



**CITY OF  
IOWA  
COLONY**

**CITY COUNCIL MEETING MINUTES**

**Monday, April 20, 2026  
7:00 PM**

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**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 April 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 Nikki Brooks  
Councilmember Arnetta Murray  
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**

Pastor Kyle Gullede prayed aloud.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance and Texas Pledge were recited.

**SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

*Reserved for formal presentations and proclamations.*

1. Recognition of Telecommunicator of the Year.  
Chief Bell recognized Myrackle George as Telecommunicator of the Year.
2. Recognition of Officer of the Year.  
Chief Bell recognized Joey Earl as Officer of the year.
3. Proclamation - Fair Housing Month  
  
Mayor Kennedy read the Fair Housing Month Proclamation aloud.
4. Proclamation- Municipal Clerk Week  
Mayor Kennedy read the Municipal Clerk Week Proclamation aloud.

5. Proclamation- National Police Week

Mayor Kennedy read the Police Week Proclamation aloud.

**CITIZEN COMMENTS**

**Lindsey Koskiniemi, 9819 Clear Diamond Drive**, spoke regarding Item No. 23 on the agenda concerning the Specific Use Permit (SUP) request for a boat dealership. She stated that Specific Use Permits are typically used for uses that do not fully conform to the Comprehensive Plan or Zoning Ordinance. Ms. Koskiniemi expressed concerns that the proposed development would not generate significant sales tax revenue and encouraged the City Council to consider denying the request. She also raised concerns about increased impervious cover and potential drainage impacts resulting from additional concrete. Ms. Koskiniemi stated that she does not believe this type of development aligns with the vision for the City.

**Cameron Rollwitz, 8511 Tropical Breeze Way**, expressed concerns regarding the proposed Charter Amendments. He noted that approximately six months had passed since changes were made to the City's social media policy and questioned whether the proposed Charter amendments were being made as a result of those changes. While he found some of the amendments to be clear, he stated that others lacked clarity and that he was uncertain how the revised language would read. Mr. Rollwitz also suggested an amendment that would prohibit council members from running for more than one elected position at the same time.

**Margaret Madariaga, 3519 Austen Court**, stated that she has been a resident of Iowa Colony since 2017 and is a candidate for City Council Position 1. She encouraged residents to speak with her to learn more about her background and campaign.

**Cary Perrin, President and CEO of the Northern Brazoria County Chamber of Commerce**, provided Chamber updates. He noted that Iowa Colony had become the Chamber's 400th member and thanked Chief Bell for participating in the State of Law Enforcement event. Mr. Perrin announced that the Chamber would be hosting its Business and Restaurant Showcase on Thursday evening at the KC Hall in Alvin, where attendees could meet and learn about local businesses. He also distributed event tickets. Additionally, he stated that the Chamber would host a local candidate forum following the conclusion of early voting. Mr. Perrin announced that the Opportunity Summit would be held on May 8 in Iowa Colony at Freedom Field, bringing together local agencies and businesses of all sizes to discuss opportunities for procuring contracts and doing business with local governments.

**PUBLIC HEARINGS**

6. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Mayor Kennedy opened the public hearing at 7:27 P.M.

**Mr. Hamza Ali** thanked the Council and audience for their time and consideration. He explained that approximately 4 acres of the original 17-acre tract had been designated for the proposed development along Highway 6. Mr. Ali invited questions from the public regarding the project.

He described the proposed flex space development as a collection of small office and warehouse units that could accommodate a variety of businesses, such as car detailing services, plumbing contractors, after-school programs, karate studios, dance classes, and similar uses. Mr. Ali stated that his goal is to create a high-quality development that serves as a landmark project along Highway 6.

Mr. Ali noted that his focus is on developing and maintaining the project as a long-term investment. He further stated that he has successfully developed similar projects in Katy, Cypress, and Houston and believes this development would be a valuable addition to the community.

Mayor Kennedy closed the public hearing at 7:32 P.M.

## COUNCIL COMMENTS

**Mayor Pro Tem Greene-Scott** reminded residents that early voting had begun and encouraged everyone to participate in the upcoming election on May 2. Addressing a previous public comment, she noted that while her name appeared on two ballots, the elections were held on different dates. She stated that serving on the City Council is a voluntary position that she takes seriously, emphasizing that she attends meetings, arrives prepared, and makes Iowa Colony a priority. Having served on the Council since 2021, she stated that her service is not a backup plan and that she regularly attends community events.

Mayor Pro Tem Greene-Scott also spoke about the importance of community awareness and support for victims of domestic violence. As a domestic violence survivor herself, she shared that the issue is deeply personal to her and encouraged residents to pay attention to those who may need help and support. She thanked everyone for attending the meeting.

**Councilmember Murray** thanked the residents for their participation and noted that she was seeking reelection. She shared that she recently had the opportunity to speak with Channel 2 News regarding roadway concerns that had been raised by a resident. She expressed appreciation to Jeremy Franks, Dinh Ho, and Dr. Richardson for their efforts in addressing the issue and working toward solutions.

