



# CITY OF IOWA COLONY

## CITY COUNCIL MEETING MINUTES

Monday, March 16, 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 16th day of March 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 Arnetta Murray  
Councilmember Tim Varlack  
Councilmember Kareem Boyce  
Councilmember Sydney Hargroder

And Councilmember Nikki Brooks being absent, constituting a quorum at which time the following business was transacted

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### SPECIAL PRESENTATIONS & ANNOUNCEMENTS

*Reserved for formal presentations and proclamations.*

1. Proclamation- National Public Safety Telecommunicator's Week

Mayor Kennedy read the Proclamation aloud.

### CITIZEN COMMENTS

Les Hosey spoke on setback requirements for acreage lots. He stated that the city is experiencing rapid growth and with that comes a lot of new subdivisions. These subdivisions range in size and are mostly governed by HOA. He is a long-time rural resident for over 40 years. Residents that want to live in the rural area purchase acreage lots like 3 to 10 acres to not be governed by a subdivision HOA. He asked why the city is trying to take these large acreage tracts and govern them like a subdivision HOA with standards like they must build their homes 50ft from the road. He stated that if he personally had 5 or 50 acres, he would much rather be set farther back off the road.

Steve McWiggin, who recently moved here from Ohio, said he received a letter about the trash pickup policy. He lives in Magnolia Bend and feels like he's not getting the full benefits of living in Iowa Colony. He mentioned there hasn't been much communication about the trash changes. He put his trash out this morning, but it wasn't picked up, and now he's unsure when to set it out. He asked when the new

policy was planned and put into place, and what the city plans to do with any tax savings from the change. He also brought up the condition of Pursley Road, saying it's in very poor shape and needs attention. Mayor Kennedy asked Mr. McWiggin to provide Dr. Richardson with a copy of the letter and noted that the City Manager was taking down his concerns.

Brenda Dillon said she received the same trash letter as the previous speaker but threw it away. She mentioned she had submitted an open records request and shared some concerns. She referred to the November 20th meeting, where a councilmember was censured and gave a presentation that she believes contained false information. What caught her attention was the claim that the city violated the Sarbanes-Oxley (SOX) process. Brenda explained that she has over 40 years of experience as an auditor and pointed out that municipal governments are not governed by SOX. She said that when people hear "SOX violation," it suggests fraud, which caused concern. She stated that a family member reached out to her asking what the city had done wrong. She said she took the statement personally and found it offensive that a councilmember was stating false information. That night, she asked both the councilmember and the mayor for a copy of the presentation because she wanted to review it with her audit standards board and potentially pursue a cease-and-desist. She said she doesn't like misinformation being shared, even if the presentation sounded convincing. She emphasized that she needed the documentation before contacting the Institute of Internal Auditors. She mentioned that when she submitted the open records request for the presentation she was told it had been deleted and that the city did not have a copy. She also took issue with the councilmember describing themselves as an expert in process controls, saying that unless someone is an auditor, they shouldn't claim that level of expertise. She remains concerned about the presentation not being retained or provided to the city. She added that she chose not to contact the Attorney General's office to avoid creating larger issues and encouraged everyone to do their research and not rely on social media for accurate information. She also asked the city to make sure they retain copies of presentations before meetings going forward.

City Attorney Brooks responded that the city did receive Ms. Dillon's request but never had possession of the presentation. She added that the city has requested an opinion from the Attorney General's office and expects a response soon.

T'Liza Kiel is a candidate for Alvin ISD School Board Trustee Position 7. She introduced herself and shared a brief background. She has lived in Iowa Colony since 2016 and served eight years in the U.S. Army. She holds two degrees, is a parent, and has a background in behavioral health, with a focus on suicide prevention. She also mentioned that she has a website and is active on social media.

Denise sang a song for the gallery.

#### **EXECUTIVE SESSION- 7:27 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:*

2. Discuss personnel matters and receive an updated supplemental report from outside legal counsel regarding the investigation and findings related to the complaint against Councilmember Position 1.

#### **POST EXECUTIVE SESSION- 8:36 P.M.**

**The City Council reconvened in Executive Session at 9:00 p.m. and returned to Open Session at 9:20 p.m.**

## ITEMS FOR CONSIDERATION

3. Consideration and possible action on Executive Session matters.

Mayor Kennedy stated that they move forward with this process as a council for the citizens of Iowa Colony. They are taking extraordinary step of waiving privilege and confidentiality because the claim against a seated councilmember for behavior directed at a city employee and the councilmember has accused the council and city employees of illegal conduct, and the people of Iowa Colony deserve transparency and accountability. The City Council is committed to providing all city employees with a safe and welcoming work environment and intends to do what is necessary to support a productive path forward.

