



**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

**Monday, September 18, 2023
7:00 PM**

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

CALL TO ORDER

Mayor Kennedy called the meeting to order at 7:05 P.M.

INVOCATION

Dr. Hayes prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

There were no special presentations or announcements.

CITIZEN COMMENTS

Crystal Pratts at 8315 County Road 79- She asked that City Council revisit the subdivision ordinance. She lives in the rural area and thinks there should be two separate ordinances; one for those who live in the rural area and one for those in subdivisions. She thanked the Mayor and Councilmember Hargroder for helping with her ditch and asked if she could get her culvert cleaned on a later date.

PUBLIC HEARINGS

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

Approximately 15.6385 acres of land, more or less, being a part of Tract 654 and a part of Tract 653 of the Emigration Land Company Subdivision of Section Fifty-six (56), of the H.T. & B. RR Company Survey, Abstract 515, Brazoria County, Texas, according to the map or plat recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, which is Property ID No. 572533 and Geographic ID No. 0515-0021-001 in the records of the Brazoria County Appraisal District, generally located east of SH 288 and approximately 2600 LF south of Cedar Rapids Parkway, physically located at 23985 SH 288, Rosharon, Texas 77583, and more fully described in a deed recorded under File No. 2005069892 of the Official Records of Brazoria County, Texas.

Mayor Kennedy opened the public hearing at 7:12 P.M. There were no comments. Mayor Kennedy closed the public hearing at 7:12 P.M.

2. Hold a public hearing on the proposed city budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$239,429 OR 7.60%, AND OF THAT AMOUNT \$289,693 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Mayor Kennedy opened the public hearing at 7:12 P.M. There were no comments. Mayor Kennedy closed the public hearing at 7:13 P.M.

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

Mayor Kennedy opened the public hearing at 7:13 P.M. There were no comments. Mayor Kennedy closed the public hearing at 7:14 P.M.

COUNCIL COMMENTS

Councilmember Barnett stated we are still under a burn ban. He encourages residents to attend National Night Out. He mentioned the incident that occurred in Sierra Vista.

Councilmember Murray mentioned the traffic issues regarding merging two lanes of traffic into one lane on Meridiana Parkway.

Mayor Pro Tem Greene-Scott mentioned the events that occurred the prior week.

Councilmember Varlack thanked the citizens who were in attendance at the meeting. His sentiments go out to all those affected by the recent incident. He served as a youth pastor for 21 years. He asked if we could look at the budget for recreational opportunities for our youth.

Councilmember Hargroder gave her sentiments and thoughts to the families of all those involved in the incident and in the community.

Mayor Kennedy mentioned the dedication ceremony for the Nichols/Mock Elementary School. His heart goes out to all the families involved in the incident last week. He stated that there will be a community engagement program on September 21st at Crossing Point Church from 7:00 P.M. to 9:00 P.M. and he encourages everyone to attend.

STAFF REPORTS

4. Fire Marshal/Building Official Monthly Report
5. Police Department Monthly Report
6. Municipal Court Monthly Report
7. Public Works Monthly Report
8. City Engineer Monthly Report
9. Finance Monthly Report

ITEMS FOR CONSIDERATION

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

Tuesday, September 19, 2023; 5:00PM; Iowa Colony City Hall Council Chambers

Mayor Kennedy announced that the City Council will vote on the proposed tax rate at a meeting to be held on Tuesday, September 19, 2023; 5:00 P.M. at Iowa Colony City Hall Council Chambers.

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

Approximately 15.6385 acres of land, more or less, being a part of Tract 654 and a part of Tract 653 of the Emigration Land Company Subdivision of Section Fifty-six (56), of the H.T. & B. RR Company Survey, Abstract 515, Brazoria County, Texas, according to the map or plat recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, which is Property ID No. 572533 and Geographic ID No. 0515-0021-001 in the records of the Brazoria

County Appraisal District, generally located east of SH 288 and approximately 2600 LF south of Cedar Rapids Parkway, physically located at 23985 SH 288, Rosharon, Texas 77583, and more fully described in a deed recorded under File No. 2005069892 of the Official Records of Brazoria County, Texas.

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.

A: Motion made by Councilmember Hargroder to approve the Municipal Services Agreement with BHA Investments, Seconded by Councilmember Varlack.

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

B: Motion made by Councilmember Hargroder to adopt an ordinance on first and final reading annexing approximately 15.6385 acres of land as requested by BHA Investments., Seconded by Mayor Pro Tem Greene-Scott.

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

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

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

B. Adopting a resolution authorizing a Public Property Finance Act lease purchase agreement with First Security Finance, Inc. and related documents.

A: Motion made by Councilmember Hargroder to authorize a Job Order Contract for water meter installation and related services with Performance Services under TIPS Contract No. 181101, Seconded by Councilmember Murray.

