CITY COUNCIL MEETING

Monday, January 26, 2026
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **CITY COUNCIL** OF IOWA COLONY WILL HOLD A **COUNCIL MEETING** AT **7:00 PM** ON **MONDAY, JANUARY 26, 2026** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

Taxpayer Impact Statement

This statement presents the estimated annual property tax bill for a median-valued homestead in Iowa Colony ($416,981) and compares it under the current revenue rate and the proposed tax rate options.

Tax Rate Scenario	Tax Rate per $100 Valuation	Estimated Annual Tax Bill	Difference from Current Year
Current FY 2024-25	$0.519209	$2,165.00	-
No-New Revenue Rate	$0.481864	$2,009.28	-155.72
Proposed Rate FY 2025-26	$0.519209	$2,165.00	No change

Adopted Budget
A physical copy is available at City Hall and online at https://www.iowacolonytx.gov/

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation- Martin Luther King Jr. Day
2. Officer recognition for performing emergency life saving techniques.

PUBLIC HEARINGS

3. Hold a public hearing pursuant to the City of Iowa Colony's Citizen Participation Plan regarding the completion of the City's Community Development Block Grant - Regional Mitigation project (GLO Contract #24-065-009-E166) to allow citizens the opportunity to review the project's performance and to discuss citizens' views, proposals, questions, and comments.

COUNCIL COMMENTS

STAFF REPORTS

4. Building Official/Fire Marshal Monthly Report
5. Public Works Monthly Report
6. Police Department Monthly Report
7. Municipal Court 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 a variance to the lighting requirements in the City's Unified Development Code for the Parkway Kia facility.
13. Consideration and possible action to reschedule the City's Regular Council Meeting on February 16, 2026, due to the observance of the President's Day Holiday.
14. Consideration and possible action approving a resolution adding and removing authorized signers for all bank accounts held by the City of Iowa Colony.
15. Consideration and possible action for an amendment to the sign ordinance to expand the requirements for subdivision monument signage.
16. Consideration and possible action to amend the Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings.
17. Consideration and possible action on an amendment to the UDC Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses.
18. Consideration and possible action to award the Solid Waste Collection Services contract in accordance with the City's RFP and authorizing the City Manager to negotiate and execute the agreement and related documents.
19. Consideration and possible action to approve a joint election agreement with Brazoria County.
20. Consideration and possible action on a resolution calling for the general election of officers to be held on May 2, 2026.
21. Consideration and possible action to acknowledge receipt of the 2025 Charter Review Commission Report and discuss potential propositions for consideration in a Special Charter Election in May 2026.

22. Consideration and possible action on a resolution calling for a Special Election to be held on May 2, 2026, on the adoption of amendments to the existing City of Iowa Colony Home Rule Charter.

23. Consideration and possible action to approve a resolution authorizing a grant application through the Office of the Governor, Public Safety Office, Criminal Justice Division, for two-way radios for the Police Department.

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 amending the FY2025-26 City Budget.

25. Consideration and possible action on a ordinance granting restricted prior service credit under the Texas Municipal Retirement System.

CONSENT AGENDA

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

26. Consider approval of the November 5, 2025 Amended City Council meeting minutes.

27. Consider approval of the November 17, 2025 City Council meeting minutes.

28. Consider approval of the November 17, 2025 City Council worksession minutes.

29. Consider approval of the November 20, 2025 City Council meeting minutes.

30. Consider approval of the December 8, 2025 City Council meeting minutes.

31. Consider approval of the December 15, 2025 City Council worksession minutes.

32. Consider approval of the December 15, 2025 City Council meeting minutes.

33. Consider reappointment of Municipal Court Judge whose terms expires January 2026.

34. Consider approval of the Updated Ellwood General Development Plan.

35. Consider approval of the Primrose School Meridiana Reserve Final Plat.

36. Consider approval of the Meridiana Section 55C Final Plat.

37. Consider approval of the Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat.

38. Consider approval of the quarterly investment report.

EXECUTIVE SESSION

Executive session in accordance with 551.071 and 551.072 of the Texas Gov't Code to deliberate and consult with attorney on the following:

39. Discussion on the purchase of real property and financial matters related thereto

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

40. Consideration and possible action on Executive Session matters.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on January 20, 2026.

Kayleen Rosser, City Secretary

I hereby certify that the foregoing agenda remained posted at the entrance to the Iowa Colony City Hall where it was visible to the public at all times and on the City's website for at least 72 hours preceding the scheduled time of the meeting therein described.

Kayleen Rosser, City Secretary

Date Signed:_____

Proclamation

Iowa Colony, Texas

WHEREAS, the Civil Rights movement of the 1960's has profoundly impacted the course of American history and continues to shape the direction and debate of our society; and

WHEREAS, one of the great leaders of that 20th century movement is Dr. Martin Luther King, Jr., whose "dream" is no less inspirational and important today than when he first expressed it more than 50 years ago; and

WHEREAS, even with the gains of the Civil Rights movement over the years, there are many goals and needs that must be pursued to continue our commitment to achieve justice in our society, including a commitment to economic justice in the face of increasing disparity between rich and poor; and

WHEREAS, as we look forward to the future with optimism—inspired by Dr. King's legacy and informed by his wisdom and vision—let us rededicate ourselves to keeping his dream alive and be reminded that we are united together as one community.

NOW, THEREFORE, I, Wil Kennedy, Mayor of the City of Iowa Colony, on behalf of the City Council, do hereby proclaim January 19, 2026 as Martin Luther King, Jr. Day and encourage all of us to recommit ourselves to achieving Dr. King's dream.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 26th day of January 2026.

_____

Wil Kennedy, Mayor

AVISO DE AUDIENCIA PÚBLICA

CIUDAD DE IOWA COLONY, TEXAS

SUBVENCIÓN BLOQUEADA PARA DESARROLLO COMUNITARIO – MITIGACIÓN REGIONAL (MITMOD)

La ciudad de Iowa Colony, Texas, celebrará una audiencia pública el 26 de enero de 2026 a las 19:00 horas, ubicada en 3144 Meridiana Pkwy, Iowa Colony, TX 77583, en la Sala del Consejo , sobre la finalización del proyecto de Subvención Regional de Mitigación de Desarrollo Comunitario de la ciudad. El propósito de esta reunión es dar a los ciudadanos la oportunidad de revisar el desempeño del proyecto y debatir sus opiniones, propuestas, preguntas y comentarios. La Ciudad de Iowa Colony anima a los ciudadanos a participar en la clausura de la subvención CDBG-MITMOD y a expresar sus opiniones en esta audiencia pública. Los ciudadanos que no puedan asistir a esta reunión podrán presentar sus opiniones y propuestas a la Oficina del Secretario Municipal; 3144 Meridiana Pkwy, Colonia de Iowa, TX 77583. Las personas con discapacidad que deseen asistir a esta reunión deben llamar a la oficina del Secretario Municipal al (346) 395-4526 para solicitar asistencia. Las personas que necesiten ayudas o servicios auxiliares para esta reunión deben contactar con la Colonia de la Ciudad de Iowa al menos dos (2) días antes de la reunión para que se puedan hacer los arreglos adecuados.