**Councilmember Brooks** stated that this was her final City Council meeting serving in Position 1. She explained that she approached her role as "the people's seat," focusing on making government more open, accessible, understandable, and inclusive. She emphasized that local government is funded by taxpayers and that residents deserve access to information and participation in the process.

Councilmember Brooks discussed her creation of the "People's Table," a personal initiative aimed at gathering community input and encouraging resident engagement. Over the past year, she utilized social media and other methods to connect with residents, ask questions, seek clarity, and ensure community voices were heard. She stated that she has always sought to be truthful and transparent in her service and remains committed to advocating for residents. She noted that communication and infrastructure remain key priorities as the city continues to grow. Her commitment to the community, she stated, centers on transparency, information, accessibility, engagement, and ensuring residents have a seat at the table.

**Councilmember Hargroder** discussed the importance of accurate information and the negative impacts of misinformation. She stated that truth involves providing accurate and honest answers, while transparency requires openness and explaining the reasons behind decisions and actions. She emphasized

that critical thinking depends on having accurate facts and that misinformation can result when facts are overlooked. Councilmember Hargroder stated that elected officials have a responsibility to ensure they are sharing accurate information when engaging with the public and reminded residents to vote.

**Councilmember Boyce** thanked those in attendance and commended Chief Bell for representing Iowa Colony as a panelist at the State of Law Enforcement event. He reported that he had recently attended a Brazoria County Cities Association (BCCA) meeting, where Dr. Brown spoke about the next generation of public servants. Councilmember Boyce noted that FourthFest was approaching and encouraged student volunteers to participate. He also announced that the Teen Advisory Committee would host a 3-on-3 basketball tournament in collaboration with the Back the Blue event.

**Councilmember Varlack** thanked everyone for attending and recognized Councilmember Boyce for providing online summaries of City Council meetings. He also noted that the Teen Advisory Committee is pursuing scholarship opportunities for local students. Councilmember Varlack encouraged residents interested in volunteering for FourthFest to contact Jeremy Franks. He then asked members of the Charter Review Commission in attendance to stand and recognized them for their hard work and dedication in reviewing and recommending Charter amendments. He expressed his appreciation for the community and its involvement in the process.

**Mayor Kennedy** thanked those in attendance and stated that Iowa Colony is experiencing a period of significant growth and transition, which brings both opportunities and challenges. He expressed appreciation for City staff and their continued dedication and hard work in serving the community.

Mayor Kennedy discussed ongoing efforts to consolidate water and wastewater services under the City's control and used Municipal Utility District (MUD) No. 55 as an example. He explained that the City has worked for several years toward this goal and has encountered challenges and resistance throughout the process. He announced that MUD No. 55 is scheduled to convey its water and wastewater services to the City on December 31, 2026. He further noted that some areas of Iowa Colony continue to receive services from other entities over which the City has no authority or operational control.

Mayor Kennedy concluded by encouraging residents to attend the upcoming Back the Blue event, stating that it provides an excellent opportunity for neighbors to connect and strengthen community relationships.

## **STAFF REPORTS**

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

## **ITEMS FOR CONSIDERATION**

14. Consideration and possible action on an Ordinance to consider rezoning the following property from Single Family Residential to Mixed Use.

Approximately a tract of land containing 17.5335 acres situated in the H.T.&B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat

Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Motion made by Councilmember Murray to rezone the property from Business Retail/Single Family Residential to mixed use, 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

15. Consideration and possible action on an Ordinance granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Motion made by Councilmember Hargroder to deny the Specific Use Permit request, Seconded by Councilmember Varlack.

Amended Motion made by Councilmember Hargroder to approve subject to the conditions in section 3e from Adico's staff recommendation, 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

16. Consideration and possible action on a Resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office.

Motion made by Mayor Pro Tem Greene-Scott to approve the revision of CDBG-MIT Regional MOD program contract #24-065-009-E166 for the City of Iowa Colony, providing \$958,800 in grant funding for drainage improvements to Iowa Colony Boulevard and the Chocolate Bayou West Fork Tributary, and acknowledging the City's total local contribution of \$969,344.90, for a total project cost of \$1,928,144.90, Seconded by Councilmember Varlack.

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 amendments to the Rules of Procedure document and related materials.

Motion made by Mayor Pro Tem Greene-Scott to adopt the policy permitting public video and audio recording of City Council meetings in accordance with Section 551.023 of the Texas Government Code, and to approve the associated rules governing recording location, non-interference, and enforcement by the Presiding Officer to ensure orderly conduct of meetings, Seconded by Councilmember Hargroder,

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

Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce  
Voting Nay: Councilmember Brooks

18. Consideration and possible action on a Resolution of a right of way acquisition agreement for the Ames Boulevard Extension project.

