



# **CITY OF IOWA COLONY**

## **CITY COUNCIL MEETING MINUTES**

**Monday, June 16, 2025  
7:00 PM**

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**Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583**

**Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)**

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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 16th day of June 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 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 Varlack 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 declaring Juneteenth

Mayor Kennedy presented and read the Juneteenth Proclamation to JP Perkins.

2. Proclamation Declaring Iowa Colony High School Class of 2025 Day

Mayor Kennedy presented and read the Iowa Colony High School Class of 2025 Proclamation to Adarynn Randolph, the valedictorian of Iowa Colony High School's inaugural graduating class.

3. Proclamation declaring Visionary Outreach Day

Mayor Kennedy presented and read the Visionary Outreach Proclamation to Eugene Howard.

## **CITIZEN COMMENTS**

**Brenda Dillon** addressed beautification efforts along Bullard Parkway, particularly in relation to liability concerns. She also stressed the importance of establishing a code of conduct for all boards and commissions.

**Curtis Olsen** followed up on the previous request regarding building setback lines. He expressed appreciation for the Planning and Zoning Department's discussion on outreach to residents for feedback. He emphasized the importance of carefully wording questions to focus on the specific scope of the issue, rather than general opinions.

**Tiffanie Marshal**, an AISD teacher, is contributing to the Alvin Museum's inaugural Juneteenth Celebration.

**Terri Strambler** has supported her school's Black History program for the past three years. Due to its success, she has been invited to assist with the Alvin Museum's Juneteenth Celebration as well.

*Mayor Kennedy called for a recess at 7:42 P.m. The Council reconvened at 7:55 P.M.*

## **COUNCIL COMMENTS**

Mayor Kennedy expressed gratitude to the citizens who shared comments, emphasizing that *public service should not feel like public survival* and encouraging everyone to strive for better. He announced that this year's Juneteenth celebration will be held at Iowa Colony Park. He also shared that Fourthfest will be expanded to a two-day event, taking place on Friday and Saturday.

Mayor Pro Tem Greene-Scott thanked everyone in attendance and reminded residents that the City Council is working on their behalf.

Councilmember Murray expressed her appreciation for the community's grace and support while she was caring for her mother.

Councilmember Brooks shared that she is seeking clarity and emphasized the importance of learning and growing together, even when it feels uncomfortable. Being new on City Council, her goal is to collaborate with the council, gather information, and work toward improvements for all. She acknowledged her direct communication style, encouraging others not to take it personally, as her intent is to observe and contribute constructively.

Councilmember Hargroder reminded everyone that we are currently in hurricane season and encouraged residents to consider purchasing flood insurance. She also thanked those who attended the meeting.

Councilmember Boyce thanked attendees and acknowledged the public comments. He extended Father's Day wishes and announced that the Teen Advisory Committee will host a 3-on-3 basketball tournament on July 5th.

Councilmember Varlack also wished everyone a Happy Father's Day and reminded the community to be cautious of inattentional blindness, particularly regarding motorcyclist safety. He encouraged everyone to stay hydrated, be mindful of heart health, and to check for bird nests in exterior vents.

## **STAFF REPORTS**

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 Report
10. Technology Department Monthly Report
11. Water/Wastewater Utility Monthly Report

## **PUBLIC HEARINGS**

12. Hold a public hearing to consider rezoning the following property:

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

Mayor Kennedy opened the public hearing at 8:19 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 8:20 P.M.

## **ITEMS FOR CONSIDERATION**

13. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

There was no action taken. The applicant requested this item be deferred.

14. Consider appointment of Mayor Pro Tem.

Motion made by Councilmember Hargroder to appoint Councilmember Greene-Scott to serve as Mayor Pro Tem for 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

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

Motion made by Councilmember Hargroder to approve the ordinance assigning newly annexed areas to City Council District C on first 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

16. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd.

Motion made by Mayor Pro Tem Greene-Scott to approve the variance to UDC Section 3.5.3.1.2 (b), subject to the conditions as discussed in order to support transparency consistent with the intent of the code, Seconded by Councilmember Hargroder. The city secretary read the ordinance caption aloud.

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

17. Consideration and possible action to approve an agreement authorizing the Interim City Manager to sign a contract with Stripes & Stops Co. INC. for road repair for Meridiana Parkway, Iowa Colony Blvd., and Ames Blvd.

Motion made by Councilmember Boyce to approve the agreement and authorize the Interim City Manager to execute a contract for road repair and striping on Meridiana Parkway, Iowa Colony Boulevard, and Ames Boulevard with the contractor selected through the City's RFP process, 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 to amend the zoning ordinance to allow certain commercial uses to operate 24 hours a day.

Motion made by Councilmember Varlack to approve the ordinance amending Section 73 of the Zoning Ordinance to allow certain commercial uses to operate 24 hours per day without a specific use permit, 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

#### **CONSENT AGENDA**

Motion made by Mayor Pro Tem Greene-Scott to approve the consent agenda minus no. 23, 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

19. Consider approval of the April 22, 2025 City Council meeting minutes.
20. Consider approval of the May 6, 2025 City Council meeting minutes.
21. Consider approval of the May 12, 2025 City Council worksession minutes.
22. Consider approval of the May 12, 2025 City Council meeting minutes.
23. Consider approval of the Pena Estates Replat.

Motion made by Councilmember Hargroder to approve the Pena Estates Replat, 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 Abstaining: Councilmember Brooks

24. Consider approval of Annual Review of the City's Investment Policy.
25. Consider acceptance of the Creekhaven Boulevard & Karsten Boulevard Phase I - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period
26. Consider acceptance of the Creekhaven Section 1 - Water, Sanitary, Storm and Paving Facilities into One Year Maintenance Period
27. Consider acceptance of the Creekhaven Section 3 - Water, Sanitary, Storm and Paving Improvements into the One Year Maintenance Period.

28. Consider acceptance of the Ellwood Section 1A and Karsten Boulevard - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One Year Maintenance Period.
29. Consider acceptance of the Creekhaven Phase I TxDOT Improvements into One Year Maintenance Period.

**EXECUTIVE SESSION-8:46 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:*

30. Discuss evaluation criteria and conduct the annual performance appraisal of the City Attorney.
31. Discuss the Rules of Procedure document and related materials.

**POST EXECUTIVE SESSION- 11:34 P.M.**

**ITEMS FOR CONSIDERATION**


32. Consideration and possible action on Executive Session matters.  
No action was taken.

**ADJOURNMENT**

The meeting was adjourned at 11:34 P.M.

APPROVED THIS 21<sup>st</sup> DAY OF JULY 2025

  
Kayleen Rosser, City Secretary

  
Wil Kennedy, Mayor