Kayleen Rosser
Secretaria de la ciudad de Iowa Colony

PUBLIC HEARING NOTICE

CITY OF IOWA COLONY, TEXAS

COMMUNITY DEVELOPMENT BLOCK GRANT – REGIONAL MITIGATION (MITMOD)

The City of Iowa Colony, Texas, will hold a public hearing on January 26, 2026 at 7:00 P.M. located at 3144 Meridiana Pkwy, Iowa Colony, TX 77583 in the Council Chambers regarding the completion of the city's Community Development Block Grant – Regional Mitigation project. The purpose of this meeting is to allow citizens an opportunity to review the project's performance and to discuss citizens' views, proposals, questions, and comments. The City of Iowa Colony encourages citizens to participate in the closeout of the CDBG-MITMOD grant and to make their views known at this public hearing. Citizens unable to attend this meeting may submit their views and proposals to the City Secretary's Office; 3144 Meridiana Pkwy, Iowa Colony, TX 77583. Persons with disabilities that wish to attend this meeting should call the City Secretary's office (346) 395-4526 to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact the City of Iowa Colony at least two (2) days before the meeting so that appropriate arrangements can be made.

Kayleen Rosser
Iowa Colony City Secretary

IOWA COLONY FIRE MARSHAL'S OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Cell Phone: (346) 278-9218
Email: acantu@iowacolonytx.gov
Website: iowacolonytx.gov

January 20, 2026

Mayor and Council,

See December 2025, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safe Built-

Building Inspections-	427
Electrical Inspections-	298
Plumbing Inspections-	464
Mechanical Inspections-	149
Total-	**1338**

Total Paid to Safe Built for December 2025, for a total of 1338 Inspections- $33,450.00

Total Paid to Safe Built for December 2024, for a total of 1277 Inspections- $28,732.50

December 2024 Plan Reviews- 126

Building- 3	Commercial Buildout- 2	Electrical- 11	New Residential- 108	New Addition- 1	Swimming Pool- 1

December 2025 Plan Reviews- 55

Building- 1	Commercial Buildout- 3	New Addition- 2	New Residential- 38	Residential Remodel- 1	Fire- 10

Permits Issued

2024- 199

Engineer Projects- 25	Other Permits- 59	New Home Permits- 115

2025- 130

Engineer Projects- 25	Other Permits- 69	New Home Permits- 36

Fees Collected

2024- $754,010.18

Engineer Projects- $171,742.15	Other Permit Fees- $20,067.25	New Home Permit Fees- $562,200.78

2025- $432,644.72

Engineer Projects- $210,361.61	Other Permit Fees- $51,933.70	New Home Permit Fees- $170,349.41

Animal Control- 282 Calls for service

18- Animal at Large	3- Deceased Animals	7- Livestock
Returned to their owner or Taken to SPCA	Properly disposed of	Returned to owner

Code Compliance- 128 Calls for service

Tall Grass and Weeds- 3	Junked Vehicles- 2	Debris and Unsanitary Conditions- 2	No Address- 1	Rubbish/Trash- 3
Sign Removal- 117	Violation Notices- 0	Notice of Compliance Letters- 0		

Fire Marshal

I Conducted finals at the Apartments on Building 9, all passed and building allowed to open. Conducted 1 foster home inspection for compliance. Certificate of occupancy was issued to How Works located on Meridiana Parkway. I Patrolled on New Years Eve to assist with Fireworks compliance. I issued 2 citations and responded to 2 Firearm Calls.

Thanks,

Albert Cantu

Albert Cantu, CFM

Safety Meeting	Description		Complete
Public Works Building	Winter Safety: Prevent slips, trips & falls on ice & snow		Complete
Public Works Building	Winter Safety Training		Complete
Public Works Building	Employee Winter Safety: Protect yourself in cold weather		Complete
Public Works Building	Service Training - cold stress		Complete

DEBRIS REMOVAL	Description		Complete
City Park	remove tree from walkway @ park		Complete
Karsten & Meridiana	remove car debris from accident		Complete
Davenport & Discovery	remove dumped trash on side of road		Complete
Ames & Harper	remove dumped trash on side of road		Complete
Iowa Colony & Cactus Ln	remove dumped trash on side of road		Complete
Iowa Colony & CR 78	remove dumped trash on side of road		Complete
Iowa Colony Blvd west side of road	remove dumped fence on side of road		Complete
Dubuque & Hwy 288 west bound	remove dumped trash on side of road		Complete
Iowa Colony & Cedar Rapids west side of road	remove dumped trash on side of road		complete
Iowa Colony & CR 78	remove dumped trash on side of road		complete
Karsten & Bullard south bound	remove dumped couch on side of road		Complete
Iowa Colony & Davenport north bound	remove dumped microwave on side of road		Complete
Public Works Building	remove dumped couch / trash		Complete
Ames & CR 382	remove fallen tree		Complete
Cedar Rapids & Iowa Colony to Cedar Rapids & Hwy 2	remove cut trees		Complete
Cedar Rapids & Hwy 288 to Cedar Rapids & Karsten	remove cut trees		Complete

Street SIGNAGE	Description		Complete
Iowa Colony & Davenport south bound	turn school speed zone sign correct direction		Complete
Meridiana & Crystal View	turn speed limit sign correct direction		Complete
Meridiana & City limit sign west bound	repair & reposition barricades		Complete
Davenport & Rosemary	turn school speed zone sign correct direction		Complete
Iowa Colony & Cedar Rapids south bound	straighten stop sign pole		Complete
Iowa Colony & Davenport north bound	turn school zone flashing light pole the correct direction		Complete
Meridiana & Karsten west bound	turn school zone flashing light pole the correct direction		Complete
Bullard & Iowa Colony westside	remove pole w/ stop sign		Complete
Bullard & Iowa Colony westside	installed pole w/ stop sign		Complete
Karsten & Bullard eastside	turn stop sign the correct direction		Complete
Davenport & Iowa Colony eastbound	straighten end of school zone sign pole		Complete
Visalia Villa & Crystal View	street light #756643 damaged		in progress
Crystal View & Davenport north bound	Nichols-Mock Elementary School zone speed sign missing		in progress
Meridiana & Hwy 288 (CVS shopping center)	remove pole w/ stop sign		Complete
Meridiana & Hwy 288 (CVS shopping center)	installed pole w/ stop sign		Complete

MOWING/TREE TRIMMING	Description		Complete
Iowa Colony & Dubudue north bound	mow ditch line / right away		Complete
Iowa Colony & Dubudue east bound	mow ditch line / right away		Complete
City Hall Building	mow property		Complete

