



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, April 14, 2025
7:00 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 14th day of April 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 Arnetta Murray
Councilmember McLean Barnett
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 7:00 P.M.

INVOCATION

Roland Hendricks 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 declaring Fair Housing Month

Mayor Kennedy proclaimed April as Fair Housing Month.

2. Proclamation declaring National Public Safety Telecommunicators Week

Mayor Kennedy proclaimed the 2nd week of April National Public Safety Telecommunicators Week and presented the Proclamation to Sergeant Allen King on behalf of the Telecommunicators.

3. Proclamation declaring National Day of Prayer

Mayor Kennedy presented the National Day of Prayer Proclamation to Roland Hendricks.

4. Proclamation declaring Bike Safety Month

Mayor Kennedy proclaimed May as Bike Safety Month.

The City Council presented City Manager Robert Hemminger with a Plaque acknowledging his retirement.

CITIZEN COMMENTS

Commissioner Matt Graves with ESD NO. 3 had a discussion with Mayor Kennedy and Councilmember Varlack. He stated that the district works hard to serve the citizens of Iowa Colony. The building next door to City Hall houses Fire and EMS. They have invested about 12 million dollars in the last couple years for engines and items that Chief Walters has asked for in the last five years have been purchased. In regard to the upcoming tax proposition on the ballot they are currently operating on a property tax that allows \$.10 to the district. They are only charging .007459 per hundred. Proposition A is about sales tax. After speaking with the Mayor and Councilmember Varlack he spoke with the district's attorney, and they are willing to share cost shared agreements for what is not annexed for the City of Iowa Colony. With that being said, for the next six years if the ESD gets anything that is not in the city limits that hasn't been annexed, they will split 50/50 with the city.

Brenda Dillon; 4402 Bullard Parkway; Mrs. Dillon has lived in the city for almost 15 years, and she wants to thank Robert for everything he has done for the city including the relationships he built and the contracts that were straightened out. She knows that when changes come in administration it tends to have a drill down effect. She asked City Council to make sure that when they go to select a City Manager that it is not based on nepotism or someone's buddy. We need to put a person that is highly qualified for the position. She knows change is inevitable, but City Council will be held accountable to make the right decisions and changes are made during elections. City Council will be held accountable to make sure the person that is hired is reputable and they are a person of good character. She will be very upset if that change tends to trickle down and other individuals that have been here are no longer in place.

Brian Roberson; 14210 Imperial Wood Lane; He thanked Iowa Colony for being a good neighbor to Rosharon. He thanked Robert on behalf of the Alphas of Brazoria County for allowing them to partner with the city and adopt the city park. There is an election coming up for Alvin ISD School Board on May 3rd. The early voting period is April 22nd through the 26th, as well as on April 28th and 29th from 8 A.M. to 5 P.M. He is running for Position 4, for the AISD school board. His educational experience includes a Masters degree from Lamar University working on his doctoral degree from Baylor University in educational leadership. He stated that he advocates for school funding, enhanced safety measures, expanding stem programs, as well as community partnerships. He wants to make sure that all communities that fall under the district are represented. He provided examples of how he has been involved.

T'Liza Kiel is a resident of Sterling Lakes. She is running for Alvin Independent School District School Board Position No. 5. She provided reasons why she is running for this position including she hasn't had the opportunity to work in Brazoria County as she travels for her day job. She has multiple degrees. She is a combat army veteran with the military.

Curtis Olsen congratulated Robert on his retirement. He appreciates City Council working on the ordinances as discussed. He stated there is a conflict between the 2006 ordinance and the 2014 ordinance has two different setback line regulations. The variance he requested was in line with the 2014 ordinance as he was asking for 5ft.

Fire Chief Josh Walters appreciates Robert and his friendship with the Fire Department. He provided him with a patch and coin from the Fire Department. He thanked Councilmember Barnett for all his help with

the weather updates for the Fire Department. He also provided him with a hat and patch as a token of gratitude. He stated that there is nothing purer than the heart of a volunteer. The Fire Department looks forward to the continued work with the city.

Nikki Brooks thanked Councilmember Barnett for his service in the community. She asked how to go about getting questions answered in regard to the ESD proposition on the ballot as well as the MDD proposition.

Matthew Isenberg asked about having a line item identified for the filtration system regarding the annual cost. He asked about possible late hours for convenience stores. He would like to see more entertainment venues for the young community. He is running for City Councilmember Position 1.

