



**CITY OF
IOWA
COLONY**

**CITY COUNCIL WORKSESSION
MINUTES**

**Monday, April 20, 2026
6:00 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 April 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 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 Nikki Brooks (Arrived at 6:09 P.M.)
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

The Mayor called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS

Pastor Kyle Gulledge of Southview Baptist Church thanked the Mayor for inviting them to participate in the meeting. He expressed appreciation for the City's leadership and stated that the church regularly prays for city officials and staff.

Pastor Gulledge shared that the church is excited about the new overpasses and the progress they represent for the community, despite the temporary inconveniences associated with construction. However, he noted that the overpass improvements have significantly impacted the visibility of the church's existing sign. While the sign was effective when Highway 288 was at grade level, the elevation changes created by the overpasses have made the sign inadequate for its intended purpose.

He stated that the church would like to better understand the City's sign ordinances and the process for obtaining variances, as the reduced visibility of the church's signage has become a concern.

ITEMS FOR DISCUSSION

1. Discussion regarding the Resilient Communities Program grant.

Briana Vargas with Public Management presented an overview of the Resilient Communities Program (RCP) Grant awarded to the City of Iowa Colony through the Texas General Land Office (GLO). She stated that the City received a \$300,000 grant with no local match

requirement to develop a comprehensive plan. The planning process is expected to take approximately 18 to 24 months to complete.

Ms. Vargas explained that the project will include extensive community engagement efforts, such as online surveys, public outreach opportunities, and town hall meetings, to gather input from residents and stakeholders throughout the planning process.

The comprehensive plan will include the development of a community vision and goals, followed by a community profile that examines factors such as education, health, housing, and communication. Housing needs and trends will be evaluated through survey data and community feedback. The plan will also include an analysis of existing land uses and the development of a future land use framework to guide growth and development.

Infrastructure planning will address transportation systems and roadway conditions, utilizing artificial intelligence modeling to assist in the evaluation process. Water and wastewater infrastructure will also be assessed, including future projections and compliance with applicable Texas Commission on Environmental Quality (TCEQ) requirements.

Additional components of the plan will include hazard mitigation and resilience planning, economic development strategies, and an assessment of community facilities such as schools, parks, and public buildings. The project will also review zoning regulations and potential modifications, as well as identify capital improvement needs to ensure future investments align with community priorities.

Ms. Vargas noted that at least three town hall meetings will be held during the planning process to encourage public participation and collaboration. Upon completion, the City will receive a finalized comprehensive plan along with updated maps and planning tools to support staff and decision-makers.

She concluded by stating that the comprehensive plan will serve as a roadmap for managing growth, enhancing quality of life, and fostering collaboration among residents, stakeholders, and City leadership.

Ms. Vargas stated that staff will begin coordinating and identifying a date for the first town hall meeting, which will serve as the initial opportunity for residents and stakeholders to provide input and participate in the comprehensive planning process.

Councilmember Hargroder inquired about the survey process and methods that would be used to gather community input. She encouraged Public Management to consider incorporating opportunities for children and youth to participate in the planning process, noting that their perspectives could provide valuable insight into the community's future needs and priorities.

Councilmember Murray emphasized the importance of ensuring that all children are included in the public engagement process and encouraged the planning team to provide opportunities for youth from diverse backgrounds and age groups to participate and share their perspectives.

Councilmember Varlack asked what factors or circumstances could cause the project timeline or planning process to deviate from its projected course. He inquired about potential challenges that could affect the completion schedule or implementation of the comprehensive planning effort.

2. Discussion and presentation by Perdue Brandon on the collection of taxes, fines, and fees.

Hayden Bartley with Perdue Brandon provided an overview of the firm's delinquent property tax collection services on behalf of the City and other taxing entities. He explained that the firm does not receive compensation unless delinquent taxes and associated fees are successfully collected.

Mr. Bartley reviewed the various stages of the collection process. Accounts initially fall into an action pending category, during which the firm attempts to contact taxpayers through phone calls, text messages, and mailed correspondence. If those efforts are unsuccessful, the firm contacts lienholders and may proceed with legal action, including filing lawsuits and taking cases to trial. Throughout the process, the goal remains to work with taxpayers to resolve outstanding balances and avoid further enforcement actions.

He explained that some accounts qualify for tax deferrals, which temporarily postpone collection efforts. These deferrals are most commonly granted to property owners who are 65 years of age or older and meet statutory requirements.

Mr. Bartley presented historical collection data and reviewed the delinquent tax accounts that were referred to the firm in 2023 and 2024, noting that the 2025 accounts were recently received in April. He also provided an overview of delinquent municipal court fines and fees that had been turned over for collection and discussed the outreach efforts made to collect those balances.