Public Works Building	mow property		Complete
Public Works Building	spray weeds with weed killer		Complete
STREET REPAIRS	**Description**		**Complete**
Iowa Colony & Chocolate Bayou Bridge to Iowa Colon	fill street potholes		Complete
Cedar Rapids & Karsten	fill street potholes		Complete
Cedar Rapids & Bayberry Dr to (gun range)	fill street potholes		Complete
Ames & CR 62	fill street potholes		Complete
CR 53 & Ames to CR 53 (Sandy point bridge)	fill street potholes		Complete
CR 53 (Sandy Point bridge)	fill street potholes		Complete
Cedar Rapids & Bayberry Dr & (gun range)	fill street potholes		Complete
Iowa Colony & Bullard to Iowa Colony & Oak	fill street potholes		Complete
Cedar Rapids & Bayberry Dr (chemical plant)	fill street potholes		Complete
Pursley & Dubuque to Pursley (Chocolate Bayou bridg	fill street potholes		Complete
Iowa Colony & CR 78 to Iowa Colony & Cactus ln	fill street potholes		Complete
Ames & CR 62 north bound	fill street potholes		Complete
Ames & CR 53 south bound	prohibit Creek Haven contractors / mud on road		Complete
Ditch Drainage issue	**Description**		**Complete**
Parks	**Description**		**Complete**
City Park	assist 3rd party plumber with toilets		Complete
City Park	collect trash bags (4)		Complete
Miscellaneous Works	**Description**		**Complete**
City Hall Building	assemble christmas tree, small lighted trees & décor		Complete
City Hall Building	hang christmas reef		Complete
City Hall Building	collect 5gal water bottles		Complete
City Hall Building	deliver boxes to HR		Complete
City Hall Building	meet a/c repair technician @ Building		Complete
City Hall Building	collect trash bags (2)		Complete
City Hall Building	assist personnel with decorating councel chambers fo		Complete
Public Works building	collect fire extinguishers for inspection		Complete
City Hall Building	assist city personnel with tree lighting event		Complete
City Hall Building	assist city personnel with tree lighting event		Complete
City Hall Building	remove trash from property after tree lighting event		Complete
City Hall Building	applied ant killer to anthills on property		Complete
City Hall Building	assist city personnel with organizing room for Christmas dinner		Complete
City Hall Building	deliver (3) cases of water for Christmas dinner		Complete
City Hall Building	move chairs (10) from councel chamber to room for Christmas dinner		Complete
City Hall Building	clean & reorganize EOC		Complete
City Hall Building	return catering pans to Saltgrass restaurant		Complete
1468 Green Paradise Dr. (lift station)	treat wood with chlorine for algae		Complete
City Hall Building	close valve to water sprinkler system & open bleed off pressure valve		Complete
City Hall Building	collect trash bags (2)		Complete
City Hall Building	pant / repair utility trailer		Complete
Public Works building	install new tires & new deck rollers on zero-turn		Complete

Public Works building	collect parts from Pasadena Trailer & Truck Accessories	Complete

IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
Fax: (281) 406-3722

Monthly Report
December 2025

Offense	November 2025	December 2025
Burglary	2	4
Theft	4	3
Robbery	0	0
Total Index Crimes Reported	6	7
Reports Taken		
Misdemeanor	48	41
Felony	11	17
Charges Filed/Arrests		
Misdemeanor	39	34
Felony	5	7
Outside Agency Warrant Arrest	2	2
Traffic Enforcement		
Number of Violations	796	989
Crash Investigations		
Minor Crashes	21	27
Major Crashes	5	0
Fatality Crashes	0	0
Calls for Service		
Alarms	26	27
Assist Other Agency	32	47
Disturbance	11	14
Other	252	297
Security Checks	711	739
Suspicious Activity/Persons	30	35

Significant Events

- December 3 – Officers were dispatched to the 22400 block of SH 288 in reference to a minor crash. During the crash investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 6 – Officers conducted a traffic stop in the 3200 block of Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 8 – Officers conducted a traffic stop in the area of Crystal View Dr/Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.

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- December 10 – Officers conducted a traffic stop in the area of SH 288/Cedar Rapids Pkwy. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
- December 14 – Officers conducted a traffic stop in the area of Saber Power Ln/Meridiana Pkwy. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
- December 14 – Officers were dispatched to the 3300 block of Trim St in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 14 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 14 – Officers were dispatched to the 9800 block of Opal Rock Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 15 – Officers were dispatched to the 3200 block of Meridiana Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 16 – Officers were dispatched to the 3500 block of Benito Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 17 – Officers conducted a traffic stop in the area of Meridiana Pkwy/Expedition Way. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- December 17 – Officers were dispatched to the 9900 block of Silver Terrace Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 17 – Officers conducted a traffic stop in the area of Meridiana Pkwy/Green Valley Dr. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- December 19 – Officers conducted a traffic stop in the area of SH 288/Valley Glen Dr. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 20 – Officers conducted a traffic stop in the 3100 block of Meridiana Pkwy. During the traffic stop several illegal narcotics were located in the vehicle. An arrest was made and a report was generated.

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Iowa Colony, Texas 77583

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- December 21 – Officers were dispatched to the area of Pursley Blvd/Brister Pkwy in reference to a minor crash. During the crash investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 21 – Officers conducted a traffic stop in the area of SH 288/Dubuque Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 21 – Officers conducted a traffic stop in the area of Emerald Stone Dr/Green Paradise Dr. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- December 22 – Officers were dispatched to the 4100 block of Cedar Rapids Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 23 – Officers conducted a traffic stop in the area of SH 288/Dubuque Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- December 26 – Officers were dispatched to the 3900 block of Davenport Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 26 – Officers were dispatched to the 10200 block of Coastal Ct in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 27 – Officers conducted a traffic stop in the area of Cedar Rapids Pkwy/Canterra Creek Dr. During the traffic stop the driver of the vehicle fled the scene in the vehicle. After a short pursuit the vehicle struck a parked car and stopped. An arrest was made and a report was generated.
- December 28 – Officers were dispatched to the area of SH 288/Cedar Rapids Pkwy regarding a road rage incident. Officers conducted a traffic stop and after investigation, an arrest was made and a report was generated.
- December 30 – Officers were dispatched to the 2800 block of Silver Ridge Ct regarding threats. An arrest was made and a report was generated.
- December 31 – Officers were dispatched to the area of SH 288/SH 6 regarding a minor crash. During the crash investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 12/1/2025 to 12/31/2025

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
270	1	3	1	8	283

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
$18,254.45	$29,516.07	$5,785.60	$105.65	$129.38	$53,791.15

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
36	0	40	19	164	259

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
0	0	0	0

ADICO
CONSULTING ENGINEERS

MEMORANDIUM

Date: January 5, 2026

To: Mayor Wil Kennedy

City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – January 2026 Engineer's Report

cc: Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
   - Overpass is substantially complete.
   - Staff will be working with TxDOT on landscape improvements.
   - TxDOT is requesting an amendment to the AFA Agreement for additional costs associated with the black coated sign poles. The amount is $48,355.27.

2. GRANTS UPDATE
   - Resilient Communities Program
     i. The consultant, Public Management Inc., is currently gathering data for the project.
     ii. We expect them to have a presentation in the 1st Quarter 2026.

3. Capital Improvement Projects
   - 2023 Ames Blvd Extension
     i. The property owner has rejected the City offer on the land acquisition of the ROW. The
     ii. Currently under design at 90%, pending ROW acquisition.

   - Northwest WWTP 0.75 MGD
     i. Construction Documents approximately 85% complete.

   - Southwest WWTP WWTP 0.50 MGD
     i. Preliminary Design Phase
     ii.
   - Elevated Storage Tank
     i. Preliminary Design Phase

4. SUBDIVISION CONSTRUCTION PROJECT STATUS:
   A. MERIDIANA SUBDIVISION – RISE COMMUNITIES
   - Active construction projects
     - Detention Pond O & P – Hardscape – 90% Complete
     - BCMUD 55 WWTP Expansion Ph 4 – 70% complete.
     - Meridiana Section 55B – 35% Utilities Complete.

