



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, May 18, 2026
7:00 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 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 Margaret Madariaga
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 7:00 P.M.

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

Jennifer Steward – 4135 Champlain Way: Ms. Steward expressed concern regarding excessive street parking in her area. She noted that the lots in the neighborhood are smaller and not traditional in size, which can make parking difficult. When larger vehicles are parked on the street, they may obstruct or block neighboring residents' driveways. She is requesting guidance on potential solutions to help address the parking concerns in her area.

David Alcala – 1206 Sandy Shore Lane: Mr. Alcala expressed concern regarding an unusually high water bill he received in February and requested assistance in understanding the charges.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked the voters for re-electing her and expressed her excitement for what the upcoming year will bring for the City.

Councilmember Murray had no comments.

Councilmember Madariaga stated that this was her first City Council meeting and expressed her excitement about working with City staff and the Council and being part of the team. She thanked the residents for their support and for voting.

Councilmember Hargroder apologized for missing the swearing-in ceremony. She expressed her excitement and gratitude for the opportunity to serve alongside Councilmember Murray, Mayor Pro Tem Greene-Scott, and Councilmember Madariaga. She stated that she looks forward to working together for the betterment of the City.

Councilmember Kareem Boyce apologized for not being able to attend the swearing-in ceremony. He expressed that he is looking forward to serving with the returning Councilmembers and the newly elected Councilmember. He provided information regarding the Teen Advisory Committee's upcoming 3-on-3 basketball tournament scheduled for Saturday, June 12. He also noted that Alvin ISD graduation ceremonies are taking place this week and shared that his daughter will be graduating from Iowa Colony High School. Councilmember Boyce emphasized the importance of teaching children about electric scooter safety and shared an incident involving an electric scooter to highlight the need for safety awareness.

Councilmember Varlack welcomed the returning and newly elected Councilmembers. He provided information regarding the Back the Blue event and the Fourth of July celebration. He emphasized the importance of keeping the City clean and stated that residents should take pride in and care for the community in which they live.

Mayor Kennedy thanked the residents in attendance and welcomed back Councilmember Murray and Mayor Pro Tem Greene-Scott. He congratulated newly elected Councilmember Madariaga. Mayor Kennedy also recognized the Iowa Colony High School Girls Track Team for placing third at the State competition.

STAFF REPORTS

1. Building Official/Fire Marshal Monthly Report
2. Public Works Department Monthly Report
3. Police Department Monthly Report
4. Municipal Court Monthly Report
5. Engineer's Report - May 2026
6. Finance Department Monthly Reports
7. Technology Department Monthly Report
8. Water/Wastewater Utility Monthly Report

Mayor Pro Tem Greene-Scott asked City Engineer Dinh Ho for an update regarding the Crystal Center Entertainment District.

Councilmember Varlack asked for an update on the feeder road currently under construction.

Councilmember Madariaga asked about the number and value of permits issued and requested a comparison of permit activity by month and year to identify trends.

Councilmember Hargroder asked about the current condition of County Road 57 (CR 57), including short-term improvements and the timeline for long-term repairs.

EXECUTIVE SESSION- 8:10 P.M.

Executive session in accordance with 551.071, 551.072, 551.073 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

9. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments

POST EXECUTIVE SESSION- 9:05 P.M.

ITEMS FOR CONSIDERATION

10. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards.

No action was taken.

11. Consideration and possible action to appoint members to an Advisory Committee for the upcoming Impact Fee Study.

Motion made by Councilmember Varlack to appoint T'Liza Kiel to the Impact Fee Advisory Committee, Seconded by Councilmember Hargroder.

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

12. Consider appointment of Mayor Pro Tem.

Motion made by Councilmember Hargroder to appoint Marquette Greene-Scott as Mayor Pro Tem, Seconded by Councilmember Murray.

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

13. Consideration and possible action on a resolution adopting a policy permitting the consideration of applications for primary depository bank services received from financial institutions that are not doing business within the municipal boundaries of the city.

Motion made by Councilmember Hargroder to approve a Resolution adopting a written policy authorizing the City of Iowa Colony to accept applications for primary depository services from eligible financial institutions not doing business within the City, Seconded by Mayor Pro Tem Greene-Scott.

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

14. Consideration and possible action regarding a petition submitted by GR-M1, LTD. requesting the annexation of approximately 7.267 acres of land into Brazoria County Municipal Utility District No. 55, and to:

1. Direct City staff to begin the annexation process.

2. Set the dates and times for the public hearings and special meetings and authorize the City Manager to reschedule those if necessary.

3. Ratify actions already taken by staff related to this annexation.

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution consenting to the annexation of approximately 7.267 acres of land into Brazoria County Municipal Utility District No. 55; directing City staff to initiate the City's annexation process; setting the date and time for the required public hearing to be held on June 15, 2026, at 7:00 P.M. in the Iowa Colony City Council Chambers, located at 3144 Meridiana Parkway, Iowa Colony, Texas 77583, and authorizing the City Manager to reschedule the public hearing or any related special meetings, if necessary; and ratifying actions previously taken by City staff related to the proposed annexation, with the understanding that the City's consent to annexation into MUD No. 55 does not constitute final approval of the property's annexation into the City, which remains subject to all applicable statutory requirements and future City Council action. , Seconded by Councilmember Murray.

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

15. Consideration and possible action on a Resolution accepting the petition from Beazer Homes and Brazoria County Municipal Utility District No. 57 consenting to the annexation by the district of approximately 5.006 acres of land located within the corporate limits of the City of Iowa Colony into Brazoria County Municipal Utility District No. 57.

Motion made by Councilmember Varlack to approve the Resolution accepting the petition from Beazer Homes and Brazoria County Municipal Utility District No. 57 consenting to the annexation of approximately 5.006 acres into the district, Seconded by Mayor Pro Tem Greene-Scott.

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

CONSENT AGENDA

Motion made by Councilmember Hargroder to approve all consent items with the exception of item No.16 and item No. 24, Seconded by Mayor Pro Tem Greene-Scott.

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

16. Consider approval of the September 30, 2025 City Council worksession minutes.

Motion made by Councilmember Hargroder that this item be deferred to next month's meeting agenda, Seconded by Councilmember Varlack.

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

17. Consider approval of the April 1, 2026 City Council meeting minutes.
18. Consider approval of the April 9, 2026 City Council meeting minutes.
19. Consider approval of Avery Lakes Section 2 Preliminary Plat.
20. Consider approval for Avery Lakes Section 3 Preliminary Plat.
21. Consider approval of Ellwood Section 6 Preliminary Plat with Conditions.
22. Consider approval of Ellwood Section 3A Final Plat.
23. Consider approval of a one-time six-month extension of approval for Caldwell Lakes Section 7 Preliminary Plat.
24. Consider Final Acceptance of Water, Sanitary, Drainage and Paving Facilities.

Motion made by Councilmember Varlack to approve final acceptance of Sterling Lakes North Section 4-Water, Sanitary, Drainage and Paving Facilities. , Seconded by Councilmember Hargroder.

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

25. Consider approval of a Resolution for the Sierra Vista West Plan of Development Amendment No. 3.

ADJOURNMENT

The meeting was adjourned at 9:13 P.M.

APPROVED THIS 21ST DAY OF SEPTEMBER 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

