



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, December 15, 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 15th day of December 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 (Arrived at 7:19 P.M.)

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

Councilmember Murray prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation - Iowa Colony High School Track Team State Championship.

Mayor Kennedy presented the proclamation to the Iowa Colony High School Track team.

CITIZEN COMMENTS

Terry Hayes spoke about the importance of citizenship, defining it as being an active, constructive, and respectful member of the community. He expressed concern over recent behavior that he believes does not reflect these values, including what he described as false accusations made against Council and committee members. He stated that these accusations appear to stem from personal dislikes, grudges, or vendettas and characterized such actions as sabotage rather than constructive citizenship. He noted that this behavior undermines not only individuals, but also the trust and progress within Iowa Colony. Mr. Hayes emphasized that while City leadership continues to act in good faith, there are individuals who attempt to undermine partnerships for personal gain. He requested that the City review the community

code of conduct and stated that such negative behavior should not be tolerated, reaffirming a shared goal of strengthening the community together.

Cameron Rollwitz referenced Senate Bill 1494, which allows municipalities to move their elections to November. He asked City Council to consider this option, stating that holding elections in November could improve representation, as some residents may be unaware that City elections currently occur in May.

Charles Koeh addressed an ordinance requiring buildings to be set back 25 feet from the fence line, stating that the ordinance is unclear and that he has not been provided a justification for the requirement. He noted that approximately 13 buildings have previously been permitted with setbacks of only five feet from the fence line. Mr. Koeh stated that despite hiring a contractor, his project has been delayed and remains unresolved. He indicated that he is prepared to have his property re-surveyed to move the process forward.

Terry Hayes stated that Iowa Colony is experiencing rapid growth but currently does not have a bank or credit union within the City, requiring residents to travel to neighboring communities for these services. He noted that bringing a Navy Federal Credit Union branch to Iowa Colony would benefit both the City and its residents. Mr. Hayes provided a proposal to City Council for review.

PUBLIC HEARINGS

2. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.

Mayor Kennedy opened the public hearing at 7:16 p.m. Michael Turzillo of EHRA Engineering presented information regarding the pursuit of the southern commercial tract. The Planning and Zoning Commission recommended approval of the proposed amendment, provided that CenterPoint installs appropriate screening. Mayor Kennedy closed the public hearing at 7:17 p.m.

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

A 5.00-acre tract of land known as the West ½ of Lot 469 of a subdivision of Sections 50, 51, and 56 in the H.T.& B.R.R Company Survey, Abstract 449 and 2, 3, & 4 of L & N, Brazoria County, Texas recorded in the County Clerk's File No. 2008-002572 of the Official Records of Brazoria County, Texas.

Mayor Kennedy opened the public hearing at 7:17 p.m. Brad Sweitzer of EHRA Engineering stated that this represents the most compatible use of the property and supports moving it to the PUD. Mayor Kennedy closed the public hearing at 7:19 p.m.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott apologized for her tardiness, stating she was in Fort Bend County for a ballot draw as she is running for Congress. She noted that the Festival of Lights was a great success and expressed regret for missing the track team proclamation. She shared her excitement about the new City Manager beginning January 5th and stated that the hard work put into the City by staff and Council is coming to fruition.

Councilmember Murray thanked everyone for their attendance. She announced that the MLK Parade will be held on January 17, 2026, at 10:00 a.m., with the program to follow at Freedom Field. She encouraged anyone interested in participating to contact her.

Councilmember Brooks thanked those in attendance and shared that she is working with several groups interested in participating in the MLK Day parade and program. She expressed anticipation for the new City Manager, noting his prior experience with the City of DeSoto. She stated that she has been recording meetings and is seeking support for her goal of streaming City Council meetings.

Councilmember Hargroder thanked everyone in attendance and noted the many seasonal festivities taking place. She announced that on Saturday, December 20th, from 6:00 p.m. to 8:00 p.m., the Fire Department will host photos with Santa. She thanked staff, volunteers, and committee members for their hard work on the Festival of Lights and reminded everyone to celebrate safely and not drink and drive.

Councilmember Boyce acknowledged his wife and mother-in-law in the gallery. He stated that the Festival of Lights was outstanding and reminded residents of the upcoming MLK Day parade and program. He reiterated the importance of safety during the holiday season.

Councilmember Varlack stated that the Festival of Lights was enjoyed by all, especially the children who enjoyed the snow. He shared that he visited the City of Katy to watch the Iowa Colony Pioneers and expressed pride in being part of the City. He noted that the Iowa Colony Police Association is still accepting donations for toys and food and reminded everyone to not drink and drive.