   B. STERLING LAKES – STARWOOD
   - Active construction projects.
     - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
     - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2

- BCMUD 31 Waterplant No. 2 Phase I – 10% complete

C. SIERRA VISTA - STARWOOD

- Active construction projects

D. SIERRA VISTA WEST - STARWOOD

- Active construction projects:
  - BCMUD 53 Wastewater Treatment Plant Expansion – Awaiting on punchlist Items
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist
  - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
  - Sierra Vista West Section 11 – Awaiting closing documents

E. STERLING LAKES NORTH - STARWOOD

- Active construction projects:
  - Sterling Lakes North Detention – Awaiting punch list items.
  - Karsten Blvd North Phase IV – Complete
  - Sterling Lakes Dr. Extension – Complete
  - Sterling Lakes North Lift Station No. 1 – Awaiting closeout documents.
  - Sterling Lakes North Lift Station No. 2 – On agenda for acceptance into OYMP.

F. CALDWELL CROSSING – DR HORTON

- Active construction projects
  - BCMUD 87 Detention and Grading Phase 2 – Awaiting Punch list items
  - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
  - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
  - BCMUD 87 Lift Station No. 2 – 90% complete, awaiting final walk.
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 80% complete.
  - Caldwell Ranch Crossing Detention Ph IIB – Awaiting Final Walk.
  - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
  - Caldwell Crossing Section 4 – Awaiting closeout Documents.
  - Caldwell Crossing Section 5 – 70% Utilities Complete, 75% pavement complete.
  - Caldwell Crossing Section 6 – 70% Utilities Complete, 75% pavement complete.

G. CALDWELL LAKES – DR HORTON

- Active construction projects
  - BCMUD 87 Detention and Grading Ph 3 – Awaiting punchlist Items
  - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
  - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
  - Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete. Paving contractor Mobilized.
  - BCMUD 87 Detention and Mass Grading Ph IV - 70% Complete.
  - BCMUD 87 Remote Water Well 5% Complete.

H. CREEKHAVEN – MUD 92 - STARWOOD

- Active construction projects:
  - Mass Grading and Detention Ph 1 – 80% complete
  - BCMUD 92 Water Plant No. 1 – On agenda for acceptance into OYMP.
  - BCMUD 92 WWTP No. 1- 85% complete. Awaiting on power.
  - BCMUD 92 Offsite lift station. – 85% complete. Awaiting on power.
  - Creekhaven Mass Grading Phase II – 75% complete.
  - Creekhaven Section 4 - Utilities 60% complete. Paving contractor mobilized.
  - Creekhaven Boulevard Phase II - Utilities 65% complete, 20% pavement Complete.
  - Creekhaven Section 5 – 50% Utilities complete, 10% Paving.

- Creekhaven Section 6 – 30% Utilities complete.

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 85% complete. Awaiting on power
- Ellwood Water Supply and Storage Closet- 65% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 45%complete.
- Ellwood Karsten Boulevard Bridge – 20% complete.

J. OTHER CONSTRUCTION PROJECTS

- Prose Sierra Vista – Awaiting punchlist.
- Climate Controlled Self Storage @ Meridiana – Civil 90% complete – currently under

City of Iowa Colony
Financial Statement
As of December 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	74,402.53	100,393.16	(25,990.63)	74,402.53	1,205,200.00	6.17%	1,130,797.47
Property Tax	4,815,280.19	269,035.27	4,546,244.92	5,060,303.56	5,857,213.00	86.39%	796,909.44
Miscellaneous	23,778.26	57,283.95	(33,505.69)	45,008.23	687,500.00	6.55%	642,491.77
License & Permits	348,713.75	382,180.42	(33,466.67)	1,063,174.79	4,603,000.00	23.10%	3,539,825.21
Business & Franchise	45,156.47	37,485.00	7,671.47	114,943.39	450,000.00	25.54%	335,056.61
Fines & Forfeitures	34,050.65	38,792.83	(4,742.18)	111,162.49	465,700.00	23.87%	354,537.51
Grant Income	1,709.82	25,000.00	(23,290.18)	1,709.82	300,000.00	0.57%	298,290.18
Revenue Totals	5,343,091.67	910,170.63	4,432,921.04	6,470,704.81	13,568,613.00	47.69%	7,097,908.19
Expense Summary							
Personnel Services	285,784.65	413,301.55	(127,516.90)	817,448.47	4,970,100.00	16.45%	4,152,651.53
Professional/Contract Services	327,491.53	216,251.54	111,239.99	613,397.56	2,671,500.00	22.96%	2,058,102.44
Materials & Supplies	52,723.67	63,353.10	(10,629.43)	189,123.77	810,500.00	23.33%	621,376.23
Services	11,786.45	364,316.52	(352,530.07)	48,995.57	4,373,547.67	1.12%	4,324,552.10
Capital Outlay	27,200.00	57,117.47	(29,917.47)	36,720.00	685,581.38	5.36%	648,861.38
Expense Totals	704,986.30	1,114,340.18	(409,353.88)	1,705,685.37	13,511,229.05	12.62%	11,805,543.68

City of Iowa Colony
Financial Statement
As of December 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	523.05	433.16	89.89	523.05	5,200.00	10.06%	4,676.95
10-4110 City Sales Tax	73,879.48	99,960.00	(26,080.52)	73,879.48	1,200,000.00	6.16%	1,126,120.52
Sales Tax Totals	74,402.53	100,393.16	(25,990.63)	74,402.53	1,205,200.00	6.17%	1,130,797.47
Property Tax							
10-4120 Property Tax	4,811,346.06	152,383.35	4,658,962.71	5,045,603.58	1,829,332.00	275.82%	(3,216,271.58)
10-4121 Delinquent Property Tax	3,934.13	41.67	3,892.46	(6,109.11)	500.00	(1221.82%)	6,609.11
10-4135 Property Tax MUD 31 - 70%	0.00	115,610.65	(115,610.65)	0.00	1,387,883.00	0.00%	1,387,883.00
10-4139 Admin Fee Revenue	0.00	999.60	(999.60)	0.00	12,000.00	0.00%	12,000.00
10-4143 Property Tax MUD 55 (100%)	0.00	0.00	0.00	20,809.09	2,569,441.00	0.81%	2,548,631.91
10-4144 Property Tax MUD 92	0.00	0.00	0.00	0.00	58,057.00	0.00%	58,057.00
Property Tax Totals	4,815,280.19	269,035.27	4,546,244.92	5,060,303.56	5,857,213.00	86.39%	796,909.44
Miscellaneous							
10-4124 Accident Reports	75.00	41.65	33.35	75.00	500.00	15.00%	425.00
10-4134 Intermodel Ship Container	2,766.00	499.80	2,266.20	2,766.00	6,000.00	46.10%	3,234.00
10-4140 Intergovernmental receipts from	4,000.00	4,000.00	0.00	4,000.00	48,000.00	8.33%	44,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquistion Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4910 Interest Income	10,696.20	12,495.00	(1,798.80)	29,726.17	150,000.00	19.82%	120,273.83
10-4911 Other Revenue	2,741.06	1,249.50	1,491.56	3,741.06	15,000.00	24.94%	11,258.94
10-4912 Donations/Sponsorships	3,500.00	4,998.00	(1,498.00)	4,700.00	60,000.00	7.83%	55,300.00
Miscellaneous Totals	23,778.26	57,283.95	(33,505.69)	45,008.23	687,500.00	6.55%	642,491.77
License & Permits							
10-4201 Building Construction Permits	120,321.44	199,920.00	(79,598.56)	322,852.94	2,400,000.00	13.45%	2,077,147.06

