



CITY COUNCIL WORKSESSION MINUTES

Monday, October 20, 2025
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 20th day of October 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 worksession to order at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on proposed Centerpoint Substation location.

Keith Baker from CenterPoint Energy discussed the proposed site for a new distribution substation. He explained that the location had been reviewed last year with the former City Manager, but they later learned that the site previously discussed was not permitted for that type of use. Mayor Pro Tem asked for clarification on the proposed site location.

Councilmember Brooks inquired about the specific problems the new substation would resolve for both CenterPoint and the city. Mr. Baker explained that the two substations currently serving the area have experienced reliability issues and are expected to become overloaded due to ongoing growth. CenterPoint believes the proposed site is the most effective solution.

Councilmember Hargroder expressed concern about the site's proximity to single-family residential areas and asked what buffer would be provided between the uses. She also noted that the location is prime retail property positioned off Highway 288 and that the area is zoned commercial for a reason.

Mayor Pro Tem asked for the locations of the other substations. Mr. Baker reported that one is located on 521 in Arcola and another in Manvel. He emphasized that the goal is to maintain reliability as the area continues to grow.

Councilmember Varlack stated his concern that the site is valuable commercial land and noted that substations can be targets for criminal activity, especially when located in highly visible areas along Highway 288. He asked whether CenterPoint had considered any other nearby properties. Mr. Baker stated that they had evaluated an additional 10-acre site and noted they are currently under contract.

Councilmember Brooks asked for more information about the substations experiencing reliability issues, including their age, location, and what steps CenterPoint is taking to mitigate problems. Mr. Baker noted that the Sienna substation has been experiencing issues and that improvements are underway.

Councilmember Boyce asked about the feasibility of the three locations under consideration. CenterPoint representatives explained that the substation must connect to their transmission corridor, and the proposed site offers the closest and most practical access.

Councilmember Hargroder recommended that CenterPoint work with city staff to identify the most suitable option, emphasizing her respect for staff's professional judgment and noting that the city does have a significant need for improved service reliability.

Councilmember Varlack asked about the projected cost per kilowatt, as he is attempting to compare the value of the substation to the potential commercial revenue the city would lose if the site is used for electrical infrastructure. He suggested that the substation may not need to be located directly on Highway 288 but could potentially be moved back while still remaining close enough to the transmission corridor. He encouraged further study of the impact of adjusting the location.

Mayor Kennedy asked whether Dinh had met with CenterPoint regarding the proposed substation.

2. Discussion on Allied Development project.

There was no presentation as this item was recommended to be discussed in executive session.

EXECUTIVE SESSION-6:32 P.M.

Executive session in accordance with 551.071, 551.074, and 551.087 of the Texas Gov't Code to deliberate and consult with attorney on the following:

3. Discuss matters pertaining to the selection process for a new City Manager.
4. Discuss matters regarding the Allied Development project.

The City Council reconvened into the work session from the Council meeting at 7:47 P.M.

ADJOURNMENT

The worksession was adjourned at 7:49 P.M.

APPROVED THIS 15th DAY OF DECEMBER 2025

Kayleen Rosser, City Secretary



Wil Kennedy, Mayor