



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, February 23, 2026
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 23rd day of February 2026, 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 Nikki Brooks
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

The invocation was provided by Pastor Morris Henry.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

The City Council recessed at 7:02 p.m. and reconvened in open session at 7:12 p.m.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation- Black History Month

Mayor Kennedy read the Proclamation aloud proclaiming February as Black History Month.

2. Proclamation- Women's History Month

Mayor Kennedy read the Proclamation aloud proclaiming March as Women's History Month.

CITIZEN COMMENTS

Lindsay Koskiniemi stated that the executive session appears to be an extension of a public censure initiated in November 2025 regarding a Councilmember's use of profanity during an executive session. She expressed that, if profanity is used, executive session is a more appropriate setting than open session. She noted that the matter remains ongoing and unresolved and stated that, given it is an election year, the

situation is beginning to appear political in nature. She suggested it would be in everyone's best interest to drop the matter. She also provided an example of what could possibly constitute a public censure and stated that the matter has gone on too long considering it involves the use of profanity.

John Mock stated that traffic is a problem at the intersection of Cedar Rapids and Pursley Boulevard and asked about possible solutions to address the issue. He noted that vehicles frequently speed along the road and inquired about the possibility of installing speed bumps or other measures to slow traffic.

Rosie Porter stated that there is a significant traffic problem on Cedar Rapids Parkway. She noted the absence of a walking shoulder, as well as damaged mailboxes that have not been repaired, and requested assistance and a resolution to address these issues.

PUBLIC HEARINGS

3. Hold a public hearing to consider annexing the following property:

A tract of land containing approximately 0.341-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.341-acre tract is in Lot 452 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 10.00-acre tract of land described in a deed to John Okewunmi and Kim Okewunmi as recorded in Clerk's File No. 2023003799 in the Brazoria County Clerk's Office. Said 0.341-acre tract is the South Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

A tract of land containing approximately 0.342-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.342-acre tract is in Lot 461 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 8.737-acre tract of land described in a deed to Jean Meyerson as recorded in Clerk's File No. 93-042361 in the Brazoria County Clerk's Office. Said 0.342-acre tract is the North Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

Mayor Kennedy opened the public hearing at 7:24 P.M.

Jean Meyerson provided a description of her property and raised three questions regarding the annexation. She asked why the notice differs from the metes and bounds map and why a portion of her property was omitted from the notice. She inquired whether her property taxes would increase and expressed concern that the construction companies for Ellwood have not respected her private property boundaries.

Dr. John Okawunmi inquired about the amount of right-of-way being annexed, noting that he has seen conflicting information and is unsure of the total area under consideration. He also asked how the acreage was determined, as his own calculations differ. He is concerned about his property with this annexation. He asked what benefits the annexation would provide to the residents.

Dinh Ho clarified the 30ft Right of Way dedication from the center line.

Mayor Kennedy closed the public hearing at 7:37 P.M.

4. Hold a public hearing on a proposed variance to fencing regulations in the City's Unified Development Code and Zoning Ordinance.

Mayor Kennedy opened the public hearing at 7:38 P.M.

Pat Baughman, a resident for 60 years, stated she has no issue with the way the fence was constructed. She explained that, as a farmer and rancher, fencing is critical to her operations and described the amount of land she would need if asked to relocate a fence on her property. She

suggested that rules for rural properties should differ and urged the Council to consider the needs of residents raising cattle. She emphasized that fencing along her property line protects both her animals and the public. She also noted that she is the resident with the longhorn on her property.

Lindsay Koskiniemi stated that the property is located in the rural area of Iowa Colony and noted that the city has had ample time to review plans for other permits, including a replat he submitted. She expressed that granting his variance is appropriate.

Brenda Dillon stated that the fence does not meet the transparency requirement. She asked her brother-in-law, a police officer, whether they would enter a property with this type of fence, and he indicated it is not their preference. She noted that the Police and Fire Departments cannot see what is on the other side of the fence. She also mentioned that Mrs. Bowen has a fence that is not solid and expressed concern that the transparency of the solid fencing poses safety issues for emergency responders.