City of Iowa Colony
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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4202 Trade Fees	4,896.70	12,495.00	(7,598.30)	42,391.95	150,000.00	28.26%	107,608.05
10-4203 Reinspection Fees	10,000.00	14,994.00	(4,994.00)	32,750.00	180,000.00	18.19%	147,250.00
10-4204 Signs	100.00	416.50	(316.50)	700.00	5,000.00	14.00%	4,300.00
10-4205 Property Improvement Permits	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-4206 Dirt Work Permits	2,200.00	416.50	1,783.50	9,000.00	5,000.00	180.00%	(4,000.00)
10-4207 Driveway Permits	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-4208 Encroachment Permit	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-4210 Culvert Permit	400.00	83.30	316.70	1,000.00	1,000.00	100.00%	0.00
10-4211 Commercial Vehicle Permit	350.00	124.95	225.05	2,000.00	1,500.00	133.33%	(500.00)
10-4212 Park Use Permit	0.00	208.25	(208.25)	50.00	2,500.00	2.00%	2,450.00
10-4213 Mobile Food Unit Permit	0.00	458.15	(458.15)	750.00	5,500.00	13.64%	4,750.00
10-4214 Solicitation Fees	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4301 Preliminary Plat Fees	1,850.00	6,664.00	(4,814.00)	1,850.00	80,000.00	2.31%	78,150.00
10-4302 Final Plat Fees	3,300.00	6,664.00	(3,364.00)	20,710.00	80,000.00	25.89%	59,290.00
10-4303 Abbreviated Plat Fees	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-4305 Admin Fee - Early Plat Recording	0.00	29,155.00	(29,155.00)	42,947.81	350,000.00	12.27%	307,052.19
10-4401 Infrastructure Plan Review Fee	91,688.44	29,155.00	62,533.44	132,866.83	350,000.00	37.96%	217,133.17
10-4403 Civil Site Plan Review Fee	112,607.17	79,135.00	33,472.17	452,305.26	950,000.00	47.61%	497,694.74
10-4501 Rezoning Fees	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
10-4502 ROW Plan Review Fee	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-4503 Specific Use Permit	1,000.00	249.90	750.10	1,000.00	3,000.00	33.33%	2,000.00
10-4809 Penalties and Other Fees	0.00	0.00	0.00	0.00	15,000.00	0.00%	15,000.00
License & Permits Totals	348,713.75	382,180.42	(33,466.67)	1,063,174.79	4,603,000.00	23.10%	3,539,825.21

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4601 Franchise Tax - Electric	44,849.84	20,825.00	24,024.84	89,699.68	250,000.00	35.88%	160,300.32
10-4602 Franchise Tax - Gas	274.75	5,414.50	(5,139.75)	16,504.97	65,000.00	25.39%	48,495.03
10-4603 Telecommunication Fee - Sales	31.88	2,915.50	(2,883.62)	31.88	35,000.00	0.09%	34,968.12
10-4604 Franchise Fees - Water/Wastewtr	0.00	8,330.00	(8,330.00)	8,706.86	100,000.00	8.71%	91,293.14
Business & Franchise Totals	45,156.47	37,485.00	7,671.47	114,943.39	450,000.00	25.54%	335,056.61
Fines & Forfeitures							
10-4701 Citations/Warrants	5,785.60	10,412.50	(4,626.90)	25,810.12	125,000.00	20.65%	99,189.88
10-4703 Municipal Jury Funds	19.91	8.33	11.58	61.45	100.00	61.45%	38.55
10-4704 Local Truancy Prevention	5.00	8.33	(3.33)	5.00	100.00	5.00%	95.00
10-4705 Time Payment Reimbursement	15.00	41.67	(26.67)	165.00	500.00	33.00%	335.00
10-4709 Court Costs	28,225.14	28,322.00	(96.86)	85,120.92	340,000.00	25.04%	254,879.08
Fines & Forfeitures Totals	34,050.65	38,792.83	(4,742.18)	111,162.49	465,700.00	23.87%	354,537.51
Grant Income							
10-4803 State & Federal Grants	1,709.82	25,000.00	(23,290.18)	1,709.82	300,000.00	0.57%	298,290.18
Grant Income Totals	1,709.82	25,000.00	(23,290.18)	1,709.82	300,000.00	0.57%	298,290.18
Revenue Totals	5,343,091.67	910,170.63	4,432,921.04	6,470,704.81	13,568,613.00	47.69%	7,097,908.19

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
Materials & Supplies	7,630.28	19,950.38	(12,320.10)	30,545.49	239,500.00	12.75%	208,954.51
Personnel Services	50,778.79	86,773.88	(35,995.09)	145,768.06	1,041,700.00	13.99%	895,931.94
Professional/Contract Services	36,389.50	44,357.25	(7,967.75)	105,942.82	532,500.00	19.90%	426,557.18
Services	8,863.25	13,452.95	(4,589.70)	33,687.22	161,500.00	20.86%	127,812.78
Administration Totals	103,661.82	165,076.13	(61,414.31)	315,943.59	1,981,700.00	15.94%	1,665,756.41

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	127.22	2,707.25	(2,580.03)	7,689.52	32,500.00	23.66%	24,810.48
Personnel Services	15,327.75	33,278.35	(17,950.60)	43,353.94	407,500.00	10.64%	364,146.06
Professional/Contract Services	0.00	1,291.15	(1,291.15)	1,507.16	90,500.00	1.67%	88,992.84
Finance Totals	15,454.97	37,276.75	(21,821.78)	52,550.62	530,500.00	9.91%	477,949.38

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	36,044.71	16,886.70	19,158.01	101,077.67	202,700.00	49.87%	101,622.33
Personnel Services	161,765.15	188,049.75	(26,284.60)	463,546.58	2,257,500.00	20.53%	1,793,953.42
Professional/Contract Services	382.18	1,166.20	(784.02)	907.12	14,000.00	6.48%	13,092.88
Services	0.00	11,245.50	(11,245.50)	11,020.05	135,000.00	8.16%	123,979.95
Police Totals	198,192.04	217,348.15	(19,156.11)	576,551.42	2,609,200.00	22.10%	2,032,648.58

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining

Materials & Supplies	0.00	849.70	(849.70)	341.44	10,200.00	3.35%	9,858.56
Personnel Services	5,646.23	11,003.93	(5,357.70)	20,744.23	132,100.00	15.70%	111,355.77
Professional/Contract Services	2,340.00	1,082.90	1,257.10	4,850.00	13,000.00	37.31%	8,150.00
Services	2,923.20	2,832.20	91.00	3,152.57	34,000.00	9.27%	30,847.43
Animal Control Totals	10,909.43	15,768.73	(4,859.30)	29,088.24	189,300.00	15.37%	160,211.76

