



**CITY OF  
IOWA  
COLONY**

**CITY COUNCIL MEETING MINUTES**

**Monday, November 18, 2024  
7:00 PM**

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**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 6th day of November 2024, 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 Tim Varlack  
Councilmember Kareem Boyce  
Councilmember Sydney Hargroder

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

**CALL TO ORDER**

Mayor Kennedy called the meeting to order at 7:00 P.M.

**INVOCATION**

Councilmember Varlack prayed aloud.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance and Texas Pledge were recited.

**CITIZEN COMMENTS**

Jim Johnson: President of the Pearland Chamber of Commerce asked that Iowa Colony consider writing a letter in support for the construction of a mental health crisis center in Brazoria County.

**ITEMS FOR CONSIDERATION**

1. Consider reappointment of Municipal Court Judges whose terms expires November 2024.  
Motion made by Councilmember Varlack to reappoint Presiding Judge Robert Barfield and Associate Judges TJ Roberts and J. Dan Connelly, Seconded by Councilmember Murray.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

## **SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

*Reserved for formal presentations and proclamations.*

2. Administer the Oath of Office.

The Oath of Office was administered to Robert Barfield.

The Mayor requested that the City Council join the Jack and Jill Elite Black Opals for a picture and presentation.

## **PUBLIC HEARINGS**

3. Hold a public hearing to consider a specific use permit for alcohol sales/store:

The property located at 3233 Meridiana Parkway, Suite 500, Iowa Colony, Texas 77583, forms part of the shopping center owned by Shops at Sterling Lakes LLC. The property is legally described as "Shops at Sterling Lakes LLC, A0289 H T & BRR Tract 3F16A & A0515 (HT&BRR) Tract 10A, encompassing 5.988 acres."

Mayor Kennedy opened the public hearing at 7:13 P.M. Ulrich Abundi: He is the applicant for the submittal of a specific use permit for the liquor store. He stated that this project will gain tax revenue for the city. They feel as though this store will attract a large customer base. Francis Bonghan: His friends contacted him about opening a liquor store in Houston. He advised them that there are a lot of liquor stores already in that area. He advised them that they should put the store in Iowa Colony as it is quickly growing. There were no other comments from the public. Mayor Kennedy closed the public hearing at 7:21 P.M.

## **EXECUTIVE SESSION-7:22 P.M.**

*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:*

4. Discussion on potential or threatened legal action related to development agreement default.
5. Discuss personnel matters related to the City Manager's employment agreement.

## **POST EXECUTIVE SESSION- 8:37 P.M.**

## **ITEMS FOR CONSIDERATION**

6. Consideration and possible action on a resolution casting votes for board members to the Brazoria County Appraisal District Board of Directors.

Motion made by Mayor Pro Tem Greene-Scott to adopt a resolution casting the City of Iowa Colony's 28 votes to Arnetta Murray, Seconded by Councilmember Hargroder.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

7. Consideration and possible action on a resolution approving a contingent fee contract and engagement for bond counsel services with Bracewell, LLP.

Motion made by Councilmember Hargroder to approve a contingent fee contract and engagement for bond counsel services with Bracewell, LLP., Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

8. Consideration and possible action on a resolution authorizing a Community Development Block Grant (CDBG) application to the Texas Department of Agriculture for the Community Development Fund.

Motion made by Councilmember Boyce to approve a resolution authorizing a Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund, Seconded by Councilmember Varlack.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

9. Consideration and possible action on a resolution authorizing a letter of support to the State Legislature regarding the development and creation of a Mental Health Crisis Center in Brazoria County.

Motion made by Councilmember Varlack to approve a resolution authorizing a letter of support to the State Legislature regarding the development and creation of a Mental Health Crisis Center in Brazoria County, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

10. Consideration and possible action on an ordinance granting a specific use permit for alcohol sales/liquor store at 3233 Meridiana Pkwy, Suite 500.

Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance on first and final reading issuing a Specific Use Permit for alcohol sales/liquor store at 3233 Meridiana Pkwy, Suite 500, Seconded by Councilmember Hargroder. The City Secretary read the ordinance caption aloud.

