



# **CITY OF IOWA COLONY**

## **CITY COUNCIL MEETING MINUTES**

**Monday, May 12, 2025  
7:00 PM**

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

*Phone: 281-369-2471*

• *Fax: 281-369-0005*

• [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 12th day of May 2025, 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  
Councilmember Elect Nikki Brooks

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 7:02 P.M. Mayor Kennedy called for a recess at 7:02 P.M. Mayor Pro Tem Greene -Scott called for the City Council to reconvene the meeting at 7:15 P.M.

### **INVOCATION**

Councilmember Varlack prayed aloud.

### **PLEDGE OF ALLEGIANCE**

The pledge of Allegiance and Texas Pledge were recited.

### **SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

*Reserved for formal presentations and proclamations.*

1. Proclamation - National Police Week - May 11-17, 2025.

Mayor Pro Tem Greene-Scott presented the proclamation in recognition of National Police Week. She also praised the police department for their efforts, noting that Iowa Colony was recently ranked the 8th safest city in the state of Texas.

She also acknowledged that the previous week was Employee Appreciation Week and expressed gratitude to the city staff for their dedication and hard work.

Thalia Nieten was recognized as the Alvin ISD District Spelling Bee winner. A photo was taken with the City Council to commemorate the occasion.

## **CITIZEN COMMENTS**

Brenda Dillon expressed her appreciation to Councilmember Barnett for his service on the City Council and extended congratulations to the reelected Councilmembers. She expressed her concerns with the bottle neck happening on Meridiana Parkway and the effect it is having on County Road 48. She also recommended that the City of Iowa Colony establish a code of conduct for members of its boards and commissions.

## **PUBLIC HEARINGS**

2. Hold a public hearing on the following:

A tract of land containing approximately 806.02 acres, situated in Brazoria County, Texas, and being located in the David Tally League, Abstract No. 130, Chester S. Gorbet Survey, Abstract No. 64, and Edward Bradley Survey, Abstract No. 44. The property includes portions of the Allison-Richey Land Company Subdivision and is generally bounded by FM 521 on the east and County Road 53 (Sandy Point Road) on the north. The area comprises portions of several tracts recorded in the Brazoria County Clerk's File Nos. 2024043624, 2023055847, and 2024023646, and is proposed for annexation into the corporate limits of the City of Iowa Colony.

Mayor Pro Tem Greene-Scott opened the public hearing at 7:35 P.M. There were no comments. Mayor Pro Tem Greene-Scott closed the public hearing at 7:35 P.M.

3. Hold a public hearing on the following:

Tract 1: An approximately 0.5501-acre tract located in Brazoria County, Texas, within the Emigration Land Company Subdivision. The property lies generally along County Road 758 and is adjacent to Lots 461, 462, 468, and 469, as well as a 233.54-acre tract and a 5.00-acre tract, as recorded in Brazoria County Clerk's File Nos. 2023036335 and 2013013921.

Tract 2: An approximately 0.1849-acre tract situated adjacent to Tract 1, also within the Emigration Land Company Subdivision and generally located along County Road 758. It shares boundaries with the same adjacent lots and referenced tracts noted above.

Mayor Pro Tem Greene-Scott opened the public hearing at 7:37 P.M. There were no comments. Mayor Pro Tem Greene-Scott closed the public hearing at 7:37 P.M.

## **ITEMS FOR CONSIDERATION**

4. Consideration and possible action on a resolution canvassing the returns and declaring the results of the general election of officers held on May 3, 2025.

Motion made by Councilmember Varlack to approve the resolution canvassing the returns and declaring the results of the general election of officers held on May 3, 2025, Seconded by Councilmember Hargroder.

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

5. Consideration and possible action on a resolution canvassing the returns and declaring the results of a special election filling the vacancy for the remainder of the unexpired term held on May 3, 2025.

Motion made by Councilmember Hargroder to approve the resolution canvassing the returns and declaring the results of a special election filling the vacancy for the remainder of the unexpired term held on May 3, 2025, Seconded by Councilmember Barnett.

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

Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce  
Mayor Kennedy was absent

6. Consideration and possible action to approve a resolution declaring results of a special election on the creation of the Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent in the Extraterritorial Jurisdiction of the City of Iowa Colony.

Motion made by Councilmember Boyce to approve the resolution declaring results of a special election on the creation of the Municipal Development District and the imposition of a sales and use tax at the rate of one-half of one percent in the Extraterritorial Jurisdiction of the City of Iowa Colony, Seconded by Councilmember Varlack.

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

7. Administer the oath of office to newly elected officials.

Judge Barfield administered the Oath of Office to both newly elected and returning Councilmembers.