Mayor Kennedy called to recess into Executive Session at 7:45 P.M. The City Council returned from Executive Session and back into Open Session at 8:52 P.M.

PUBLIC HEARINGS

5. Hold a public hearing for a sign variance regarding the overall size of the primary and secondary signs located within Creekhaven Subdivision.

Mayor Kennedy opened the public hearing at 8:52 P.M. Jaime Pujal from Fulshear, Texas on behalf of the applicant requesting the variance. He explained the reasoning for the variance to the size of the monument sign including visibility, economic support, and minimal impact of surroundings. Curtis Olsen reminded everyone the reason he was denied the variance he requested was to not open the additional flood gates for additional variances. Douglas Chumley asked if the placement of this sign is similar to the Sierra Vista signage in proximity to Highway 288. Mayor Kennedy closed the public hearing at 9:00 P.M.

ITEMS FOR CONSIDERATION

6. Consideration and possible action to appoint members to the Teen Advisory Board and Historical Committee.

Motion made by Councilmember Boyce to appoint Dennis Mahoney, Helen Ogwara, Lianah Hasan, Madison Boyce, and Zeinah Hasan to the Teen Advisory Committee, 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

Motion made by Mayor Kennedy to appoint Katie Smith, Carolyn Bowen, Megan Kehr, Tisha Holman, and Terry Hayes to the Historical Committee, 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

7. Consideration and possible action on a policy related to the sale or disposition of surplus property.

Motion made by Mayor Kennedy to approve a policy related to the sale or disposition of surplus city property, 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

8. Consideration and possible action on a conveyance agreement with Brazoria County MUD 55 for water and wastewater systems.

Motion made by Councilmember Hargroder to approve a conveyance agreement with Brazoria County MUD 55 for water and wastewater systems, Seconded by Councilmember Varlack.

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

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

Motion made by Councilmember Murray to adopt an ordinance on first reading amending the FY2024-25 Crime Control and Prevention District Budget, 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

10. Consideration and possible action on a petition for annexation from Beazer Homes.

Motion made by Councilmember Varlack to accept a petition for annexation of approximately 0.735 acres of land, directing staff to begin the procedures for annexation, ratifying actions already taken by staff, setting a public hearing for Monday, May 12th at 7:00 P.M. in the City Council Chambers and authorizing the City Manager to reschedule the public hearing if necessary, 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

11. Consideration and possible action on petitions for ETJ expansion and city limit annexation from Maple Farms Holdings and Brazoria County MUD 90.

Motion made by Mayor Pro Tem Greene-Scott to accept a petition for annexation of approximately 806.02 acres of land, directing staff to begin the procedures for annexation, ratifying actions already taken by staff, setting a public hearing for Monday, May 12th at 7:00 P.M. in the City Council Chambers and authorizing the City Manager to reschedule the public hearing if necessary, Seconded by Councilmember Varlack.

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 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 Boyce to approve an ordinance on first reading amending Chapter 30 of the City's Code of Ordinances related to digital billboard regulations, Seconded by Councilmember Hargroder.

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 development agreement with Clear Channel Outdoor for digital billboards.

Motion made by Councilmember Varlack to approve a development agreement with Clear Channel Outdoor for digital billboards, Seconded by Councilmember Murray.

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 the salary survey report and adoption of an updated pay scale, effective April 21, 2025.
Motion made by Councilmember Hargroder to table the agenda item for HR review, Seconded by Councilmember Murray.
Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
15. Consideration and possible action on an ordinance granting a variance regarding the overall size of the primary and secondary signs located within Creekhaven Subdivision.
Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance on first and final reading granting a variance regarding the overall size of the primary and secondary signs located within the Creekhaven Subdivision, Seconded by Councilmember Barnett.
Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Boyce
Voting Nay: Councilmember Murray, Councilmember Barnett, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
16. Consider approval of the Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 Preliminary Plat.
This item was deferred per the developer's request.

CONSENT AGENDA

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

Motion made by Councilmember Hargroder to adopt all consent items as presented minus item no. 20, Seconded by Councilmember Barnett.