Voting Nay: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

11. Consideration and possible action on a specific use permit for a childcare facility in the Sierra Vista Town Center.

Motion made by Councilmember Hargroder to approve a Specific Use Permit for a childcare facility in the Sierra Vista Town Center, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

12. Consideration and possible action on a Professional Services Agreement with Burditt for architectural and design services related to the Municipal Government Center Master Plan.

Motion made by Mayor Pro Tem Greene-Scott to approve a Professional Services Agreement with Burditt for architectural and design services related to the Municipal Government Center Master Plan, Seconded by Councilmember Hargroder.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Boyce

## **CONSENT AGENDA**

*Consideration and possible action to approve the following consent agenda items:*

Motion made by Councilmember Hargroder to approve the consent items as presented minus item no. 18 and item no. 19, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

13. Consider approval of the October 14, 2024 City Council work session minutes.

14. Consider approval of the October 14, 2024 City Council meeting minutes.
15. Consider approval of the November 6, 2024 City Council work session meeting minutes.
16. Consider approval of an interlocal agreement with Brazoria County.
17. Consider approval of an advanced funding agreement (AFA) with TxDOT for lighted street signs at TxDOT intersections.
18. Consider approval of a one-time six-month extension on the Caldwell Lakes Section 3 Preliminary Plat Approval.  
  
Motion made by Councilmember Hargroder to approve a one-time six-month extension on the Caldwell Lakes Section 3 Preliminary Plat Approval and a one-time six-month extension on the Caldwell Lakes Section 4 Preliminary Plat Approval, Seconded by Mayor Pro Tem Greene-Scott.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
19. Consider approval of a one-time six-month extension on the Caldwell Lakes Section 4 Preliminary Plat Approval.  
  
The action was taken during item no. 18.
20. Consider acceptance of Bullard Parkway Street Dedication Phase I Water, Drainage & Paving and Appurtenances into the One Year Maintenance Period.
21. Consider acceptance of Cedar Rapids Parkway Phase II Water, Drainage and Paving Facilities into One Year Maintenance Period.
22. Consider conditional approval of Sierra Vista Section 10 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
23. Consider conditional approval of Sterling Lakes North Section 8 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
24. Consider final approval of Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities.

## **COUNCIL COMMENTS**

Mayor Kennedy thanked the council for their participation at various veterans' day events in Iowa Colony. The Iowa Colony City Council Chambers was a voting location on election day. The city has the Festival of Lights event coming up on December 6th. He hopes to participate in the Christmas Parade. Also, there will be MLK events in Iowa Colony. He commended Councilmember Boyce on his work with the Teen Advisory Committee. He thanked Councilmember Varlack on his efforts to make us a part of the Chamber of Commerce. We will host the state of the city on January 21st at Alumni Hall.

Councilmember Barnett was absent.

Councilmember Murray mentioned an MLK parade, and they need sponsors and participation. The parade will end up at freedom field.

Mayor Pro Tem Greene-Scott thanked everyone who voted on November 5th. She thanked those in attendance at the meeting. She is excited for the Festival of Lights event on December 6th.

Councilmember Varlack thanked those in attendance. He is looking forward to the MLK day event. He thanked the staff for having the City Council Chambers as a polling location on election day. He asked that everyone to be aware that the holidays may be a difficult time for some, and we need to be kind.

Councilmember Boyce is excited for the end of the year festivities. He thanked the mayor for recognizing the Gulf Coast Brazoria Chapter of Jack and Jill youth group.

Councilmember Hargroder mentioned that the Iowa Colony Volunteer Fire Department will be having a parade on December 14th from 7 P.M. to 9 P.M. She thanked the mayor for joining the annual fire department banquet.

### **STAFF REPORTS**

25. Building Official/Fire Marshal Monthly Report
26. Police Department Monthly Report
27. Municipal Court Monthly Report
28. Public Works Monthly Report
29. City Engineer Report
30. Finance Monthly Reports
31. Technology Department Monthly Report
32. Water/Wastewater Utility Monthly Report

### **ADJOURNMENT**

The meeting was adjourned at 9:31 P.M.

APPROVED THIS 9<sup>TH</sup> DAY OF DECEMBER 2024

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Kayleen Rosser, City Secretary

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Wil Kennedy, Mayor