Motion made by Councilmember Hargroder to waive the city's attorney client privilege as to the investigation report prepared by outside counsel regarding the complaint against Councilmember Position 1 and to further waive the confidentiality of the executive session held on November 5, 2025 to the extent discussed in the investigation report and to publicly release a deidentified copy of the investigation report that protects the names of the city employees that participated in the investigation, Seconded by Councilmember Murray. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce.

Motion made by Councilmember Varlack in accordance with the recommendations of outside counsel's investigation that City Councilmember Position 1 participate in civility and governance training and the City Manager be directed to coordinate with Councilmember Position 1 on available training opportunities within the next 30 days, Seconded by Councilmember Hargroder. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce.

Motion made by Councilmember Varlack in accordance with the findings and recommendation of the investigation by outside counsel that the city council updates the rules of procedure to instruct that all video recordings of city public meetings shall all be done from the gallery in a manner that does not impede or obstruct the view of others seated in the gallery, Seconded by Mayor Pro Tem Greene-Scott.

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

## PUBLIC HEARINGS

4. Hold a public hearing on request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, located at 25262 SH 288.

Mayor Kennedy opened the public hearing at 8:36 P.M. Forbes Durdin, owner of Parkway Kia, presented his request for a variance to allow a 30-foot pylon sign and provided an example to show how it would appear from the highway. Mayor Kennedy closed the public hearing at 8:59 P.M.

5. Hold a public hearing on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, located at 25262 SH 288.

Mayor Kennedy opened the public hearing at 8:36 P.M. Forbes Durdin, owner of Parkway Kia, presented his request for a variance to allow a 30-foot pylon sign and provided an example to show how it would appear from the highway. Mayor Kennedy closed the public hearing at 8:59 P.M.

6. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a specific use permit for a boat dealership on the following property:

5.21 acres in Tract 130, HT&BRR Co. Survey, Abstract 517, Brazoria County, Texas, generally located at Highway 288 and Iowa Colony Boulevard, which is the property in Brazoria Central Appraisal District Account No. 0517-0043-000.

Mayor Kennedy opened the public hearing at 8:43 p.m. Bryson White presented a Specific Use Permit request for a boat dealership. The owner, David Christian, described the proposed development, noting the building would feature a glass front with a covered outdoor area to display boats. He stated their goal is to attract the local fishing and boating community and mentioned they currently operate a dealership on the north side and are seeking to expand to the south side. Mr. Christian explained the site would be fenced, with service work conducted at the rear of the property. Boats displayed for sale would range from approximately \$50,000 to \$300,000, with an estimated 500–600 new boats sold annually. He added that their northside location generated approximately \$39 million in sales and that they service the boats they sell. Councilmember Hargroder asked about parts, and Mr. Christian confirmed there would be a designated indoor parts area. The Mayor Pro Tem expressed concern about boats being scattered across the property; Mr. Christian responded that inventory would be neatly lined up and properly displayed. Councilmember Hargroder also asked about trailer sales, and Mr. Christian clarified that trailers are included with boat purchases but are not sold separately.

Councilmember Varlack asked whether Mr. Christian had reviewed the city's comprehensive plan and referenced past challenges in attracting certain types of dealerships within city limits. He requested projected revenue figures and asked if Mr. Christian was aware of the city's dark sky ordinance. He also encouraged careful planning to avoid future variance requests and noted community concerns related to drainage and similar developments. Mr. Christian responded that the project would contribute through vehicle inventory tax.

Brenda Dillon stated the proposed site is along the service road near Southview Baptist Church and directly behind her home. She expressed concerns about lighting and increased traffic, noting she has already discussed traffic issues in the area with Chief Bell.

Mayor Kennedy closed the public hearing at 8:59 p.m.

7. Hold a public hearing to consider amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots and 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.

Mayor Kennedy opened the public hearing at 8:56 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 8:59 P.M.

