



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, July 20, 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 20th day of July 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
Councilmember Arnetta Murray
Councilmember Margaret Madariaga
Mayor Pro Tem Marquette Greene-Scott
Councilmember Tim Varlack
Councilmember Sydney Hargroder

And Councilmember Kareem Boyce 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

Councilmember Murray prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

Cameron Rollwitz, 8511 Tropical Breeze Way, stated that he was pleased to see the resolution opposing data centers on the agenda; however, he did not feel that the resolution went far enough. He requested that the resolution be amended to prohibit all data center development within the City. He also requested that the City terminate its contract with Flock Safety cameras.

Isabelle Guion, Ellwood Sales Representative with Beazer Homes, announced a Friends and Family Sale, offering an employee discount to friends and family through July 31 in the Ellwood Development.

Tara Green, 4627 Gilbert Road, stated that she is opposed to data centers due to concerns regarding noise, electricity consumption, and water usage. She also expressed concern regarding the potential impact of data center development on surrounding residential property values.

PUBLIC HEARINGS

1. Hold a public hearing on the approval of a Crime Control Plan and Budget for the Iowa Colony Crime Control and Prevention District for FY 26-27.

Mayor Kennedy opened the public hearing on the approval of a Crime Control Plan and Budget for the Iowa Colony Crime Control and Prevention District for FY 26-27 at 7:07 P.M. There were no comments. Mayor Kennedy closed the public hearing at 7:15 P.M.

2. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas

Mayor Kennedy opened the public hearing at 7:07 P.M. to consider the rezoning of approximately 0.9352 acres of land located at 3518 Davenport Parkway, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas, from Single-Family Residential to Business and Retail.

Applicants Ibrahim and Jennifer Kamara provided an overview of their proposed development and plans to open a coffee shop at the property. The applicants stated that they have been residents of Iowa Colony since 2019 and currently reside in Meridiana. They shared their vision of creating a coffee shop that provides a welcoming family-oriented space and reflects the identity and character of Iowa Colony. They described the proposed space as a place where families can bring their children to read and play, enjoy coffee, and build relationships within the community.

Mayor Kennedy closed the public hearing at 7:15 P.M.

COUNCIL COMMENTS

STAFF REPORTS

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

EXECUTIVE SESSION – 7:16 P.M.

Executive session in accordance with 551.071, 551.072, 551.073 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

11. Discuss legal advice related to a specific use permit.
12. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments
13. Discuss personnel matters with the City Manager.

14. Discuss economic development negotiations regarding the Crystal Center Entertainment District.

POST EXECUTIVE SESSION – 8:46 P.M.

ITEMS FOR CONSIDERATION

15. Motion made by Mayor Pro Tem Greene-Scott to appoint Leslie Hayes, Adrian Robinson, and Teherrah Malveaux to the Iowa Colony Development Authority/ Tax Increment Reinvestment Zone No. 2 boards and to reappoint Sheila Woods to the Iowa Colony Development Authority/ Tax Increment Reinvestment Zone No. 2 Boards, Seconded by Councilmember Varlack.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Madariaga
16. Consideration and possible action on an Ordinance granting a specific use permit to allow HVAC system services, including maintenance, repair, and equipment storage at:

Approximately a 4.92-acre tract of land situated in the H.T. & B.R.R. Survey, Abstract No. 560, being Tract 191A1-190A, commonly known as 7515 Iowa Colony Boulevard, Iowa Colony, Texas 77583.

Motion made by Councilmember Hargroder to approve the Specific Use Permit (SUP) request on a conditional basis, subject to the conditions set forth in Section V, and that the proposed operation shall not constitute a noxious or offensive use under Section 71 (b) of the Zoning Ordinance, including but not limited to impacts related to noise from equipment testing, refrigerant handling, and outdoor equipment storage and give the City Attorney the authority to include language that it is limited to the current tenant and they have 6 to 9 months to comply, Seconded by Mayor Pro Tem Greene-Scott. The ordinance caption was read aloud by the City Secretary.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Madariaga
17. Motion made by Mayor Pro Tem Greene-Scott to approve the zoning map amendment for the approximately 0.86-acre tract located at **3518 Davenport Parkway**, granting a **Specific Use Permit** to allow the development and operation of a low-intensity neighborhood café, subject to the conditions recommended by staff, including utility connections, platting and engineering requirements, buffering and operational standards, and completion of all outstanding administrative requirements., 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 Madariaga
18. Motion made by Councilmember Varlack to approve the resolution expressing the City Council's opposition to the development and construction of data centers within the City of Iowa Colony until a comprehensive evaluation of potential infrastructure, environmental, land use, and community impacts has been completed and appropriate regulatory considerations have been reviewed, Seconded by Councilmember Murray.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Madariaga
19. Consideration and possible action to approve an agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 55 for the installation and use of a generator to provide temporary and permanent standby power for the Phase 1 Permanent Wastewater Treatment Plant.

The Developer requested this item be pulled from the agenda and deferred.

20. Consideration and possible action to approve a Conveyance Agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 87 for the conveyance of the wastewater treatment plant and Lift Stations No. 1 and No. 2.

Motion made by Councilmember Hargroder to approve the agreement providing for the transfer of ownership, operation, and maintenance responsibilities of the District's wastewater treatment plant and Lift Stations No. 1 and No. 2 to the City of Iowa Colony, including provisions for the future transfer of Lift Station No. 3 upon completion and acceptance, and authorize the City Manager to execute the agreement on behalf of the City, Seconded by Mayor Pro Tem Greene-Scott.

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

21. Consideration and possible action to award a construction contract to Hassell Construction Group, LLC for the Northwest Regional Wastewater Treatment Plant Phase 1.

Motion made by Councilmember Hargroder to approve the Cost Sharing Agreement between the City of Iowa Colony and the participating Brazoria County Municipal Utility Districts for the design, permitting, and construction of the permanent Northwest Regional Wastewater Treatment Plant located at 2401 County Road 57, and authorize the City Manager to execute all related documents, Seconded by Councilmember Varlack.

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

CONSENT AGENDA

Motion made by Councilmember Hargroder to approve the consent items as presented, Seconded by Mayor Pro Tem Greene-Scott.

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

22. Consider approval of R & E Estate Final Plat.

ADJOURNMENT

The meeting was adjourned at 9:15 P.M.

APPROVED THIS 19TH DAY OF OCTOBER 2026


Kayleen Rosser, City Secretary


Wil Kennedy, Mayor

