



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, July 21, 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 21st day of July 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 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

Reverand Gerald Holland and Reverand Craig Smee prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Presentation of Fourth of July Sponsorship Awards

This item has been moved to the August 18, 2025 City Council meeting.

CITIZEN COMMENTS

Lindsey Koskiniemi: 9819 Clear Diamond Drive stated that social media is an effective tool for sharing information accurately and efficiently with the public. It serves as a valuable means of inclusive communication, especially for those unable to attend meetings in person. She noted that the City does not currently stream its meetings and encouraged the City Council to review the budget to potentially fund streaming services. She emphasized that providing this option would be a meaningful way to engage and include all members of the community.

COUNCIL COMMENTS

Mayor Kennedy expressed his appreciation to staff for organizing an outstanding Fourth of July celebration. He also thanked all the volunteers and gave special recognition to the Teen Advisory Committee for hosting a successful basketball tournament.

Mayor Pro Tem Greene-Scott noted that some agenda items may be discussed during the work session. She shared that Fourth Fest was a success and reminded everyone about the upcoming Chamber of Commerce meeting on Tuesday, July 29th, at 11:00 A.M.

Councilmember Murray emphasized the city's commitment to transparency and accountability. She shared insights from her recent visit to Austin, noting that growth brings change and evolution. She expressed her gratitude for the opportunity to serve.

Councilmember Brooks thanked attendees and encouraged them to reach out with questions about agenda items, so concerns can be addressed. She reaffirmed her commitment to bridging the gap between the council and the community to promote better understanding.

Councilmember Varlack also thanked those in attendance and issued a reminder about hurricane preparedness. He spoke about his involvement in a scholarship fund that was created in memory of a young man lost 30 years ago. The fund has since raised \$600,000. He emphasized how tragedy can be transformed into something meaningful and said he was honored to represent the City of Iowa Colony in that effort.

Councilmember Boyce thanked the public for attending and highlighted the success of Fourth Fest. He also commended the Teen Advisory Committee for organizing a well-received basketball tournament, which included participants ranging from age fifteen to seniors. He noted the city's interest in creating more opportunities for young athletes.

Councilmember Hargroder expressed gratitude to attendees and urged everyone to be prepared for hurricane season. She thanked the volunteers who helped with the Fourth of July event and acknowledged Albert for securing sponsorships. She also shared that the fire department received funds including \$20,000 through grant money, \$20,000 from the ESD, and \$20,000 in water bill donations to help them train for ventilation.

STAFF REPORTS

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

PUBLIC HEARINGS

10. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Mayor Kennedy opened the public hearing at 7:35 P.M. Sharon Abumuhor, the property owner of 7710 Iowa Colony Blvd., stated that the application was submitted to rezone the property from Single Family Residential to Mixed Use. The intent is to establish a retail space at the front of the property. No additional public comments were made. Mayor Kennedy closed the public hearing at 7:37 P.M.

ITEMS FOR CONSIDERATION

11. Consideration and possible action to accept the Fiscal Year 2024 Annual Audit Report.

Patrick Simmons with Whitley Penn presented the annual audit report.

Motion made by Mayor Pro Tem Greene-Scott to accept the Fiscal Year 2024 Annual Audit Report, Seconded by Councilmember Murray.

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

12. Consideration and possible action on a resolution authorizing a \$3.00 increase to the voluntary fire service contribution included on monthly water utility bills.

Chief Walters presented the reason for the increase in the utility bill. He clarified the purpose of the "What can \$72 do for you?" post on social media.

Motion made by Councilmember Hargroder to approve a resolution authorizing a \$3.00 increase to the voluntary fire service contribution included on monthly water utility bills, Seconded by Councilmember Varlack.

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

Voting Abstaining: Councilmember Hargroder

13. Consideration and possible action on an ordinance on first and final reading regarding rezoning the following property from Single Family Residential to Mixed Use.

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Motion made by Councilmember Varlack to approve an ordinance on first and final reading regarding rezoning the following property from Single Family Residential to Mixed Use,

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Seconded by Councilmember Hargroder. 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

14. Consideration and possible action on an ordinance granting a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.

Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance granting a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive,
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

15. Consideration and possible action on an ordinance granting a variance to the build to line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.

Motion made by Councilmember Varlack to approve an ordinance granting a variance to the build to line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.,
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

16. Consideration and possible action on the proposed master signage plan for the Creekhaven Development.

Caleb Stone with Starwood Land; owner of Creekhaven Development and Maggie Dalton with Meta Design presented the proposed Master Signage Plan.

Motion made by Councilmember Hargroder to approve the master signage plan for the Ellwood Development subject to the conditions noted in the staff 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

Amended Motion made by Councilmember Hargroder to approve the master signage plan for the Ellwood Development subject to the conditions noted in the staff recommendation and to include a minimum of 500ft spacing between signage, 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 the proposed master signage plan for the Ellwood Development.

Greg Coleman with Beazer Homes and Michael Turzillo with EHRA presented the proposed master signage plan for the Ellwood Development.