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	999.67	(999.67)	5,552.62	62,000.00	8.96%	56,447.38
Professional/Contract Services	0.00	1,541.55	(1,541.55)	150.00	19,000.00	0.79%	18,850.00
Emergency Management Totals	0.00	2,541.22	(2,541.22)	5,702.62	81,000.00	7.04%	75,297.38

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	641.64	1,583.03	(941.39)	1,427.03	19,000.00	7.51%	17,572.97
Personnel Services	13,116.96	21,907.90	(8,790.94)	36,863.09	263,000.00	14.02%	226,136.91
Professional/Contract Services	4,489.01	8,663.20	(4,174.19)	16,628.40	104,000.00	15.99%	87,371.60
Municipal Court Totals	18,247.61	32,154.13	(13,906.52)	54,918.52	386,000.00	14.23%	331,081.48

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,455.34	7,831.03	(4,375.69)	15,736.05	94,000.00	16.74%	78,263.95
Personnel Services	20,135.60	36,110.55	(15,974.95)	56,246.08	434,000.00	12.96%	377,753.92
Professional/Contract Services	660.00	29,906.27	(29,246.27)	2,541.00	359,000.00	0.71%	356,459.00
Services	0.00	3,165.40	(3,165.40)	529.24	38,000.00	1.39%	37,470.76
Public Works Totals	24,250.94	77,013.25	(52,762.31)	75,052.37	925,000.00	8.11%	849,947.63

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,304.74	8,330.36	(4,025.62)	10,662.37	100,000.00	10.66%	89,337.63
Professional/Contract Services	1,225.00	10,829.17	(9,604.17)	33,426.75	130,000.00	25.71%	96,573.25
Parks & Recreation Totals	5,529.74	19,159.53	(13,629.79)	44,089.12	230,000.00	19.17%	185,910.88

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	69.74	2,832.20	(2,762.46)	15,123.83	34,000.00	44.48%	18,876.17
Personnel Services	8,056.02	22,157.80	(14,101.78)	19,442.62	266,000.00	7.31%	246,557.38
Professional/Contract Services	254,550.84	83,469.10	171,081.74	381,542.44	1,002,000.00	38.08%	620,457.56
Services	0.00	332,370.97	(332,370.97)	0.00	3,990,047.67	0.00%	3,990,047.67
Community Development Totals	262,676.60	440,830.07	(178,153.47)	416,108.89	5,292,047.67	7.86%	4,875,938.78

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	450.00	1,382.78	(932.78)	967.75	16,600.00	5.83%	15,632.25
Personnel Services	10,958.15	14,019.39	(3,061.24)	31,483.87	168,300.00	18.71%	136,816.13
Professional/Contract Services	27,455.00	33,944.75	(6,489.75)	65,901.87	407,500.00	16.17%	341,598.13
Services	0.00	1,249.50	(1,249.50)	606.49	15,000.00	4.04%	14,393.51
Fire Marshal/Building Official Totals	38,863.15	50,596.42	(11,733.27)	98,959.98	607,400.00	16.29%	508,440.02

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	27,200.00	56,575.80	(29,375.80)	36,720.00	679,081.38	5.41%	642,361.38

Capital and Planning Projects Totals	27,200.00	56,575.80	(29,375.80)	36,720.00	679,081.38	5.41%	642,361.38
Expense Total	704,986.30	1,114,340.18	(409,353.88)	1,705,685.37	13,511,229.05	12.62%	11,805,543.68

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	40,437.34	60,809.00	(20,371.66)	112,468.23	730,000.00	15.41%	617,531.77
10-10-5104 Salaries - Overtime	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-10-5106 Social Security/Medicare	1,856.79	4,914.70	(3,057.91)	6,606.19	59,000.00	11.20%	52,393.81
10-10-5107 TMRS	4,478.59	7,497.00	(3,018.41)	13,908.58	90,000.00	15.45%	76,091.42
10-10-5108 Health & Life Insurance	3,729.15	8,330.00	(4,600.85)	11,187.45	100,000.00	11.19%	88,812.55
10-10-5109 Worker's Comp	0.00	499.80	(499.80)	175.39	6,000.00	2.92%	5,824.61
10-10-5110 Texas Workforce Commission	0.00	166.60	(166.60)	14.54	2,000.00	0.73%	1,985.46
10-10-5111 Vehicle Allowance	276.92	1,249.50	(972.58)	747.68	15,000.00	4.98%	14,252.32
10-10-5112 457(b) Reimbursement	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
10-10-5114 Benefits Admin Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-10-5115 Longevity Pay	0.00	58.31	(58.31)	660.00	700.00	94.29%	40.00
10-10-5201 Legal Services	3,669.00	3,332.00	337.00	4,678.50	40,000.00	11.70%	35,321.50
10-10-5202 Audit Services	0.00	5,831.00	(5,831.00)	745.00	70,000.00	1.06%	69,255.00
10-10-5206 Professional Services	10,488.75	13,744.50	(3,255.75)	34,465.75	165,000.00	20.89%	130,534.25
10-10-5210 Election Expenses	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-10-5211 Bank Fees	10.00	41.65	(31.65)	0.00	500.00	0.00%	500.00
10-10-5212 Credit Card Processing Fees	25.00	41.65	(16.65)	25.00	500.00	5.00%	475.00
10-10-5213 Legal Notices Expense	805.63	416.50	389.13	1,343.76	5,000.00	26.88%	3,656.24
10-10-5215 BCAD Fee	15,341.25	3,332.00	12,009.25	26,895.50	40,000.00	67.24%	13,104.50
10-10-5217 Professional Cleaning Services	5,445.00	2,915.50	2,529.50	8,195.00	35,000.00	23.41%	26,805.00
10-10-5221 Website Adminstration	0.00	2,249.10	(2,249.10)	0.00	27,000.00	0.00%	27,000.00
10-10-5223 Training & Travel	0.00	6,247.50	(6,247.50)	17,709.48	75,000.00	23.61%	57,290.52
10-10-5224 Dues & Subscriptions	0.00	2,499.00	(2,499.00)	7,921.91	30,000.00	26.41%	22,078.09
10-10-5225 Seminars & Meetings	604.87	2,499.00	(1,894.13)	3,962.92	30,000.00	13.21%	26,037.08
10-10-5227 Legislative Affairs	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-10-5228 Tax Appraisal & Collection	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5301 Office Supplies	57.98	1,249.50	(1,191.52)	411.73	15,000.00	2.74%	14,588.27
10-10-5302 Janitorial Supplies	85.44	249.90	(164.46)	85.44	3,000.00	2.85%	2,914.56
10-10-5309 Uniforms	0.00	208.25	(208.25)	558.15	2,500.00	22.33%	1,941.85
10-10-5310 Postage	300.50	166.60	133.90	(161.98)	2,000.00	(8.10%)	2,161.98
10-10-5311 Building Repairs &	594.56	3,748.50	(3,153.94)	6,567.48	45,000.00	14.59%	38,432.52
10-10-5312 Recognition,	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
10-10-5314 Computer & Technology	0.00	4,581.50	(4,581.50)	0.00	55,000.00	0.00%	55,000.00
10-10-5315 Computer Software/License	5,935.88	7,497.00	(1,561.12)	21,543.44	90,000.00	23.94%	68,456.56
10-10-5317 Equipment & Other Rentals	655.92	833.00	(177.08)	1,541.23	10,000.00	15.41%	8,458.77
10-10-5330 Miscellaneous	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-10-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-10-5401 Utilities - Electricity	5,799.78	4,165.00	1,634.78	10,618.22	50,000.00	21.24%	39,381.78
10-10-5403 Utilities - Telephone	1,790.06	1,832.60	(42.54)	5,366.64	22,000.00	24.39%	16,633.36
10-10-5404 Mobile Technology Expense	0.00	208.25	(208.25)	167.48	2,500.00	6.70%	2,332.52
10-10-5405 Insurance - Liability & Prop	0.00	4,581.50	(4,581.50)	13,458.75	55,000.00	24.47%	41,541.25
10-10-5406 Insurance - Windstorm	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
10-10-5407 Insurance - Vehicles	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-10-5409 Utilities - Water/Sewer	239.21	416.50	(177.29)	542.28	5,000.00	10.85%	4,457.72
10-10-5412 Utilities - Gas	1,034.20	124.95	909.25	1,175.89	1,500.00	78.39%	324.11
10-10-5630 Furniture & Equipment	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
10-10-5901 Unexpected Expenses	0.00	0.00	0.00	2,357.96	0.00	0.00%	(2,357.96)
Administration Totals	103,661.82	165,076.13	(61,414.31)	315,943.59	1,981,700.00	15.94%	1,665,756.41

