



# CITY OF IOWA COLONY

## CITY COUNCIL MEETING MINUTES

Monday, September 09, 2024  
7:00 PM

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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 9th day of September 2024, 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 McLean Barnett  
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 7:03 P.M. The Council completed the work session and reconvened at 7:22 P.M.

### **INVOCATION**

Sam Creacy prayed aloud.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance and Texas Pledge were recited.

### **SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

*Reserved for formal presentations and proclamations.*

1. Announce the date, time, and place of the meeting at which the City Council will vote on the proposed tax rate.

Monday, September 16, 2024; 6:00PM; Iowa Colony City Hall Council Chambers

Mayor Kennedy announced the date, time, and place of the meeting at which the City Council will vote on the proposed tax rate as follows.

Monday, September 16, 2024; 6:00PM; Iowa Colony City Hall Council Chambers

2. Proclamation declaring National Night Out

Mayor Kennedy presented Chief Bell with the Proclamation declaring National Night Out.

3. Proclamation declaring Fire Prevention Month

Mayor Kennedy presented Fire Marshal Cantu with the Proclamation declaring October as Fire Prevention Month.

**CITIZEN COMMENTS**

Brittney Foster- 4502 Peloton Rd.; had questions regarding the city taking over MUD 55. Mayor Kennedy stated that this time is not for question and answer, but she can take a business card from City Manager; Robert Hemminger and reach out to him. She thanked Mr. Hemminger for the QR code that he provided the residents for information.

George Butler- 3635 Lister; had concerns about the budget and the tax rate. He mentioned a few items that stuck out to him including the life insurance cost doubling and the head count being added to the budget.

**PUBLIC HEARINGS**

4. Hold a public hearing on the proposed city budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$695,903 OR 22.39%, AND OF THAT AMOUNT \$460,999 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Mayor Kennedy opened the public hearing at 7:34 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 7:36 P.M.

5. Hold a public hearing on the proposed tax rate.

Mayor Kennedy opened the public hearing at 7:35 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 7:36 P.M.

6. Hold a public hearing to consider amending the Comprehensive Zoning Ordinance to provide that newly annexed areas within the city, which are subject to a Development Agreement are automatically designated as Planned Unit Developments (PUDs) by default.

Mayor Kennedy opened the public hearing at 7:36 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 7:37 P.M.

**EXECUTIVE SESSION- 7:37 P.M.**

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

7. Discussion on potential or threatened legal action related to development agreement default.

**POST EXECUTIVE SESSION- 8:30 P.M.**

**ITEMS FOR CONSIDERATION**

8. Consideration and possible action on matters discussed in Executive Session.

There was no action taken.

9. Consideration and possible action to adopt the City Council and Staff Strategic Planning Session Report and Implementation Plan.

Motion made by Councilmember Varlack to adopt the 2024 Strategic Planning Session Report and Implementation Plan, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Mayor Kennedy

10. Consideration and possible action on an ordinance amending the Comprehensive Zoning Ordinance.

Motion made by Councilmember Hargroder to approve an Ordinance amending the Comprehensive Zoning Ordinance on first and final reading, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

11. Consideration and possible action on items relating to the Automated Meter Infrastructure (AMI) water meter upgrade project, phase 2:

- A. Authorizing a Job Order Contract (JOC) for installation services with Performance Services under TIPS contract No. 181101.

Motion made by Councilmember Murray to approve a job order contract for AMI meters and installation services with performance Services under TIPS contract number 181101, Seconded by Councilmember Barnett.

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

- B. Adopting a resolution authorizing a Promissory Note with First Security Finance, Inc. and related documents.

Motion made by Mayor Pro Tem Greene-Scott to adopt a resolution authorizing a Promissory Note with First Security Finance, Inc. and related documents, Seconded by Councilmember Murray.

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

12. Consideration and possible action on a conveyance agreement with Brazoria County MUD 32 for water and wastewater systems.

Motion made by Councilmember Hargroder to approve a conveyance agreement and related documents with Brazoria County MUD 32 for water and wastewater system conveyance, Seconded by Mayor Pro Tem Greene-Scott.

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

13. Consideration and possible action on a conveyance agreement with Brazoria County MUD 53 for water and wastewater systems.

Motion made by Councilmember Boyce to approve a conveyance agreement and related documents with Brazoria County MUD 53 for water and wastewater system conveyance,

Seconded by Councilmember Barnett.