Motion made by Mayor Pro Tem Greene-Scott to approve the proposed master signage plan for the Ellwood Development subject to the conditions noted in the staff recommendation and to

include a minimum of 500ft spacing between signage, Seconded by Councilmember Hargroder.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy,
Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember
Brooks

18. Consideration and possible action on a resolution accepting the Fourth of July donations.

Motion made by Councilmember Varlack to approve a resolution accepting the Fourth of July donations, 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

19. Consideration and possible action appointing members to the Crime Control and Prevention District Board of Directors.

Motion made by Mayor Kennedy to appoint Robert Scherer to the Crime Control and Prevention District Board of Directors, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Varlack

20. Consideration and possible action appointing members to the Parks and Recreation Board.

Motion made by Councilmember Brooks to appoint Andrew Mattiello, Megan Kehr, Destinie Washington, and Robert Scherer to the Parks and Recreation Board, Seconded by Councilmember Varlack.

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

Voting Nay: Councilmember Hargroder

21. Consideration and possible action to set the date, time, and place for the public hearing on the proposed Crime Control and Prevention District Plan and Budget.

Motion made by Mayor Pro Tem Greene-Scott to hold a public hearing on the Iowa Colony Crime Control and Prevention District Budget and Plan to be held on Monday, August 11, 2025 at 7:00 P.M. In the City Council Chambers at Iowa Colony City Hall located at 3144 Meridiana Parkway, Seconded by Councilmember Hargroder.

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

22. Consideration and possible action on a petition for annexation submitted by Majestic Developers for the Sunset Prairie development, and a resolution authorizing the creation of a Municipal Utility District (MUD) within the proposed area.

Motion made by Councilmember Varlack to direct city staff to begin the procedures for annexation, set the public hearing and meeting for annexation on August 18, 2025 at 7:00 P.M. in the Iowa Colony City Council Chambers and approve those actions already taken by staff towards this annexation, Seconded by Councilmember Brooks.

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

Voting Nay: Councilmember Brooks

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 Hargroder to approve 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: Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

Voting Abstaining: Councilmember Murray

24. Consider approval of Sterling Lakes Section 4 Partial Replat No. 1.

Motion made by Councilmember Varlack to approve the Sterling Lakes Section 4 Partial Replat No. 1, Seconded by Councilmember Hargroder.

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

Voting Nay: Councilmember Varlack, Councilmember Brooks

25. Consideration and possible action on a road improvement agreement for Cedar Rapids Parkway.

Motion made by Councilmember Varlack to approve a road improvement agreement for Cedar Rapids Parkway, 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

26. Consideration and possible action on amendments to the Rules of Procedure document and related materials.

Motion made by Councilmember Murray to approve a resolution adopting the amendments to the rules of procedures document and related materials as presented. Seconded by Councilmember Hargroder.

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

Voting Nay: Councilmember Brooks

Voting Abstaining: Councilmember Varlack

CONSENT ORDINANCES – SECOND READING

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

27. Consideration and possible action on an ordinance assigning annexed areas to council districts.

Motion made by Councilmember Hargroder to approve an ordinance assigning annexed areas to council districts on second and final reading, 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

28. Consideration and possible action to amend the zoning ordinance to allow certain commercial uses to operate 24 hours per day.

Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance on second and final reading amending the zoning ordinance to allow certain commercial uses to operate 24 hours per day, Seconded by Councilmember Varlack. 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 Hargroder to approve the consent agenda as presented, Seconded by Councilmember Murray.

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

29. Consider approval of the May 27, 2025 City Council meeting minutes.
30. Consider approval of June 16, 2025 City Council worksession minutes.
31. Consider approval of the June 16, 2025 City Council meeting minutes.
32. Consider approval of the Karsten Boulevard North Phase II Abbreviated Plat.
33. Consider approval of Caldwell Lakes Section 7 Preliminary Plat.
34. Consider approval of Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.
35. Consider acceptance of the Quarterly Investment Report.
36. Consider acceptance of Brazoria County Municipal Utility District No. 31 - Sterling Lakes North Lift Station No. 2 into the One Year Maintenance Period.
37. Consider acceptance of Brazoria County Municipal Utility District No. 92 - Water Plant No. 1 Phase 1 into the One Year Maintenance Period.
38. Consider acceptance of Caldwell Crossing Section 3 Water, Sanitary, Drainage and Paving facilities into the One Year Maintenance Period.

EXECUTIVE SESSION-9:44 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:

39. Discuss matters pertaining to the selection process for a new City Manager.
40. Discussion on annual performance appraisal for the City Attorney.

POST EXECUTIVE SESSION- 11:26 P.M.

ITEMS FOR CONSIDERATION

41. Consideration and possible action on Executive Session matters.

Motion made by Councilmember Hargroder to extend the City Attorney's contract by two years. The current contract is set to expire on April 2, 2026, which will extend it to April 2, 2028, Seconded by Councilmember Varlack.

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

Motion made by Councilmember Varlack to approve the annual performance appraisal of the City Attorney as discussed in Executive Session and use the prepared form agreement as the basis for a new agreement, and the council will determine the final terms and conditions and any updates, duties, or exceptions upon the execution of the new agreement and will void the prior agreement, Seconded by Mayor Pro Tem Greene-Scott.

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

Councilmember Varlack, Councilmember Boyce

ADJOURNMENT

The meeting was adjourned at 11:28 P.M.

APPROVED THIS 18th DAY OF AUGUST 2025


Kayleen Rosser, City Secretary


Wil Kennedy, Mayor