## COUNCIL COMMENTS

Councilmember Varlack opened by thanking attendees for their participation. He recognized AISD Trustee Brian Roberson and expressed appreciation to Dr. Richardson and Natasha Brooks regarding a future agenda item. He also commended Dr. Richardson for hosting a successful town hall on the new trash service. Councilmember Varlack noted his participation in a town hall with residents and the Mayor at Dilly's Donuts. He reminded residents that with spring approaching, motorcycle activity will increase, and urged drivers to remain alert and avoid inattentive blindness. He also advised caution regarding turtles on roadways, encouraging residents not to harm or relocate them.

Councilmember Boyce shared information about the Teen Advisory Committee's upcoming 3-on-3 basketball tournament, noting that registration is now open and the event is scheduled for June 13. He encouraged residents to stay engaged and utilize the city's website for information and updates.

Councilmember Hargroder reflected on her three terms in office, stating that the votes taken during the meeting were among the most difficult she has faced. She reminded residents of the upcoming local election and emphasized the importance of being informed about candidates and ballot items. She noted that voters are not obligated to select an option if they are unsure. She also discussed common voting behaviors, explaining that research shows voters often make decisions based on gender or name familiarity, and urged residents to instead conduct thorough research before voting.

Councilmember Murray recognized AISD Trustee Brian Roberson and noted her own placement on the upcoming ballot. She encouraged residents to consider the work and contributions made by councilmembers.

Mayor Pro Tem Greene-Scott stated that the past nine months have been challenging for both staff and council. She referenced specific incidents from prior meetings, including the June 16, 2025, council work session. At minutes 33:10–33:35, Councilmember Position 1 did not respect the Mayor's role as presiding officer and continued speaking over the Mayor. Between minutes 37:00–40:54, Councilmember Position 1 was described as yelling across the dais at Councilmember Hargroder instructing her to calm down, at which time Councilmember Murray stated, "We will have decorum. We are Iowa Colony,". At minutes 43:00–44:00, remarks were made on the dais stating that the council lacked competence and acumen. She further explained that on June 22, 2025, the Mayor facilitated a meeting with Councilmember Position 1 and herself to address concerns and allow for open discussion on any topics or questions. This meeting lasted several hours; however, she stated that shortly thereafter, the effort was followed by disparaging comments on social media from Councilmember Position 1. She also referenced the June 30, 2025, council meeting, which was called to review rules of procedure, the code of conduct, and related policies, including social media, website use, council communication, meeting decorum, and training. Mayor Pro Tem Greene-Scott noted that she had two handwritten recommendations to expand both the reprimand and censure policies. She emphasized that extensive time was spent reviewing these policies and that the council's actions were not taken lightly, but rather were the result of ongoing issues over several months. She thanked residents for their attendance and stated that documentation has been maintained. She also referenced a citizen comment from June 16, 2025, calling for review of the code of conduct, and noted her swearing-in date of May 10, 2021.

Mayor Wil Kennedy concluded Council Comments by announcing upcoming community events:

- March 26: Easter Bunny photos at McDonald's from 4:00–6:00 PM
- March 31: Pinwheel Ceremony at City Hall at 9:00 AM
- April 13: Brian Roberson Town Hall from 6:00–8:00 PM at City Hall
- April 20: First day of Early Voting
- May 9: Back the Blue event at City Park

## **STAFF REPORTS**

8. Building Official/Fire Marshal Monthly Report
9. Public Works Monthly Report
10. Municipal Court Monthly Report
11. Police Department Monthly Report
12. City Engineer's Monthly Report

