



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Wednesday, May 06, 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 6th day of May 2026, the City Council of the City of Iowa Colony, Texas, held a meeting 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 Nikki Brooks (Left meeting at 6:40 P.M.)
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 meeting to order at 6:00 P.M.

INVOCATION

Councilmember Murray prayed aloud.

PLEDGE OF ALLEGIANCE

The pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

Jean Meyerson, 2505 CR 758 (Duke Road), read aloud the legal descriptions for her two tracts of property. She stated that she had attended a previous meeting and distributed folders containing questions regarding the project. She indicated that she learned by chance a public meeting was being held and expressed concerns that an official notice was not posted and that all required procedures may not have been followed.

Ms. Meyerson stated that the property description associated with the project is incorrect and requested that the Mayor place on the record, prior to filing, the correct legal property description.

She also expressed concerns regarding drainage issues and requested that they be addressed. Additionally, she stated that construction activities have blocked access to the roadway, preventing mail delivery to her property for several days. While she supports completion of the project, she emphasized the importance of ensuring that the property is properly and accurately recorded.

City Engineer Dinh Ho stated that Tract A was not legally subdivided through the platting process but was instead divided by metes and bounds, resulting in what is considered an illegal subdivision of land. He explained that the original tract description was prepared by a licensed surveyor and that the survey information was provided to the City Attorney for review. Mr. Ho stated that the documents published by the City were accurate and based on the survey information provided.

Brayden Parker, a student at Iowa Colony High School, presented information regarding a community resource application designed to connect Brazoria County residents with available services and benefits. He explained that while many resources exist within the county, residents are often unaware of how to locate or access them. The application is intended to serve as a centralized platform to help citizens find available resources and assistance programs. Mr. Parker requested a partnership with the City to provide \$40 per month to assist with operating costs for the application. He stated that he would not receive any personal profit from the funding and that the funds would be used solely to maintain the application. He offered to demonstrate the application and explain its functionality.

Dr. John Okewunmi, 2510 CR 758 (Duke Road), stated that he previously addressed the Council in February regarding the annexation discussion. He expressed his belief that consent is required for the annexation under applicable law. Dr. Okewunmi also stated that he believes certain documents related to the project are inaccurate, noting that the right-of-way was previously identified as 40 feet but is now shown as 60 feet. He questioned the basis for the change in right-of-way width. Additionally, Dr. Okewunmi raised concerns regarding a fence issue on his property and stated that the developer has refused to make the necessary repairs.

The City Secretary provided the dates of the official notice publications and public hearing related to the annexation. She stated that notice of the public hearing was published in the newspaper on February 8, and the public hearing was held on February 23. The City Secretary explained that the public hearing being held this evening is an additional hearing because it must stay open until the annexation ordinance is considered and acted upon by the City Council. As a result, the hearing conducted this evening is an additional opportunity for public comment regarding the proposed annexation.

PUBLIC HEARINGS

1. Hold a public hearing to consider annexing the following property:

A tract of land containing approximately 0.341-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.341-acre tract is in Lot 452 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 10.00-acre tract of land described in a deed to John Okewunmi and Kim Okewunmi as recorded in Clerk's File No. 2023003799 in the Brazoria County Clerk's Office. Said 0.341-acre tract is the South Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

A tract of land containing approximately 0.342-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.342-acre tract is in Lot 461 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 8.737-acre tract of land described in a deed to Jean Meyerson as recorded in Clerk's File No. 93-042361 in the Brazoria County Clerk's Office. Said 0.342-acre tract is the North Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

Mayor Kennedy opened the public hearing at 6:17 P.M.

Jean Meyerson, 2505 CR 758 (Duke Road), asked about the discrepancy in the acreage reflected in the description of her property. She stated that she possesses the deed for the property. City

Engineer Dinh Ho responded that research had been conducted regarding the acreage associated with the property.

Councilmember Brooks commented on the format of the public hearing, noting that there appeared to be frustration on the part of the speaker. Ms. Meyerson clarified that she was not frustrated. Councilmember Brooks stated that she did not appreciate interruptions from staff during the discussion. Mr. Ho responded that Ms. Meyerson had directed a question to him and that he was providing a response.

Mr. Ho provided additional information regarding the two tracts and displayed the deed that had been provided for review. Ms. Meyerson stated that the tract description in question had been provided by Ellwood and that she believed it was inaccurate. She indicated that while the metes and bounds description was correct, the overall property description was not.

Councilmember Varlack asked whether the property description provided by the county was correct and whether Ms. Meyerson would prefer that the City annex the entire property. Ms. Meyerson responded that she would not and reiterated her position that the overall property description was incorrect.

Councilmember Brooks stated that Ms. Meyerson's concern is that in the future if she decides to sell her property there could be problems with it.