City of Iowa Colony
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10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	11,216.00	23,324.00	(12,108.00)	30,220.64	280,000.00	10.79%	249,779.36
10-15-5104 Salaries - Overtime	0.00	0.00	0.00	417.56	8,000.00	5.22%	7,582.44
10-15-5106 Social Security/Medicare	847.04	1,832.60	(985.56)	2,618.19	22,000.00	11.90%	19,381.81
10-15-5107 TMRS	1,238.84	3,332.00	(2,093.16)	3,827.34	40,000.00	9.57%	36,172.66
10-15-5108 Health & Life Insurance	1,979.71	4,165.00	(2,185.29)	5,939.13	50,000.00	11.88%	44,060.87
10-15-5109 Worker's Comp	0.00	249.90	(249.90)	86.45	3,000.00	2.88%	2,913.55
10-15-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-15-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-15-5115 Longevity Pay	0.00	0.00	0.00	120.00	0.00	0.00%	(120.00)
10-15-5117 Certificate/Education Pay	46.16	249.90	(203.74)	124.63	3,000.00	4.15%	2,875.37
10-15-5206 Professional Services	0.00	0.00	0.00	0.00	75,000.00	0.00%	75,000.00
10-15-5223 Training & Travel	0.00	1,249.50	(1,249.50)	1,507.16	15,000.00	10.05%	13,492.84
10-15-5224 Dues & Subscriptions	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-15-5301 Office Supplies	59.16	416.50	(357.34)	199.03	5,000.00	3.98%	4,800.97
10-15-5309 Uniforms	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-15-5310 Postage	0.00	41.65	(41.65)	188.25	500.00	37.65%	311.75
10-15-5314 Computer & Technology	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-15-5315 Computer Software/License	0.00	1,249.50	(1,249.50)	7,154.13	15,000.00	47.69%	7,845.87
10-15-5317 Equipment & Other Rentals	68.06	124.95	(56.89)	148.11	1,500.00	9.87%	1,351.89
Finance Totals	15,454.97	37,276.75	(21,821.78)	52,550.62	530,500.00	9.91%	477,949.38

City of Iowa Colony
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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	116,107.54	119,952.00	(3,844.46)	301,971.23	1,440,000.00	20.97%	1,138,028.77
10-20-5104 Salaries - Overtime	2,631.01	6,664.00	(4,032.99)	24,273.36	80,000.00	30.34%	55,726.64
10-20-5106 Social Security/Medicare	8,942.69	9,996.00	(1,053.31)	26,803.09	120,000.00	22.34%	93,196.91
10-20-5107 TMRS	13,342.40	14,994.00	(1,651.60)	40,668.45	180,000.00	22.59%	139,331.55
10-20-5108 Health & Life Insurance	18,370.81	24,990.00	(6,619.19)	55,432.61	300,000.00	18.48%	244,567.39
10-20-5109 Worker's Comp	0.00	6,997.20	(6,997.20)	6,643.82	84,000.00	7.91%	77,356.18
10-20-5110 Texas Workforce Commission	5.35	499.80	(494.45)	99.50	6,000.00	1.66%	5,900.50
10-20-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-20-5115 Longevity Pay	0.00	166.60	(166.60)	1,680.00	2,000.00	84.00%	320.00
10-20-5117 Certificate Pay	2,365.35	3,748.50	(1,383.15)	5,974.52	45,000.00	13.28%	39,025.48
10-20-5206 Professional Services	22.18	833.00	(810.82)	97.12	10,000.00	0.97%	9,902.88
10-20-5223 Training & Travel	0.00	0.00	0.00	165.00	0.00	0.00%	(165.00)
10-20-5224 Dues & Subscriptions	0.00	83.30	(83.30)	70.00	1,000.00	7.00%	930.00
10-20-5231 Recruiting & Hiring Expense	360.00	249.90	110.10	575.00	3,000.00	19.17%	2,425.00
10-20-5301 Office Supplies	469.64	250.00	219.64	1,876.32	3,000.00	62.54%	1,123.68
10-20-5309 Uniforms	159.97	666.40	(506.43)	850.80	8,000.00	10.64%	7,149.20
10-20-5310 Postage	0.00	16.66	(16.66)	79.75	200.00	39.88%	120.25
10-20-5313 Fuel Expense	0.00	4,165.00	(4,165.00)	7,371.02	50,000.00	14.74%	42,628.98
10-20-5314 Computer & Technology	0.00	4,166.67	(4,166.67)	17,421.23	50,000.00	34.84%	32,578.77
10-20-5315 Computer Software/License	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-20-5317 Equipment & Other Rentals	700.83	2,082.50	(1,381.67)	4,612.03	25,000.00	18.45%	20,387.97
10-20-5319 Vehicle Repairs & Maintenance	1,624.27	2,082.50	(458.23)	4,598.72	25,000.00	18.39%	20,401.28
10-20-5328 Small Tools & Minor	33,000.00	3,332.00	29,668.00	63,950.43	40,000.00	159.88%	(23,950.43)
10-20-5330 Miscellaneous	90.00	83.30	6.70	317.37	1,000.00	31.74%	682.63
10-20-5404 Mobile Technology Expense	0.00	666.40	(666.40)	569.80	8,000.00	7.12%	7,430.20
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	2,786.75	12,000.00	23.22%	9,213.25

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5407 Insurance - Vehicles	0.00	1,249.50	(1,249.50)	7,663.50	15,000.00	51.09%	7,336.50
10-20-5410 Vehicle Replacement Fund	0.00	8,330.00	(8,330.00)	0.00	100,000.00	0.00%	100,000.00
Police Totals	198,192.04	217,348.15	(19,156.11)	576,551.42	2,609,200.00	22.10%	2,032,648.58

