regarding a proposal for a partnership opportunity to develop a community sports, recreation, and training facility.

Councilmember Boyce provided information on behalf of the developer regarding a potential partnership with Valor Training Academy. He stated that he has worked closely with the entity and requested feedback from City Council and staff regarding the proposal. He noted that Iowa Colony is a rapidly growing community with a lack of indoor sports and recreational facilities, resulting in residents traveling outside the City to participate in sports and recreational activities.

The proposed project would be a community sports training facility consisting of a modern, multi-use facility with basketball and volleyball courts, youth leagues, athletic training programs, camps, and meeting rooms. Councilmember Boyce explained that the proposal is being presented as a potential partnership. At this stage, there is no specific agreement in place, but the proposal provides an opportunity for the City and the developer to collaborate and discuss Iowa Colony's long-term goals and priorities.

Councilmember Hargroder thanked Councilmember Boyce for bringing the proposal forward. She asked about the three options presented by Valor Training Academy: **Option 1 – Public Benefit Development Partnership; Option 2 – Public-Private Partnership; and Option 3 – Market Value Purchase.** She stated that Valor Training Academy is seeking feedback from the City regarding the proposed options. Councilmember Hargroder indicated that she would be willing to consider a market value purchase and noted that long-term land lease arrangements can also be beneficial, providing the example of the City's fire station. She further stated that, as a private venture, the developer should be able to establish its own parameters.

Councilmember Madariaga asked where the proposed 10-acre site is located and inquired about access points. City Engineer Dinh Ho provided information regarding the potential access points. Councilmember Madariaga expressed hesitation regarding a long-term land lease and stated that the developer should be made aware of the challenges and potential hurdles associated with the property. She also asked whether there may be another location that would be more suitable for the proposed facility.

Mayor Pro Tem Greene-Scott asked how the property was identified for the proposed project. Councilmember Boyce explained that the cost of land is a significant challenge. Mayor Pro Tem Greene-Scott stated that a market value purchase may be the best option and expressed uncertainty regarding the other proposed partnership options. She emphasized the importance of providing a place for children and youth to participate in activities after school.

Councilmember Varlack stated that there are several challenges that would need to be addressed, particularly regarding the structure of the proposed partnership. He noted that the proposal is currently conceptual. He explained that if the City were to sell the property, the City would receive property tax revenue from the property, while a lease arrangement would allow the City to retain long-term ownership. He stated that a lease could potentially reduce the risk for both parties and requested additional information regarding the cost differential between a purchase and lease arrangement. He also asked whether there would be any legal issues or requirements that would need to be addressed.

City Manager Tarron Richardson stated that the City would need to evaluate the legal, financial, and policy considerations associated with the proposal, as well as any restrictions related to parkland. He noted that the proposal should also be evaluated in relation to the City's Parks Master Plan.

Mayor Kennedy asked about the amount of acreage located near the gun range.

City Attorney Natasha Brooks stated that the City would need to determine whether the property was originally gifted or donated to the City. She explained that if the property is considered parkland, there could be significant legal and procedural hurdles associated with using the property.

City Engineer Dinh Ho stated that the proposed site may not be the most suitable location for the facility because portions of the property are located within the floodplain and the site has limited access. He noted that the property had been planned primarily for fields rather than structures. Mr. Ho further explained that the City has conditions and terms associated with land donations. He indicated that there may be other properties that would be more suitable and accessible for the proposed development, including approximately 60 acres located near the gun range.

Councilmember Boyce thanked the council and staff on their input to provide to the developer.

ADJOURNMENT

The worksession was adjourned at 6:33 P.M.

APPROVED THIS 17th DAY OF AUGUST 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