Additionally, he shared account information by ZIP code and provided data regarding individuals throughout the United States who have received citations in Iowa Colony.

Councilmember Brooks asked whether the collections involved residential real property and sought clarification regarding the types of properties being collected against. Mr. Bartley explained that the firm pursues collections on any property subject to a property tax valuation.

Councilmember Brooks requested additional information regarding the collection cycle, particularly the process that occurs before properties are considered for tax sale. She noted that the collection amounts appeared relatively small and stated that she would like a better understanding of the amounts being collected on behalf of the City and the overall effectiveness of the collection process.

Mr. Bartley explained that Perdue Brandon represents multiple taxing entities, including the City, Brazoria County, several municipal utility districts, and the school district. The firm reviews individual tax rolls for each client and makes extensive efforts to collect delinquent taxes before pursuing more aggressive remedies. These efforts include multiple phone calls, mailed notices, and communication with lienholders, with the primary objective of obtaining payment and bringing accounts into compliance.

3. Discussion on establishing guidelines for the Economic Development Committee.

Councilmember Varlack led a discussion regarding the development of bylaws for the newly established Economic Development Advisory Committee. He explained that the committee has already been created and the next step is to develop bylaws that clearly define the committee's mission, scope, purpose, and responsibilities. He stated that the committee is intended to be composed of citizens and that the bylaws should provide clarity regarding the committee's objectives so that potential applicants can better understand the role and determine whether they wish to serve. He noted that the City has been working toward establishing the committee since February.

Councilmember Varlack further explained that the bylaws give the City Manager the authority to designate an Economic Development Officer, subject to City Council approval, and that this role could be filled by the City Manager, another staff member, or a future hire.

Councilmember Brooks asked for clarification regarding the Iowa Colony Development Authority referenced on the City's website and whether the proposed committee would operate under that entity. She also requested that the Council consider appointing more than one resident from the Extraterritorial Jurisdiction (ETJ) to the committee. She stated that many ETJ residents have expressed concerns about not feeling included in City discussions and decision-making and

suggested that increasing ETJ representation on the committee would provide more equitable participation.

Mayor Pro Tem Greene-Scott responded that residents living within the ETJ are not subject to City taxes and therefore are not experiencing taxation without representation. She noted that some City committees allow ETJ residents to participate and stated that she supported including one ETJ resident on the committee.

Councilmember Brooks maintained that some ETJ residents feel they lack representation despite their interests in matters affecting the area. She emphasized that this concern had been communicated to her by residents and encouraged the City to be intentional about engaging those individuals. She requested consideration of additional ETJ representation and stated that, if the committee composition could not be modified, she wanted the discussion to remain focused on how best to engage those residents.

Councilmember Boyce asked whether Councilmember Brooks was proposing an increase in the number of ETJ representatives serving on the committee. He stated that it would be beneficial to consider qualified candidates from all areas when making appointments.

Councilmember Hargroder clarified that ETJ residents do pay taxes to entities such as the Sheriff's Office, Emergency Services Districts (ESDs), and Alvin Independent School District (AISD), and that they elect representatives associated with those taxing entities and receive services from them. She noted that ETJ residents do not pay City property taxes and therefore do not vote in City elections. She asked Councilmember Brooks how information regarding ETJ resident engagement would be gathered and emphasized the importance of attendance and active participation for committee members. She expressed support for a committee structure that included five citizen members along with a hybrid approach involving one City Council member and one staff representative.

Tarron Richardson outlined several governance options for the Economic Development Advisory Committee, including:

Councilmember Varlack stated that the number of committee members had already been established and that the purpose of the discussion was to determine the committee's composition. He reiterated his preference that the committee consist primarily of citizens and noted that the City is not required to appoint ETJ residents to serve on the committee.

Councilmember Brooks and Councilmember Varlack further discussed their differing perspectives regarding the inclusion of ETJ residents on the committee.


Councilmember Murray shared that she and Councilmember Boyce recently met with representatives from Sierra Vista and requested that information regarding future meetings and engagement opportunities be shared with those residents to encourage greater participation and communication.

4. Discussion on revisions to the city's sign ordinance concerning commercial signage.

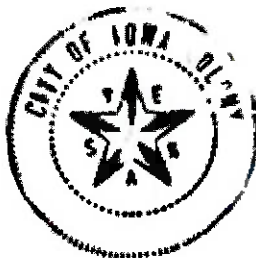
ADJOURNMENT

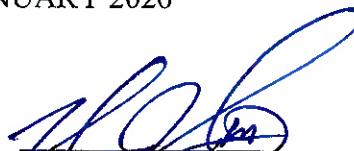
The worksession was adjourned at 6:52 P.M.

APPROVED THIS 23rd DAY OF JANUARY 2026



Kayleen Rosser, City Secretary





Wil Kennedy, Mayor