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

14. Consideration and possible action on Change Order No. 1 and Pay Application No. 19 for the Public Safety Building.

Motion made by Councilmember Hargroder to approve change order no. 1 and pay app no. 19 to accept the public safety building and to release all retainage owed to the general contractor, Seconded by Mayor Pro Tem Greene-Scott.

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

## **COUNCIL COMMENTS**

Mayor Pro Tem Greene-Scott thanked those in attendance. She attended the AISD Gala on Friday. She thanked the residents of MUD 55 for attending the meetings and voicing their concerns. She is glad football is back.

Councilmember Barnett mentioned a tropical storm off the coast named Francine. He said it is not going to hit us, but we will be seeing impacts. It will be very windy. He stated that there are certain times when the wind gets too bad that emergency services can shut down, and people need to be mindful of this. He reminded everyone of community unity. He stated we need to check on our neighbors and take care of one another.

Councilmember Murray thanked the City Council, City Manager, and City Attorney. She thanked the staff. She stated that the city is transparent.

Councilmember Varlack thanked everyone for coming. He reminded everyone to register to vote as the election is upcoming in November. The city offers the gun lock safety program. Residents are able to come to the Police Department to get safety locks for their weapons. He reminded everyone that we do have a youth council that started due to an event that occurred right at our doorstep.

Councilmember Boyce heard of another school shooting in Georgia last week. He also received notice of a threat at a school in Iowa Colony. He reminded everyone that discussions with children are so important. The discussions need to be intentional and specific about what we are talking to our children about.

Councilmember Hargroder thanked the staff. She mentioned that she attended the AISD Gala. She stated that it is a pleasure to serve alongside ethical people that genuinely care, as that is rare. She is very proud of the work that council and staff are doing here in Iowa Colony.

Mayor Kennedy thanked Councilmember Varlack for all his efforts with the Alvin Manvel Chamber of Commerce. He thanked Councilmember Boyce for his captaincy as it pertains to the teen advisory committee. He thanked Councilmember Barnett for the weather updates he provides. He thanked Councilmember Murray for her support and attendance. He acknowledged the upcoming education forum that she will be participating in. He thanked Councilmember Hargroder. He stated it is a pleasure spending time with her and Mr. Hargroder. He thanked Mayor Pro Tem Greene-Scott for her energy, enthusiasm, and support. He thanked the staff, and he appreciates everything they are doing. He announced that we do have a special council meeting Monday, September 16th at 6:00 P.M. to approve the Budget for FY 24/25.

## **STAFF REPORTS**

Councilmember Hargroder asked Dinh about an update on the overpasses.

15. Building Official/Fire Marshal Monthly Report
16. Police Monthly Report
17. Municipal Court Monthly Report
18. Public Works Monthly Report
19. City Engineer Monthly Report
20. Finance Monthly Reports
21. Technology Department Monthly Report
22. Water/Wastewater Utility Monthly Report

## **CONSENT AGENDA**

*Consideration and possible action to approve the following consent agenda items:*

Motion made by Councilmember Varlack to approve all consent items as presented in the consent agenda, Seconded by Mayor Pro Tem Greene-Scott.

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

23. Consider approval of the August 8, 2024 City Council worksession minutes.
24. Consider approval of the August 12, 2024 City Council worksession minutes.
25. Consider approval of the August 12, 2024 City Council meeting minutes.
26. Consider approval of an interlocal agreement with Brazoria County.
27. Consider approval of an interlocal agreement with Brazoria County MUD 31.
28. Consider approval of the Caldwell Lakes Section 5 Preliminary Plat.
29. Consider approval of the Caldwell Lakes Section 6 Preliminary Plat.
30. Consider approval of Bullard Parkway Phase III - Drainage and Paving Facilities into One Year Maintenance Period.
31. Consider approval of Sterling Lakes North Section 7 - Water, Sanitary, Drainage and Paving Facilities into One Year Maintenance Period.
32. Consider acceptance of Caldwell Crossing Section 2 - Water, Sanitary, Drainage and Paving Facilities into One Year Maintenance Period.
33. Consider final approval of Sierra Vista West Section 7 - Water, Sanitary, Storm and Paving Facilities.

## **ADJOURNMENT**

APPROVED THIS 14<sup>TH</sup> DAY OF OCTOBER 2024

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Kayleen Rosser, City Secretary

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Wil Kennedy, Mayor