Dr. John Okewunmi, 2510 CR 758 (Duke Road), stated that he previously addressed the Council in February regarding the annexation discussion. He expressed his belief that consent is required for the annexation under applicable law. Dr. Okewunmi also stated that he believes certain documents related to the project are inaccurate, noting that the right-of-way was previously identified as 40 feet but is now shown as 60 feet. He questioned the basis for the change in right-of-way width.

Mayor Kennedy closed the public hearing at 8:04 P.M.

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:

2. Discuss personnel matters related to City Attorney annual performance appraisal.

POST EXECUTIVE SESSION

7:31 P.M.

ITEMS FOR CONSIDERATION

3. Consideration and possible action on Executive Session matters.

Motion made by Councilmember Murray to accept the City Attorney's annual appraisal, Seconded by Councilmember Varlack.

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

4. Consideration and possible action to adopt an Ordinance annexing Duke Road.

Motion made by Councilmember Varlack to approve the Ordinance annexing the property described in exhibit "A" into the City of Iowa Colony, Texas in accordance with applicable state law subject to final verification of the property description by the City Attorney, 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 Varlack, Councilmember Boyce

5. Consideration and possible action to adopt a resolution awarding an application and engineering services contract for the 2025/2026 Community Development grant and authorize the City Manager to negotiate contract terms.

Motion made by Councilmember Boyce to adopt a resolution awarding an application and engineering services contract to Adico, LLC for the 2025/2026 Community Development grant and authorize the City Manager to negotiate contract terms, Seconded by Councilmember Murray.

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

6. Consideration and possible action to establish the bylaws of the Economic Development Advisory Committee.

Motion made by Councilmember Varlack to approve the establishment of the Economic Development Advisory Committee and adopt the bylaws governing its operations, Seconded by Mayor Pro Tem Greene-Scott.

Mayor Kennedy invited Northern Brazoria County Chamber of Commerce President Cary Perrin to speak regarding the proposed Economic Development Advisory Committee. Mayor Kennedy inquired about creating a designated position on the committee for a representative of the Northern Brazoria County Chamber of Commerce.

Councilmember Varlack expressed his commitment to working with the Northern Brazoria County Chamber of Commerce on all economic development initiatives within the City. He stated that the committee should primarily be composed of Iowa Colony residents, with at least one member residing in the Extraterritorial Jurisdiction (ETJ). He indicated that he saw no reason the committee could not involve the Northern Brazoria County Chamber of Commerce and suggested that a Chamber member could be appointed to serve on the committee if desired; however, he did not believe such a requirement needed to be included in the bylaws.

Councilmember Murray asked what prompted the Mayor's suggestion. Mayor Kennedy responded that the bylaws do not require members to reside within the City and that he believed it would be prudent to formally include the Chamber due to the economic opportunities available through the region. He stated that the Chamber's regional connections could provide valuable insight and opportunities for economic growth.

City Manager Tarron Richardson stated that the advisory committee could utilize the Chamber's services to provide guidance on economic development matters. He provided examples of how the Chamber could assist the City and suggested that establishing the committee while utilizing the Chamber in an advisory capacity would be more beneficial than creating an official committee position.

Mayor Pro Tem Greene-Scott noted that the bylaws do not require committee members to reside within the City. She stated that she did not believe it was necessary to include a Chamber representative as a designated position within the bylaws and felt that a collaborative partnership with the Chamber would be sufficient.

Mr. Richardson further explained how a partnership with the Chamber could benefit the City through ongoing collaboration and advisory support.

City Attorney Natasha Brooks stated that when Council previously provided direction regarding the committee, she believed the intent was for the committee to consist of City residents and one

resident from the ETJ. She advised that if Council wished to add a Chamber representative as a committee member, the original motion would need to be amended.

Mayor Kennedy asked whether the Council wished to formalize and strengthen its collaboration with the Northern Brazoria County Chamber of Commerce. He explained that the Chamber has access to organizations that may be considering expansion opportunities and that formalizing the relationship could facilitate a regular exchange of information and enhance economic development efforts. He stated that a structured partnership would help ensure consistent communication rather than relying on informal interactions.

Members of the Council expressed their support for continuing the City's strong partnership with the Chamber and indicated they did not believe amendments to the bylaws were necessary to maintain that relationship.

Mr. Perrin stated that the Chamber was committed to collaborating with the City. He noted that he had not yet reviewed the bylaws in detail and referenced similar committees in neighboring communities, including Alvin and Manvel. He explained that the intent behind the proposal was not necessarily to create a voting position, but rather to establish a formal advisory presence so that the Chamber could participate in discussions and work alongside the City. Mr. Perrin stated that he was willing to serve and assist the City in whatever capacity would be most beneficial.

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

Voting Abstaining: Mayor Kennedy

7. Consideration and possible action on a resolution canvassing the returns and declaring the results of the general election of officers held on May 2, 2026.

No action was taken.

8. Consideration and possible action on a resolution canvassing the returns and declaring the results of a special election held on May 2, 2026 on proposed amendments to the City Charter.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 8:04 P.M.

APPROVED THIS 15th DAY OF JUNE 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