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

B: Motion made by Mayor Pro Tem Greene-Scott to adopt a resolution authorizing a public purchase finance act lease purchase agreement with First Security Finance, Inc. and related documents, Seconded by Councilmember Barnett.

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

13. Consideration and possible action on a resolution nominating up to five candidates to fill five positions of the Brazoria County Appraisal District Board of Directors.

Motion made by Mayor Pro Tem Greene-Scott to nominate Brenda Dillon as a candidate for the Brazoria County Appraisal District Board of Directors, Seconded by Councilmember Varlack.

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

Motion made by Mayor Pro Tem Greene-Scott to nominate Douglas Chumley, Seconded by Councilmember Barnett.

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

Mayor Kennedy, , Councilmember Varlack
Voting No: Councilmember Hargroder

Motion made by Mayor Pro Tem Greene-Scott to nominate Carolyn Bowen, Seconded by Councilmember Barnett.

Voting Yea: Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy,
Voting No: Councilmember Hargroder, Councilmember Murray, Councilmember Varlack

14. Consideration and possible action adopting an ordinance on first reading amending the City's Fee Schedule.

Motion made by Councilmember Hargroder to adopt an ordinance on first reading amending the City's fee schedule, Seconded by Mayor Pro Tem Greene-Scott. 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

15. Consideration and possible action to adopt an ordinance on first reading amending the Major Thoroughfare Plan.

Motion made by Councilmember Varlack to adopt an ordinance on first reading amending the major thoroughfare plan, Seconded by Mayor Pro Tem Greene-Scott. City Secretary read the ordinance caption aloud.

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

16. Consideration and possible action to adopt an ordinance on first reading changing the date of the Regular Council Meeting in November 2023.

No action was taken.

17. Consideration and possible action approving the Terms & Conditions of the Sterling Lakes North Section 1 Early Plat application.

Motion made by Councilmember Hargroder to approve terms and conditions for the Sterling Lakes North Section 1 early plat application, Seconded by Councilmember Murray.

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

CONSENT ORDINANCES – SECOND READING

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

18. Consideration and possible action adopting an ordinance on second and final reading creating and establishing a water utility franchise fee.

Motion made by Councilmember Hargroder to adopt an ordinance on second and final reading creating and establishing a water utility franchise fee, Seconded by Councilmember Murray. City Secretary read the ordinance caption aloud.

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

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 excluding item No. 32 and item No. 33, Seconded by Councilmember Murray.

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

19. Consider approval of the August 21, 2023 Council work session minutes.
20. Consider approval of the August 21, 2023 Council meeting minutes.
21. Consider approval of the September 11, 2023 Council meeting minutes.
22. Consider final approval of BCMUD 53 Water Plant Phase I
23. Consider approval of Caldwell Crossing Section 5 Preliminary Plat
24. Consider approval of Caldwell Crossing Section 6 Preliminary Plat
25. Consider approval of Cedar Rapids Parkway Phase 2 Final Plat
26. Consider approval of Karsten Boulevard and Cedar Rapids Parkway Street Dedication Final Plat
27. Consider final acceptance of Merdiana Parkway Phase V – Storm & Paving
28. Consider final approval of Merdiana Parkway Phase V – Water & Sanitary
29. Consider final acceptance of Merdiana Parkway Phase VI – Storm & Paving
30. Consider final approval of Merdiana Parkway Phase VI – Water & Sanitary
31. Consider approval of Sierra Vista Center Final Plat
32. Consider approval of Sterling Lakes North Section 2 Final Plat

Motion made by Councilmember Murray to approve Sterling Lakes North Section 2 Final Plat and Sterling Lakes North Section 3 Final Plat with conditions, Seconded by Mayor Pro Tem Greene-Scott.

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

33. Consider approval with conditions of Sterling Lakes North Section 3 Final Plat
The action was taken during item no. 32.
34. Approval of Investment of City Funds Renewing a Certificate of Deposit (CD)

EXECUTIVE SESSION-8:31 P.M

Executive session in accordance with 551.071, 551.072, and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

35. Discussion on appointment of District B Councilmember
36. Purchase of real property and financial matters related thereto
37. Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments

POST EXECUTIVE SESSION- 8:59 P.M.

ITEMS FOR CONSIDERATION

38. Consideration and possible action on appointment of District B Councilmember

No action was taken.

39. Consideration and possible action related to the purchase of real property.

Motion made by Mayor Pro Tem Greene-Scott to authorize City Manager and Staff to proceed with the acquisition at agreed upon terms and price, Seconded by Councilmember Barnett.

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

40. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards.

Motion made by Mayor Pro Tem Greene-Scott to appoint Casey Handy-Smith to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards, Seconded by Councilmember Varlack.

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

ADJOURNMENT

The meeting was adjourned at 9:00 P.M.

APPROVED THIS 16th DAY OF OCTOBER 2023



Kayleen Rosser, City Secretary



Wil Kennedy, Mayor

