



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Tuesday, July 29, 2025
6:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471

• *Fax: 281-369-0005*

• www.iowacolonytx.gov

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 29th day of July 2025, 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
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

Councilman Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consideration and possible action on the Coogan Tract development and funding options.

Joel Castro of LJA Engineering presented the proposed development of the Coogan Tract, which includes approximately 519 residential lots, 20 acres of parkland and open space, and proposed trail systems. Planned traffic improvements include the expansion of Meridiana Parkway, installation of a traffic signal at Ames Boulevard and Meridiana Parkway, and the addition of westbound turn lanes at Ames Boulevard. Mr. Castro also discussed two potential water access plans along with associated cost estimates and provided a project timeline. He highlighted several anticipated benefits of the development for the city, including enhanced community pride, preservation of dark sky-compliant lighting, expansion of Meridiana Parkway, and improvements to parks and landscaping.

Andre Ayala with Hilltop Securities, acting as the financial advisor for Allied Securities, presented potential financing options to the City Council. The proposal involves the creation of a Municipal Management District (MMD) within the City's Extraterritorial Jurisdiction (ETJ). The financing would be structured through fixed and finite special assessments, rather than through traditional property taxation. The developer also requested an incentive to facilitate the transaction.

Mayor Pro Tem Greene-Scott noted that while the City had previously permitted postponed annexation, that policy is no longer in place. She emphasized that immediate annexation is now required and expressed concern based on negative outcomes from delayed annexation in the past. She stated that staff had already communicated this policy to the developer. She also asked about the potential drawbacks of placing a lien on the property.

Councilmember Varlack remarked that the presentation appeared to assume a delay in annexation. He asked the developer to clarify the timeline for the proposed delay. The developer responded that the timing would depend on the pace of the project's development. He explained that the challenge with immediate annexation is the requirement to adopt the City's tax rate from day one, which they view as burdensome. He also elaborated on the differences between a MUD (Municipal Utility District) and a MMD, and requested input from Joel Cleveland on how a PID (Public Improvement District) compares to an MMD.

Councilmember Brooks requested clarification on the financing structure of the proposed MMD.

Councilmember Hargroder expressed hesitation regarding the use of special districts. She asked how the MMD board would be formed and operate, and strongly recommended that the developer collaborate closely with City staff and follow their guidance.

Mayor Kennedy indicated that while he is open to further discussion on the various financing mechanisms, he is not in favor of delayed annexation.

Joel Cleveland, the City's legal counsel, outlined the procedures for forming a PID, explained the implications of liens and assessments, and discussed options for forming the MMD board. He also addressed the treatment plant's capacity and coordination required with existing MUDs. Joel stated that he would provide the pros and cons of both a PID and MMD, after which Council would determine the preferred direction.

Dinh Ho, Consultant City Engineer, added that an agreement with MUD 31 and MUD 32 would be necessary to secure adequate plant capacity to serve the site.

Mayor Kennedy called a recess at 7:26 P.M. for the Council to convene into Executive Session under Section 551.071 of the Texas Government Code to consult with the City Attorney regarding potential land acquisition. Council returned to open session at 8:20 P.M.

Motion made by Mayor Pro Tem Greene-Scott to authorize staff to negotiate a PID with the developer including annexation at closing or equivalent arraignments to be discussed with staff, Seconded by Councilmember Varlack.

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

ADJOURNMENT

The meeting was adjourned at 8:21 P.M.

APPROVED THIS 15th DAY OF SEPTEMBER 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