13. Finance Monthly Reports
14. Water/Wastewater Utility Monthly Report

#### **ITEMS FOR CONSIDERATION**

15. Consideration and possible action to accept the Fiscal Year 2025 Annual Audit Report.  
Motion made by Councilmember Hargroder to accept the independent audit report and financial statements for the City of Iowa Colony, Texas for the fiscal year ending September 30, 2025, as presented, Seconded by Councilmember Varlack.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
16. Consideration and possible action concerning the operations of Ezee Fiber within the City.  
Motion made by Councilmember Varlack to instruct the City Manager and Staff to pursue the policies and processes for improvements regarding utilities and easement use as discussed in the work session, Seconded by Councilmember Boyce.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
17. Consideration and possible action on a Resolution authorizing the City Manager to enter into an agreement with Valley View Consulting for Public Funds Investment Advisory services.  
Motion made by Mayor Pro Tem Greene-Scott to approve an agreement with Valley View to provide investment management services for the City's operating, capital improvement, and special project funds in accordance with the Public Funds Investment Act and the City's investment policies, Seconded by Councilmember Murray.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
18. Consideration and possible action on an Ordinance regarding the request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288.  
Motion made by Councilmember Hargroder to deny the Ordinance regarding the request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288 based on the findings that the request does not meet the required variance criteria and does not demonstrate a hardship under the City of Iowa Colony sign ordinance, Seconded by Councilmember Murray.  
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
19. Consideration and possible action on an Ordinance regarding a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, 25262 SH 288.  
Motion made by Mayor Pro Tem Greene-Scott to approve the variance requested by Parkway Kia for the dealership sign package at 25262 SH 288, subject to staff recommended conditions, including reducing the monument sign height to a maximum of 16ft and ensuring compliance with sign area, landscaping, and lighting standards, Seconded by Councilmember Hargroder.  
Voting Nay: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
20. 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 Councilmember Boyce to approve an Ordinance granting a specific use permit for a LMC Marine Center to allow a boat dealership with associated showroom and service facilities within the Business Retail (BR) Zoning District, subject to the conditions outlined in the staff report, including conformance with the submitted site plan, limitation of outdoor boat display to designated areas, requiring service activities to occur within enclosed bays, compliance with lighting and landscaping standards, and prohibition of outdoor amplified sound, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

Voting Nay: Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

Voting Abstaining: Councilmember Murray

21. Consideration and possible action on a resolution authorizing signatories in relation to the Texas Community Development Block Grant Program.

Motion made by Councilmember Boyce to adopt the resolution authorizing designated City representatives to act on behalf of the City of Iowa Colony in matters related to participation in the Texas Community Development Block Grant Program, including authorizing the Mayor or City Manager to serve as the City's Chief Executive Officer and Authorized Representative to execute grant applications, contractual documents, environmental review certifications, and payment request forms, and further authorizing the City Secretary to assist with grant administration, including certification of payment requests, preparation of financial documentation, and service as Project Director or Payment Processor in the TDA-GO grant management system, Seconded by Councilmember Hargroder.

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

22. Consideration and possible action on an ordinance, on first 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 Mayor Pro Tem Greene-Scott approve the Zoning Ordinance Amendment to Section 70, updating regulations for the Single-Family Residential (SFR) District to clarify permitted and prohibited uses, establish minimum lot size requirements, align lot width and depth standards with the subdivision ordinance, and update yard setback and lot coverage requirements, as recommended by staff, Seconded by Mayor Kennedy. 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

23. Consideration and possible action on an ordinance, on first 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 the amendment to Section 37 of the Subdivision Ordinance, as recommended by staff, 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 Boyce

24. Consideration and possible action to establish an Economic Development Advisory Committee and an economic development strategy.

Motion made by Councilmember Varlack on the establishment of an Economic Development Advisory Committee and to adopt a potential charter , Seconded by Councilmember Murray.

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

### CONSENT ORDINANCES – SECOND READING

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

25. Consideration and possible action on an Ordinance establishing a solid waste service rate on second and final reading.

Motion made by Councilmember Hargroder to adopt an Ordinance establishing a solid waste service rate on second and final reading, Seconded by Mayor Pro Tem Greene-Scott.

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

### 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 Councilmember Murray.

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

26. Consider approval of the minutes of the February 23, 2026, City Council meeting beginning at 6:00 P.M.
27. Consider approval of the minutes of the February 23, 2026, City Council meeting beginning at 7:00 P.M.
28. Consider approval of the Avery Crossing Section 2 Preliminary Plat.
29. Consider approval of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat.
30. Consider approval of the Ellwood Section 4A Preliminary Plat.
31. Consider approval of the Ellwood Section 5 Preliminary Plat.
32. Consider approval of the Merdiana Section 34C Preliminary Plat.
33. Consider approval of the Meridiana Section 35B Final Plat.
34. Consider Final Acceptance of Sterling Lakes North Section 1 - Water, Sanitary, Drainage and Paving Facilities.
35. Consider acceptance of Brazoria County Municipal Utility District No. 53 Wastewater Treatment Plant Phase II into the One-Year Maintenance Period.
36. Consider final acceptance of Davenport Parkway Phase I - Storm and Paving Facilities.

### ADJOURNMENT

The meeting was adjourned.

APPROVED THIS 20th DAY OF APRIL 2026

  
Kayleen Rosser, City Secretary



  
Wil Kennedy, Mayor