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

17. Consider approval of the March 10, 2025 City Council worksession minutes.
18. Consider approval of the March 10, 2025 City Council meeting minutes.
19. Consider approval of the April 4, 2025 City Council meeting minutes.
20. Consider approval of an interlocal agreement with Brazoria County MUD 32.
Motion made by Councilmember Hargroder to approve an interlocal agreement with Brazoria County MUD 32, Seconded by Councilmember Barnett.
Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
21. Consider approval of the Sierra Vista West Section 11 Preliminary Plat.
22. Consider approval of the Alloy Road Street Dedication Phase I Preliminary Plat.
23. Consider approval of the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat.
24. Consider acceptance of the Quarterly Investment Report.
25. Consider acceptance of Brazoria County MUD 53 Water System expansion facilities into One-Year Maintenance Period
26. Consider acceptance of Karsten Boulevard North Phase 2 - Water, Drainage and Paving Facilities - into One-Year Maintenance Period.
27. Consider approval of the Caldwell Crossing Section 1 Amending Plat No. 1.

28. Consider approval of the Caldwell Crossing Section 2 Amending Plat No. 1.
29. Consider approval of a Pro Level (\$5,000) Sponsorship for the Alvin ISD AIMS Athletics Award Banquet.
30. Consider approval of a resolution authorizing the assignment of agreements related to the development of Brazoria County MUD 92.
31. Consider approval of a resolution authorizing the assignment of escrow agreements and funds related to the development of Brazoria County MUD 92.

COUNCIL COMMENTS

Councilmember Murray thanked those in attendance at the meeting.

Councilmember Barnett thanked Robert for all he has done for the city. He thanked Chief Walters and Ms. Brooks. He reminded everyone to be prepared for hurricane season.

Mayor Pro Tem Greene-Scott thanked those in attendance. She notified everyone of early voting starting April 22nd through April 29th. She stated that May 3rd is election day. She congratulated the candidates that participated in the candidate forum. She thanked Councilmember Barnett. She thanked Robert for negotiating contracts for the city.

Mayor Kennedy notified every one of the Back the Blue Fest- May 10th from 10:00 A.M. through 2:00 P.M. He thanked Robert for all he has done for the city. He also reminded everyone of early voting dates and times.

Councilmember Varlack thanked those in attendance. He reminded everyone of the May 3rd election. He thanked Robert for his hard work, long hours, and expertise, they came along way when the city really needed it. Brazoria County Alliance of Children will be having a pinwheel ceremony in front of City Hall. He thanked Councilmember Barnett for personal reasons as helping his family.

Councilmember Boyce thanked those who stayed for the meeting. Proclaimed Bike Safety month for the month of May. He reminded everyone of scooter safety. He is happy that the Teen Advisory Committee is increasing to 9 members from the current 4. They hosted an easter egg hunt at the schools. He thanked Robert for his willingness to answer questions.

Councilmember Hargroder stated that there are only 47 days until hurricane season. She appreciates the time Robert spent navigating the City Council through growth, as it was not easy especially with budget constraints. She stated that it has been a pleasure serving on the City Council with Councilmember Barnett.

STAFF REPORTS

Robert thanked City Council and the Staff

32. Building Official/Fire Marshal Monthly Reports
33. Police Department Monthly Report
34. Municipal Court Monthly Report
35. Public Works Monthly Report
36. City Engineer Monthly Report
37. Finance Monthly Reports
38. Technology Department Monthly Report

39. Water/Wastewater Utility Monthly Report

EXECUTIVE SESSION-9:54 P.M.

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:

40. Discuss appointments to the Crime Control and Prevention District Board of Directors.
41. Deliberate potential or threatened legal action related to development agreement default.
42. Discuss personnel matters related to City Attorney annual performance appraisal.
43. Discussion and deliberation on the process for selecting and appointing a City Manager and Interim City Manager and reviewing candidates, applications and interviews.
44. Discuss personnel matters relating to the City Manager's employment, and receive update on investigation by outside legal counsel.

POST EXECUTIVE SESSION-10:27 P.M.

ITEMS FOR CONSIDERATION

45. Consideration and possible action on Executive Session matters.

Motion made by Mayor Pro Tem Greene-Scott to appoint the City Attorney, Natasha Brooks as Interim City Manager and give her and her team the authority to move forward with selecting an executive search firm to do a full service search for the City Manager, Seconded by Councilmember Hargroder.

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

ADJOURNMENT

The meeting was adjourned at 10:28 P.M.

APPROVED THIS 12TH DAY OF MAY 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

