



CITY COUNCIL WORKSESSION MINUTES

Monday, March 16, 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 16th day of March 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 Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And Councilmember Nikki Brooks being absent, constituting a quorum at which time the following business was transacted

CALL TO ORDER

Mayor Kennedy opened the worksession at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Presentation of the Annual Audit Report.

Patrick Simmons with Whitley Penn presented the Audit Report for Fiscal Year 2025 as an unmodified opinion, representing the highest level of assurance that can be provided. He also provided a high-level financial overview.

Mayor Pro Tem Greene-Scott asked whether there were any findings of mismanagement of funds. Patrick stated that there were no findings of mismanagement or misappropriation of assets.

Councilmember Varlack noted that the Attorney General is currently pursuing approximately 1,100 cities for audit findings and related issues. He asked what assurances the City has that this clean bill of health will not result in similar issues, as other cities believed they were in good standing but later faced internal audits from the Attorney General's Office. Patrick responded that audits are required to be completed by March 31. In the past, there were no penalties for

missing this deadline, but that has since changed.

Councilmember Hargroder thanked Whitley Penn for their hard work on this in such a short time frame.

Councilmember Boyce thanked the finance team for their work on this.

Mayor Kennedy referenced the prior year's recommendations, noting that staff implemented those recommendations and successfully completed the work. He expressed his appreciation to the finance team.

Councilmember Murray thanked Patrick for his presentation.

2. Discussion of EZ fiber operations within the city.

Ezee Fiber representatives, Claude Gerhardt and Josh Williams, were present.

Councilmember Varlack thanked them for attending and noted that the City issued permits to Ezee Fiber to perform work within the City. He stated that there were challenges related to how the work was executed and the process the City followed in overseeing the project.

He identified two primary concerns. First, the standard of service, including complaints from residents regarding property damage resulting from the work. The Sterling Lakes POA provided photos and invoices documenting damage to common areas. Additionally, many residents reported difficulty reaching a representative, often encountering an automated system when calling about issues. Second, he asked how Ezee Fiber plans to address damages that occurred and how the company manages situations when equipment must be placed outside of designated easements. Councilmember Varlack disclosed that he is a member of the POA.

In response, Ezee Fiber representatives stated their goal is to leave properties in the same or better condition than when they arrived and expressed a willingness to rectify any outstanding issues. They noted that over 400,000 feet of fiber had been installed in Iowa Colony and that the project is now complete. During that time, they received approximately 80 inquiries, including questions, concerns, and complaints, and stated that all have been addressed. They added that if any issues remain unresolved, they would like to be notified and will provide contact information, noting that Martha Armstrong manages those communications.

Councilmember Varlack also stated that it is a violation of City ordinance to conduct door-to-door solicitation without a permit, and that such activity is often restricted by POA deed restrictions as well. He noted that door-to-door solicitation had occurred and that it was unclear whether the proper permits had been obtained or credentials provided to homeowners or the POA. He asked how the company manages that process.

Claudia Lopez, Door-to-Door Sales Director, stated that solicitation occurred in January and that they were not aware of the City's requirements at that time. If they return in the future the proper procedures will be followed as the project has already been completed.

Councilmember Varlack commented that a kickoff meeting at the beginning of the project would have been beneficial. He stated that there should be a designated representative assigned for communication with the City of Iowa Colony, especially for a project of this size, noting that reaching an automated system when trying to resolve issues is frustrating.

Ezee Fiber representatives requested that the City provide a list of any known property damage or affected customers, stating that they will work to address and resolve those issues.

Mayor Pro Tem Greene-Scott commented on the lack of communication and emphasized the need for improvement moving forward. She asked whether the City had been notified prior to the

start of construction. Ezee Fiber representatives responded that once the permit was issued, they understood that to be authorization to begin work. They added that they do attempt to provide notifications when possible. It was noted that, had the City been informed, notifications could have been shared via social media and the City's website. Ezee Fiber confirmed that construction within Iowa Colony has been completed.

Councilmember Varlack stated that the City will need to establish clear expectations and milestones for future projects. He also noted that many residents in nearby rural areas, where fiber is being installed, may have interest in the service. Ezee Fiber representatives indicated they are constructing a redundant ring and are evaluating service opportunities in surrounding areas.

ADJOURNMENT

The work session was adjourned at 6:46 P.M.

APPROVED THIS 20th DAY OF APRIL 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