Motion made by Councilmember Boyce to adopt the resolution authorizing the acquisition of fee simple right-of-way interests for the Ames Boulevard Right-of-Way Extension Project, authorizing the City Attorney to negotiate and prepare all necessary documents, authorizing the City Manager or designee to execute all agreements and closing documents necessary to complete the acquisition, and authorizing payment to Cobb, Fendley & Associates, Inc. for right-of-way acquisition services, Seconded by Councilmember Murray.

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

19. Consideration and possible action on a Resolution for the approval of a special warranty deed for conveyance of a water plant site (5.325 acres) to the City of Iowa Colony.

Motion made by Councilmember Hargroder to accept the donation and conveyance of a 5.325-acre tract of land from Iowa Colony Sterling Lakes, LTD, as described in the Special Warranty Deed for use as a water plant site, and to authorize execution of all necessary documents, subject to the conditions outlined in the deed and for the City Attorney to review before execution of the deed, Seconded by Mayor Pro Tem Greene-Scott.

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

20. Consideration and possible action to adopt a Resolution awarding an application and engineering services contract for the 2026 Downtown Revitalization grant and authorize the City Manager to negotiate contract terms.

No action as taken on this item.

21. Consideration and possible action for the approval of a professional services agreement with Adico LLC for design services for the water system interconnect project.

Motion made by Councilmember Boyce to approve a Professional Service Agreement with Adico, LLC for engineering design services related to the Water System Interconnect Project under the 2025 Certificate of Obligation Bond Program, and to authorize the City Manager to execute the agreement, 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 resolution for the annual review of the City's Investment Policy.

Motion made by Councilmember Hargroder to approve a Resolution adopting the City's Investment Policy as presented, in compliance with the Public Funds Act (Government Code Chapter 2256), establishing the methods, procedures, and practices for the prudent and effective management of City funds. Seconded by Councilmember Murray.

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

23. Consideration and possible action on an Ordinance granting a specific use permit for a boat dealership located at SH 288 and Iowa Colony Boulevard.

Motion made by Mayor Pro Tem Greene-Scott to approve the specific use permit for LMC Marine Center to allow a boat dealership with associated retail showroom, outdoor display, and service operations within the Business Retail zoning district, subject to staff-recommended conditions including compliance with the approved site plan, limitation of outdoor display areas, requirement that service activities occur within closed bays, and adhere to applicable lighting, landscaping, and noise regulations, 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

Voting Nay: Councilmember Boyce, Councilmember Brooks

### **CONSENT ORDINANCES – SECOND READING**

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

24. Consideration and possible action on an Ordinance, on second and final reading, amending the Subdivision Ordinance Section 37 – Lots, Subsection A – One Acre and Larger, to establish and align development standards, including yard setbacks, for residential lots containing one (1) acre or more.

Motion made by Councilmember Hargroder to approve an Ordinance, on second and final reading, amending the Subdivision Ordinance Section 37 – Lots, Subsection A – One Acre and Larger, to establish and align development standards, including yard setbacks, for residential lots containing one (1) acre or more, 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

25. Consideration and possible action on an Ordinance, on second and final reading, amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots.

Motion made by Councilmember Hargroder to approve an Ordinance, on second and final reading, amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots, 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 all 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 Boyce

Voting Nay: Councilmember Brooks


26. Consider approval of the February 3, 2026 Joint work session minutes.
27. Consider approval of the March 16, 2026 City Council work session minutes.
28. Consider approval of the March 16, 2026 City Council meeting minutes.

29. Consider approval of the quarterly investment report.
30. Consider acceptance of Creekhaven Boulevard Phase 2 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
31. Consider Acceptance of Creekhaven Detention and Mass Grading Phase II into the One-Year Maintenance Period.
32. Consider Acceptance of Creekhaven Section 4 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
33. Consider Acceptance of Creekhaven Section 5 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
34. Consider Acceptance of Creekhaven Section 6 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
35. Consider Acceptance of Meridiana Section 55C - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period.
36. Consider Final Approval of Sierra Vista Section 8A - Water, Sanitary, Drainage and Paving Facilities.
37. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase I into the One-Year Maintenance Period.
38. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase II into the One-Year Maintenance Period.
39. Consider approval of the Amended Plat of Ellwood Section 1B.
40. Consider approval of the Hoa Le Ranch Preliminary Plat.
41. Consider approval of the El Alaniz Addition Section 2 Final Plat.
42. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
43. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
44. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
45. Consider approval of the Ellwood Section 4B Preliminary Plat.
46. Consider approval of the Meridiana Section 34D Final Plat.
47. Consider approval of the Creekhaven Section 6 Final Plat.
48. Consider approval of the Creekhaven Section 5 Final Plat.
49. Consider approval of the Creekhaven Section 4 Final Plat.
50. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.


#### ADJOURNMENT

The meeting was adjourned at 10:04 P.M.

APPROVED THIS 15th DAY OF JUNE 2026

  
Kayleen Rosser, City Secretary



  
Wil Kennedy, Mayor