Nikki Brooks  
Kareem Boyce  
Sydney Hargroder  
Tim Varlack

Councilmember comments

Outgoing

New

Outgoing Councilmember Barnett reflected on the state of the city at the time he was first elected, noting that the goal from the beginning was to foster growth despite the inevitable growing pains. Through continued effort and perseverance, the city has made significant progress and is now in a strong position. He acknowledged the many developments taking place and expressed his hope that the city will continue to grow in a positive direction. He shared that his family will be relocating north due to job changes and thanked everyone for their support during his time in office. He also reminded the community that hurricane season begins in 19 days.

Councilmembers each took a moment to thank Councilmember Barnett and extend their best wishes for his future endeavors.

Mayor Pro Tem Greene-Scott presented a plaque to Councilmember Barnett in recognition of his service on the City Council.

Councilmember Brooks took her seat on the dais and expressed her gratitude to the voters, city staff, fellow councilmembers, and residents for their support. She shared her excitement about working collaboratively with everyone and thanked her family for their love and support. She also extended special thanks to her friends and family in attendance, including Baytown Mayor Charles Johnson. Councilmember Brooks affirmed her commitment to serving on the City Council and stated that she looks forward to the opportunity to contribute to the continued growth and success of the community.

8. Reception

Recess for reception at 8:18 P.M. Council returned and resumed the meeting at 8:32 P.M.

**STAFF REPORTS**

9. Building Official/Fire Marshal Monthly Report

10. Police Department Monthly Report

Chief Bell introduced new employee Joey Earl.

11. Municipal Court Monthly Report

12. Public Works Monthly Report

13. City Engineer Monthly Report

14. Finance Monthly Report

15. Technology Department Monthly Report

16. Water/Wastewater Utility Monthly Report

**EXECUTIVE SESSION**

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

17. To discuss personnel matters related to the search for a new City Manager, including review of proposals from executive search firms, qualifications and criteria for the position, related recruitment processes, and other legal matters involving the City.

No Executive Session

**POST EXECUTIVE SESSION**

**ITEMS FOR CONSIDERATION**

18. Consideration and possible action on Executive Session matters.

Motion made by Mayor Pro Tem Greene-Scott to accept the proposal from Strategic Government Resources (SGR) executive search firm for City Manager recruitment services as included in the proposal and authorize the City Attorney to negotiate and enter into a contract with said firm, Seconded by Councilmember Hargroder.

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

19. Consideration and possible action ETJ expansion and city limit annexation from Maple Farms Holdings and Brazoria County MUD 90.

A tract of land containing approximately 806.02 acres, situated in Brazoria County, Texas, and being located in the David Tally League, Abstract No. 130, Chester S. Gorbet Survey, Abstract No. 64, and Edward Bradley Survey, Abstract No. 44. The property includes portions of the Allison-Richey Land Company Subdivision and is generally bounded by FM 521 on the east and County Road 53 (Sandy Point Road) on the north. The area comprises portions of several tracts recorded in the Brazoria County Clerk's File Nos. 2024043624, 2023055847, and 2024023646, and is proposed for annexation into the corporate limits of the City of Iowa Colony.

A. Consideration and possible action to approve the offer of Non-Annexation Development Agreement with each landowner of the annexation land taxed agriculturally and the rejection of that offer by those landowners.

B. Consideration and possible action to approve the Municipal Service Agreement

C. Consideration and possible action to adopt an ordinance on first and final reading annexing the property containing approximately 806 acres of land.

Motion made by Councilmember Hargroder to approve the development agreement, the municipal services agreement, and adopt the annexation ordinance on first and final reading for the 806.02- acre tract, Seconded by Mayor Pro Tem Greene-Scott. City Secretary read the ordinance caption aloud.

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

Voting Abstaining: Councilmember Brooks

20. Consideration and possible action to annex the following property:

Tract 1: An approximately 0.5501-acre tract located in Brazoria County, Texas, within the Emigration Land Company Subdivision. The property lies generally along County Road 758 and is adjacent to Lots 461, 462, 468, and 469, as well as a 233.54-acre tract and a 5.00-acre tract, as recorded in Brazoria County Clerk's File Nos. 2023036335 and 2013013921.

Tract 2: An approximately 0.1849-acre tract situated adjacent to Tract 1, also within the Emigration Land Company Subdivision and generally located along County Road 758. It shares boundaries with the same adjacent lots and referenced tracts noted above.

A. Consideration and possible action approving the Municipal Service Agreement.

B. Consideration and possible action adopting an ordinance on first and final reading annexing the property.

Motion made by Councilmember Boyce to approve the development agreement, the municipal services agreement, and adopt the annexation ordinance on first and final reading for the 0.735-Acre tract, Seconded by Mayor Pro Tem Greene-Scott.

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

21. Consideration and possible action to approve a Vending License and Indemnity Agreement between the City of Iowa Colony and Texas Hometown Heroes/THH Vending.

This item was moved to the beginning of the agenda prior to Councilmember Brooks taking her seat on the dais. Motion made by Councilmember Hargroder to approve a Vending License and Indemnity Agreement between the City of Iowa Colony and Texas Hometown Heroes/THH Vending, Seconded by Councilmember Murray.