Mayor Kennedy closed the public hearing at 7:43 P.M.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked those in attendance, emphasizing the importance of community engagement and encouraging residents to attend meetings to hear information firsthand. She reminded everyone that early voting is underway and that Election Day is March 3rd, urging residents to research and make a plan to vote.

Councilmember Murray expressed appreciation to attendees and highlighted the City of Iowa Colony's commitment to transparency. She encouraged residents not to rely solely on information found online and to attend meetings to stay informed, and to ask the Council any questions they may have.

Councilmember Brooks thanked attendees and spoke on the meaning of transparency, noting that it is about accessibility rather than withholding information. She acknowledged the media representative recording the meeting and emphasized that City Council decisions directly impact residents' daily lives. She stated that improving accessibility increases public trust and confidence in the Council's work.

Councilmember Hargroder thanked those present and recognized City Secretary Kayleen Rosser for her dedication and hard work, particularly outside normal working hours, to ensure timely communication with the public and election-related information. She expressed appreciation for Kayleen's efforts and commitment to the city.

Councilmember Boyce expressed his appreciation for a full gallery and shared information about the Teen Advisory Committee's 3x3 basketball tournament scheduled for June 13th. He noted an issue with the basketball court, acknowledged the Alphas and Public Works for quickly addressing the problem, and thanked them for their efforts in fixing the issue.

Councilmember Varlack thanked those in attendance and recognized February as Black History Month. He shared examples of the significance and contributions highlighted during Black History Month and encouraged everyone to celebrate. He also noted that the elections are approaching and provided guidance on how to locate election information on the City's website. He encouraged residents seeking factual information about the city to review meeting agendas and packets available online, which contain the information provided to the City Council.

Mayor Kennedy stated that he believes the community is a city of believers. He noted that it is a rare occurrence for Ramadan and Lent to overlap during the same period and encouraged everyone, especially during the election campaign season, to conduct themselves as the best version of themselves in the days ahead. He thanked all the staff for their continued hard work and dedication.

STAFF REPORTS

5. Building Official/Fire Marshal Monthly Report
6. Public Works Monthly Report
7. Municipal Court Monthly Report
8. Police Department Monthly Report
9. City Engineer's Monthly Report
10. Finance Monthly Reports
11. Water/Wastewater Utility Monthly Report

Councilmember Hargroder noted that the TCOLE report showed no discrepancies and stated that, given the city's history, this result is significant and greatly appreciated.

Chief Bell explained that the audit is conducted by TCOLE to ensure proper hiring practices, accurate recordkeeping, and compliance with reporting requirements. He reported that no discrepancies were found and credited Sergeant King for maintaining the records, noting that it involves a substantial amount of work and adherence to numerous laws and regulations.

Councilmember Hargroder asked Dinh Ho about the TXDOT report regarding the AFA agreement and the poles. Mr. Ho stated that TXDOT provided documentation supporting the additional cost of the poles and that the city will be providing the associated costs.

Councilmember Boyce stated that the full report is available online and encouraged residents to review it.

Councilmember Varlack added that the report also reviews racial profiling, and traffic stops and noted that the department received a clean report regarding its operations. He commended the Chief and the department for their work. He asked about the increase in number of major crashes.

ITEMS FOR CONSIDERATION

12. Consideration and possible action on an Ordinance for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78.

Mr. Ahmed spoke regarding the variance request and explained the hardship related to the fence, noting that he travels frequently and the fence provides security for his home. He stated that where he is from, fences are commonly used to prevent others from seeing inside the property. He added that the fence has been in place for eight years and only recently became an issue. Mr. Ahmed also stated that when he built his house, he obtained the required permit and no concerns were raised about the fence at that time. He expressed confusion because the citations he has received contain differing information, and he is unsure how to proceed.

