



CITY COUNCIL WORKSESSION MINUTES

Wednesday, September 09, 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 9th day of September 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 Arnetta Murray

Councilmember Margaret Madariaga

Councilmember Tim Varlack

Councilmember Kareem Boyce

Councilmember Sydney Hargroder (Arrived at 6:42 P.M.)

And none being absent, constituting a quorum at which time the following business was transacted.

TO ORDER

Mayor Kennedy called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS

Les Hosey discussed the City's sign ordinance and provided a summary of the history of the Kia dealership's variance requests. At the January Planning and Zoning Commission meeting, the dealership requested a variance related to lighting requirements under the City's Dark Sky Ordinance. The Commission worked with the dealership and discussed allowing the lights to remain on until 8:00 p.m., followed by a low-light setting from 8:00 p.m. until 7:00 a.m. At the January City Council meeting, the Council approved a variance that differed from the recommendation provided by the Planning and Zoning Commission.

In March, the dealership requested an additional variance to allow a 30-foot monument sign, as well as a variance related to its Scrubway car wash. The Planning and Zoning Commission denied the variance request for the Scrubway car wash and recommended a maximum height of 16 feet for the Kia monument sign.

In April, a joint work session was held to discuss the sign ordinance as it pertained to commercial retail properties. During the discussion, it was agreed that 16 feet would be the maximum height for monument signs in commercial areas.

Mr. Hosey emphasized that several factors should be considered when evaluating a variance request. He noted that the dealership requested a 30-foot sign due to concerns that customers might miss the exit.

However, he pointed out that the Dubuque exit is located nearby and that the new overpass provides motorists with an opportunity to make a U-turn if necessary.

ITEMS FOR DISCUSSION

1. Discussion on the water and wastewater rate study.

Nelissa Heddin presented a PowerPoint presentation outlining an alternative water and wastewater rate structure developed in response to feedback from the previous presentation. The proposal would maintain existing water base charges, implement a slight increase in water consumption rates, and gradually increase monthly wastewater charges beginning in 2027. City Council discussed water conservation, the financial impact of the proposed rate adjustments on residents, and the need for adequate revenue to support utility operations, maintenance, and future infrastructure improvements. Staff also explained the financial limitations of maintaining current rates and the need for additional system capacity to accommodate future development.

2. Discussion regarding the City's sign ordinance and regulations pertaining to commercial monument signage.

City Engineer Dinh Ho reviewed previous discussions regarding commercial monument signs along the State Highway 288 corridor, including a proposed increase in allowable sign height. He explained that the previously discussed amendment had not been formally adopted and requested additional direction from City Council.

City Council discussed sign height, size, spacing, highway visibility, and signage standards in neighboring cities.

Councilmember Madariaga emphasized the importance of sign spacing and requested a comparison with signage at Manvel Town Center.

Councilmember Boyce suggested considering a sliding scale for sign sizes based on development size.

Councilmember Varlack recommended a phased approach and further coordination with the Planning and Zoning Commission.

Councilmember Hargroder recommended consulting with the City Attorney regarding standards based on business type and considering roadway speed limits and sign spacing when determining allowable sign dimensions.

ADJOURNMENT

The worksession was adjourned at 7:09 P.M.

APPROVED THIS 19TH DAY OF OCTOBER 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