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

22. Consideration and possible action on the Sunset Prairie Plan of Development.

Motion made by Councilmember Hargroder to approve the sunset prairie plan of development, Seconded by Councilmember Murray.

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

23. Consideration and possible action on a resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office related to the CDBG-MIT regional method of distribution.

Motion made by Councilmember Varlack to approve a resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office related to the CDBG-MIT regional method of distribution, Seconded by Mayor Pro Tem Greene-Scott.

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

## **CONSENT ORDINANCES – SECOND READING**

*Consideration and possible action to approve the following ordinances on second and final reading.*

24. Consideration and possible action on an ordinance amending the FY2024-25 Crime Control and Prevention District budget.

Motion made by Mayor Pro Tem Greene-Scott to approve the ordinance amending the FY2024-25 Crime Control and Prevention District budget, Seconded by Councilmember Hargroder. The City Secretary read the ordinance caption aloud.

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

25. Consideration and possible action on an ordinance amending Chapter 30 of the City's Code of Ordinances related to signs and specifically related to digital billboards.

Motion made by Councilmember Hargroder to approve an ordinance amending Chapter 30 of the City's Code of Ordinances related to signs and specifically related to digital billboards., Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the ordinance caption aloud.

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

## **CONSENT AGENDA**

Motion made by Councilmember Hargroder to approve all consent items minus item no. 32, Seconded by Councilmember Murray.

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

26. Consider approval of the April 11, 2025 City Council meeting minutes.
27. Consider approval of the April 14, 2025 City Council worksession minutes.
28. Consider approval of the April 14, 2025 City Council meeting minutes.
29. Consider approval of the Ellwood Section 1B Final Plat.
30. Consider approval of the Meridiana Section 34C Preliminary Plat.
31. Consider approval of the Primrose School Meridiana Reserve Preliminary Plat.
32. Consider approval of the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commerical Reserves Final Plat with conditions.

Motion made by Councilmember Varlack to approve the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commerical Reserves Final Plat with conditions, Seconded by Councilmember Hargroder.

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

33. Consider acceptance of the Creekhaven Section 2- Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period
34. Consider final acceptance of the Meridiana Parkway Traffic Signals facilities.
35. Consider acceptance of the Meridiana Section 55B - Storm and Paving Facilities into the One Year Maintenance Period
36. Consider approval of the Meridiana Section 55B - Water and Sanitary Sewer Facilities into the One Year Maintenance Period
37. Consider approval of the Phase I Detention Basin Excavation, Spoil Placement, and Outfall to serve Ellwood Section 1 Facilities into One Year Maintenance Period

## **COUNCIL COMMENTS**

Councilmember Hargroder shared that she is excited about the opportunity to work alongside Councilmember Brooks. She thanked the staff for their dedication, for keeping things running smoothly at City Hall, and for their consistent presence. She also praised Chief Bell and his team for organizing a successful Back the Blue event. Additionally, she expressed her appreciation to Natasha for her outstanding efforts in recognizing and appreciating the staff.

Councilmember Boyce thanked everyone who attended the meeting and welcomed Councilmember Brooks to the dais, saying he looks forward to working with her. He also shared that it had been a pleasure working with Councilmember Barnett and that his presence will be missed. He thanked Natasha for organizing all the events for staff appreciation week. He had a wonderful time with his son attending the Back the Blue event. He thanked our law enforcement professionals for their service and dedication.

Councilmember Varlack thanked everyone in attendance and shared that he is looking forward to working with Councilmember Brooks. He extended warm wishes to all mothers for a Happy Mother's Day. He also acknowledged National Mental Health Awareness Month and shared important statistics to highlight the significance of mental health.

Mayor Pro Tem Greene-Scott welcomed Councilmember Brooks to the Iowa Colony family. She shared an emotional update about her mother's recent health struggles, revealing that she had come close to losing her. Thankfully, her mother is now recovering and is scheduled to be moved out of the ICU tomorrow. She shed tears of joy, thankful that her mother would be here to celebrate Mother's Day. She also gave a special thanks to her spouse for his support throughout this challenging time

Councilmember Brooks expressed her gratitude to the staff for their patience and for taking the time to answer her questions.

Mayor Kennedy welcomed Councilmember Brooks and new staff member Joey Earl. He wished all the moms a Happy Mother's Day. He thanked Chief Bell for his efforts in engaging the community. He thanked Natasha for all her work.

Councilmember Murray shared that her mother had been taken to the emergency room, and during that difficult time, she leaned on her faith and drew strength from the Lord. Through constant prayer her mother was released just four hours later. She expressed her appreciation to Interim City Manager and City Attorney, Natasha Brooks, commending her for the excellent work she is doing.

## **ADJOURNMENT**

The meeting was adjourned at 9:43 P.M.

APPROVED THIS 16<sup>TH</sup> DAY OF JUNE 2025

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Kayleen Rosser, City Secretary

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Wil Kennedy, Mayor