Mayor Kennedy acknowledged those in the gallery. He congratulated the Iowa Colony Pioneers football team and thanked staff and Council for their collaboration in making the Festival of Lights a success. He stated that the City is organizing a meet-and-greet with the new City Manager and invited everyone to attend the State of the City, hosted by the Northern Brazoria County Chamber of Commerce, on January 20th at Freedom Field. He also encouraged participation in the upcoming MLK Day celebration.

STAFF REPORTS

City Secretary; Kayleen Rosser reminded everyone of the upcoming May election. The first day to file is January 14, 2026 and the deadline is February 13, 2026 at 5:00 P.M.

The positions on the ballot are for Councilmember Position 1, Position 2, and Position 3.

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

ITEMS FOR CONSIDERATION

12. Consideration and possible action on an ordinance amending the FY2025-26 City Budget.

Motion made by Councilmember Hargroder to approve an ordinance amending the FY2025-26 City Budget on first reading. Seconded by Councilmember Brooks.

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

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

A 5.00-acre tract of land known as the West ½ of Lot 469 of a subdivision of Sections 50, 51, and 56 in the H.T.& B.R.R Company Survey, Abstract 449 and 2, 3, & 4 of L & N, Brazoria County, Texas recorded in the County Clerk's File No. 2008-002572 of the Official Records of Brazoria County, Texas.

A. Consideration and possible action approving the Municipal Service Agreement.

B. Consideration and possible action approving a Development Agreement.

C. Consideration and possible action adopting an Ordinance on first and final reading annexing the property.

Motion made by Mayor Pro Tem Greene-Scott to approve a municipal services agreement, development agreement, and an ordinance annexing the following property

A 5.00-acre tract of land known as the West ½ of Lot 469 of a subdivision of Sections 50, 51, and 56 in the H.T.& B.R.R Company Survey, Abstract 449 and 2, 3, & 4 of L & N, Brazoria County, Texas recorded in the County Clerk's File No. 2008-002572 of the Official Records of 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 a proposed amendment No. 2 to the Rally 288 West Planned Unit Development (PUD) to include an additional 5.00-acre tract and designate the tract for single-family residential use within the PUD.

Motion made by Councilmember Varlack to approve the proposed amendment No. 2 to the Rally 288 West Planned Unit Development (PUD) to include an additional 5.00-acre tract and designate the tract for single-family residential use within the PUD, Seconded by Councilmember Murray.

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 a proposed amendment No. 3 to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.

Motion made by Councilmember Boyce to approve the proposed amendment No. 3 to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD with conditions as read aloud and listed, 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

16. Consideration and possible action on the Coogan Tract Development Agreement.

A. Consider approval of the Utility Agreement.

B. Consider approval of the Plan of Development.

Motion made by Councilmember Hargroder to approve the development agreement between the City of Iowa Colony and Allied Development, LLC for the Coogan tract, including the utility

functions agreement and plan of development as presented and also include the outside date of 10 years, Seconded by Mayor Pro Tem Greene-Scott. Joel Cleveland presented the Coogan Tract Development Agreement.

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 Brazoria County Municipal Utility District No. 57 Utility Agreement.

Motion made by Councilmember Hargroder to approve the Utility functions agreement between Iowa Colony and Brazoria County Municipal Utility District No. 57 as presented, Seconded by Councilmember Varlack.

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

Voting Abstaining: Councilmember Brooks

18. Consideration and possible action on an agreement with Nelissa Heddin Consulting, LLC to perform a comprehensive water and sewer rate study.

Motion made by Mayor Pro Tem Greene-Scott to approve the agreement with Nelissa Heddin Consulting, LLC for a water and wastewater rate study in the amount of \$35,870 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

19. Consideration and possible action on an interlocal agreement with the City of Alvin regarding the Alvin strip.

Motion made by Councilmember Hargroder to approve the interlocal agreement between the City of Iowa Colony and the City of Alvin 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, Councilmember Brooks

20. Consideration and possible action to appoint members to an Advisory Committee for the upcoming Impact Fee Study.

Motion made by Councilmember Brooks to appoint the following to the Impact Fee Advisory Committee; Carolyn Bowen, Magen Moody, Crystal Pratts, Lindsey Koskiniemi, Logan Smith, and Julio Almaraz, Seconded by Councilmember Murray.

Voting Yea: Councilmember Brooks

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

Voting Abstaining: Councilmember Varlack, Councilmember Boyce

Motion made by Councilmember Hargroder to appoint Carolyn Bowen, Crystal Pratts, Julio Almaraz, and Logan Smith to the Impact Fee Advisory Committee, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Brooks, Councilmember Boyce

21. Consideration and possible action on the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Councilmember Hargroder to approve the Sierra Vista West Plan of Development Amendment No. 3., Seconded by Councilmember Murray. No vote was taken. The item was deferred. No action was taken.