Albert Cantu stated that he has met with Mr. Ahmed to try to reach a compromise. Since an agreement could not be reached, they were advised to pursue the variance process. He presented a diagram illustrating the different sightlines to the pool and provided options for the fence related to transparency.

Motion made by Councilmember Varlack to approve an Ordinance for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Brooks

13. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 2.2 acres located in the City's Extraterritorial Jurisdiction (ETJ).

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution regarding a Petition for Release of approximately 2.2 acres located in the City's Extraterritorial Jurisdiction (ETJ),
Seconded by Councilmember Murray.

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

14. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 109.9 acres located in the City's Extraterritorial Jurisdiction (ETJ).

Motion made by Councilmember Hargroder to approve a Resolution regarding a Petition for Release of approximately 109.9 acres located in the City's Extraterritorial Jurisdiction (ETJ),
Seconded by Mayor Pro Tem Greene-Scott.

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

15. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 167.204 acres located in the City's Extraterritorial Jurisdiction (ETJ).

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution regarding a Petition for Release of approximately 167.204 acres located in the City's Extraterritorial Jurisdiction as it has already been released as a matter of law, Seconded by Councilmember Murray.

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

16. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Councilmember Murray to approve the Sierra Vista West Plan of Development Amendment No. 3 per staff's recommendation, Seconded by Mayor Pro Tem Greene-Scott.

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

17. Consideration and possible action on an Ordinance establishing a solid waste service rate.

Motion made by Councilmember Varlack to approve an Ordinance on first reading establishing a solid waste service rate, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the Ordinance caption aloud.

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

CONSENT ORDINANCES – SECOND READING

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

18. Consideration and possible action for an amendment to the sign ordinance to expand the requirements for subdivision monument signage.

Motion made by Councilmember Hargroder to approve an amendment to the sign ordinance to expand the requirements for subdivision monument signage on second and final reading,
Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

19. Consideration and possible action to amend the Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings.

Motion made by Councilmember Hargroder to amend the Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings on second and final reading, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

20. Consideration and possible action on an amendment to the UDC Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses.

Motion made by Councilmember Hargroder to approve an amendment to the UDC Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses on second and final reading, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

CONSENT AGENDA

Motion made by Councilmember Varlack to approve all consent items minus item no. 27, Seconded by Councilmember Hargroder.

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

21. Consider approval of the January 26, 2026 City Council worksession minutes.
22. Consider approval of the January 26, 2026 City Council meeting minutes.
23. Consider approval of the Ellwood Section 3B Preliminary Plat.
24. Consider approval of the Meridiana Section 34D Preliminary Plat.
25. Consider approval of the Ellwood Detention Reserve "D" Preliminary Plat.
26. Consider approval of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat.
27. Consider approval of the Coogan Tract General Plan.

Councilmember Varlack asked a question regarding the POA.

Motion made by Councilmember Varlack to approve the Coogan Tract General Plan, Seconded by Councilmember Hargroder.

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

28. Consider approval of the Avery Crossing Section 1 Preliminary Plat.
29. Consider approval of Meridiana Section 35B Preliminary Plat extension of approval.

30. Consider approval of Detention and Grading Phase 3 to serve Caldwell Lakes and Brazoria County Municipal Utility District No. 87 into the One Year Maintenance Period.

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:

There was no executive session.

31. Discuss personnel matters and receive an updated supplemental report from outside legal counsel regarding the investigation and findings related to the complaint against Councilmember Position 1.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

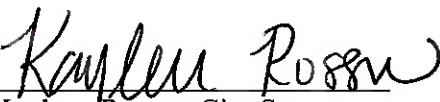
32. Consideration and possible action on Executive Session matters.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

APPROVED THIS 16th DAY OF MARCH 2026


Kayleen Rosser, City Secretary


Wil Kennedy, Mayor