22. Consideration and possible action to amend the Ordinance granting a specific use permit for a swim facility located at 4903 Davenport Parkway.

Motion made by Councilmember Varlack to approve an ordinance granting a specific use permit for a swim school facility located at located at 4903 Davenport Parkway, 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

23. 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 adopt a resolution authorizing the revision of contract no. 24-065-009-E166 with the Texas General Land Office as presented, Seconded by Councilmember Hargroder.

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

Voting Abstaining: Councilmember Brooks

24. Consideration and possible action to provide direction to staff on the preparation of an Economic Development Strategy, including but not limited to identifying overall strategic approaches, determining effective outreach methods to attract targeted commercial development, and evaluating the potential use of third-party services.

Motion made by Councilmember Varlack to instruct the New City Manager and staff to take steps to research and provide information to council on an economic development strategy, Seconded by Councilmember Hargroder.

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

25. Consideration and possible action to provide direction to staff on the exploration of outreach to Amazon concerning a potential Amazon Grocery project.

Motion made by Councilmember Varlack to direct the incoming City Manger to provide direction to staff on the exploration of outreach to amazon on the potential of a grocery project in the City of Iowa Colony, Seconded by Councilmember Murray.

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 a Resolution granting restricted prior service credit under the Texas Municipal Retirement System.

Motion made by Mayor Pro Tem Greene-Scott to adopt an ordinance granting restricted prior service credit under the Texas Municipal Retirement System, as authorized by TMRS Act 853.305, Seconded by Councilmember Brooks. 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

Consideration and possible action to approve the following consent agenda items:

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, Councilmember Brooks

27. Consider approval of the October 20, 2025 City Council worksession minutes.
28. Consider approval of the October 20, 2025 City Council meeting minutes.
29. Consider approval of the October 21, 2025 6:00 P.M. City Council meeting minutes.
30. Consider approval of the October 21, 2025 7:00 P.M. City Council meeting minutes.
31. Consider approval of the November 5, 2025 City Council meeting minutes.
32. Consider approval of Ellwood Karsten Boulevard Phase 2 Final Plat.
33. Consider approval of Ellwood Karsten Boulevard Phase 3 Final Plat.
34. Consider approval of Ellwood Section 2 Final Plat.
35. Consider final acceptance of Brazoria County Municipal Utility District 53 Wastewater Treatment Plant Phase I and Onsite Lift Station facilities.
36. Consider approval of the Cedar Rapids Commercial Mass Grading & Detention into the One Year Maintenance Period.
37. Consider approval of the Sierra Vista West Section 11 Paving Improvements into the One Year Maintenance Period.
38. Consider acceptance of the Sierra Vista West Section 11 Water, Sanitary, and Storm Improvements into the One Year Maintenance Period.
39. Consider approval of a one-time six-month extension on the Ellwood Recreation Reserve Preliminary Plat Approval.

EXECUTIVE SESSION- 9:04 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:

The City Council Recessed out of Executive Session at **9:13 P.M.** so staff could say a few words regarding Natasha's time as Interim City Manager.

Kayleen Rosser, City Secretary, thanked Natasha Brooks for stepping into a dual role. She stated that Ms. Brooks is a team player and that staff enjoyed working with her. She noted that the team worked diligently, everyone stepped up, and the assignment was to keep the City moving forward and together they did just that.

Natasha Brooks thanked the council for their support during this time.

City Council returned back into Executives Session at **9:17 P.M.**

40. Discussion on the City Manager Appointment and Contract.

41. Discussion of the transitional period related to the duties and responsibilities of the Interim City Manager.
42. Discussion of the vacation time provision within the City Attorney's employment contract.

POST EXECUTIVE SESSION- 9:39 P.M.

ITEMS FOR CONSIDERATION

43. Consideration and possible action on Executive Session matters.

Motion made by Councilmember Brooks to appoint and adopt the City Manager contract for Mr. Terron Richardson., Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Hargroder

Motion made by Mayor Pro Tem Greene-Scott to set a transitional period for the interim City Manager for 30 days and staff figure out the first pay in February to be her first pay back at the regular City Attorney salary, Seconded by Councilmember Varlack.


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


Motion made by Mayor Pro Tem Greene-Scott to approve an amendment to the City Attorney's contract to align with the employee handbook, Seconded by Councilmember Hargroder.

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

ADJOURNMENT

APPROVED THIS 26th DAY OF JANUARY 2026


Kayleen Rosser, City Secretary


Wil Kennedy, Mayor