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	4,535.52	7,497.00	(2,961.48)	15,517.42	90,000.00	17.24%	74,482.58
10-21-5104 Salaries - Overtime	0.00	416.50	(416.50)	212.94	5,000.00	4.26%	4,787.06
10-21-5106 Social Security/Medicare	346.96	833.00	(486.04)	1,355.38	10,000.00	13.55%	8,644.62
10-21-5107 TMRS	498.90	833.00	(334.10)	1,948.93	10,000.00	19.49%	8,051.07
10-21-5108 Health & Life Insurance	264.85	833.00	(568.15)	835.99	10,000.00	8.36%	9,164.01
10-21-5109 Worker's Comp	0.00	499.80	(499.80)	813.57	6,000.00	13.56%	5,186.43
10-21-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-21-5114 Benefits Admin Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-21-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
10-21-5223 Training & Travel	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-21-5224 Dues & Subscriptions	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-21-5229 Contractual Services	2,340.00	833.00	1,507.00	4,850.00	10,000.00	48.50%	5,150.00
10-21-5301 Office Supplies	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-21-5309 Uniforms	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-21-5310 Postage	0.00	16.67	(16.67)	53.89	200.00	26.95%	146.11
10-21-5313 Fuel Expense	0.00	333.20	(333.20)	287.55	4,000.00	7.19%	3,712.45
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-21-5328 Small Tools & Minor	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-21-5404 Mobile Technology Expense	2,923.20	1,082.90	1,840.30	2,965.07	13,000.00	22.81%	10,034.93
10-21-5407 Insurance - Vehicles	0.00	83.30	(83.30)	187.50	1,000.00	18.75%	812.50
10-21-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
Animal Control Totals	10,909.43	15,768.73	(4,859.30)	29,088.24	189,300.00	15.37%	160,211.76

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10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-22-5214 Advertising/Printing Expense	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-22-5223 Training & Travel	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-22-5224 Dues & Subscriptions	0.00	0.00	0.00	150.00	500.00	30.00%	350.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	0.00	833.00	(833.00)	5,552.62	10,000.00	55.53%	4,447.38
10-22-5352 Emergency Preparedness	0.00	0.00	0.00	0.00	50,000.00	0.00%	50,000.00
Emergency Management Totals	0.00	2,541.22	(2,541.22)	5,702.62	81,000.00	7.04%	75,297.38

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10 - General Fund **Municipal Court**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	9,884.96	14,161.00	(4,276.04)	26,504.64	170,000.00	15.59%	143,495.36
10-25-5104 Salaries - Overtime	0.00	416.50	(416.50)	82.85	5,000.00	1.66%	4,917.15
10-25-5106 Social Security/Medicare	740.53	1,666.00	(925.47)	2,259.40	20,000.00	11.30%	17,740.60
10-25-5107 TMRS	1,085.68	1,666.00	(580.32)	3,311.44	20,000.00	16.56%	16,688.56
10-25-5108 Health & Life Insurance	1,230.41	3,332.00	(2,101.59)	3,691.23	40,000.00	9.23%	36,308.77
10-25-5109 Worker's Comp	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-25-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-25-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-25-5115 Longevity Pay	0.00	41.65	(41.65)	540.00	500.00	108.00%	(40.00)
10-25-5117 Certificate Pay	175.38	249.90	(74.52)	473.53	3,000.00	15.78%	2,526.47
10-25-5203 Attorney/Prosecutor Fees	3,750.00	4,165.00	(415.00)	10,712.50	50,000.00	21.43%	39,287.50
10-25-5209 Judge Fees	700.00	4,165.00	(3,465.00)	5,856.25	50,000.00	11.71%	44,143.75
10-25-5220 Interpreter Services	39.01	124.95	(85.94)	59.65	1,500.00	3.98%	1,440.35
10-25-5223 Training & Travel	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-25-5301 Office Supplies	226.82	249.90	(23.08)	516.59	3,000.00	17.22%	2,483.41
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	55.50	2,000.00	2.78%	1,944.50
10-25-5309 Uniforms	316.00	83.30	232.70	213.78	1,000.00	21.38%	786.22
10-25-5310 Postage	0.00	166.60	(166.60)	422.16	2,000.00	21.11%	1,577.84
10-25-5314 Computer & Technology	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-25-5317 Equipment & Other Rentals	98.82	83.30	15.52	219.00	1,000.00	21.90%	781.00
Municipal Court Totals	18,247.61	32,154.13	(13,906.52)	54,918.52	386,000.00	14.23%	331,081.48

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	12,232.10	21,658.00	(9,425.90)	33,755.38	260,000.00	12.98%	226,244.62
10-30-5104 Salaries - Overtime	2,250.92	833.00	1,417.92	4,157.59	10,000.00	41.58%	5,842.41
10-30-5106 Social Security/Medicare	1,091.71	2,499.00	(1,407.29)	3,124.23	30,000.00	10.41%	26,875.77
10-30-5107 TMRS	1,598.21	3,332.00	(1,733.79)	4,582.36	40,000.00	11.46%	35,417.64
10-30-5108 Health & Life Insurance	2,916.52	5,831.00	(2,914.48)	9,241.22	70,000.00	13.20%	60,758.78
10-30-5109 Worker's Comp	0.00	1,749.30	(1,749.30)	900.72	21,000.00	4.29%	20,099.28
10-30-5110 Texas Workforce Commission	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-30-5115 Longevity Pay	0.00	41.65	(41.65)	360.00	500.00	72.00%	140.00
10-30-5117 Certificate Pay	46.14	0.00	46.14	124.58	500.00	24.92%	375.42
10-30-5217 Professional Cleaning Services	660.00	999.60	(339.60)	1,485.00	12,000.00	12.38%	10,515.00
10-30-5219 Roads, Bridges & Drainage	0.00	24,990.00	(24,990.00)	1,056.00	300,000.00	0.35%	298,944.00
10-30-5223 Training & Travel	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-30-5229 Contractual Services	0.00	3,750.00	(3,750.00)	0.00	45,000.00	0.00%	45,000.00
10-30-5301 Office Supplies	25.80	249.90	(224.10)	95.50	3,000.00	3.18%	2,904.50
10-30-5309 Uniforms	0.00	416.50	(416.50)	36.00	5,000.00	0.72%	4,964.00
10-30-5311 Building Repairs &	0.00	833.00	(833.00)	633.39	10,000.00	6.33%	9,366.61
10-30-5313 Fuel Expense	0.00	1,249.50	(1,249.50)	659.86	15,000.00	4.40%	14,340.14
10-30-5317 Equipment & Other Rentals	0.00	416.50	(416.50)	53.90	5,000.00	1.08%	4,946.10
10-30-5319 Vehicle Repairs & Maintenance	0.00	416.50	(416.50)	4,229.69	5,000.00	84.59%	770.31
10-30-5321 Public Works Maintenance	450.00	2,083.33	(1,633.33)	6,340.00	25,000.00	25.36%	18,660.00
10-30-5328 Small Tools & Minor	2,979.54	499.80	2,479.74	3,687.71	6,000.00	61.46%	2,312.29
10-30-5331 Signs & Postings	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
10-30-5401 Utilities - Electricity	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-30-5404 Mobile Technology Expense	0.00	83.30	(83.30)	83.74	1,000.00	8.37%	916.26
10-30-5407 Insurance - Vehicles	0.00	166.60	(166.60)	445.50	2,000.00	22.28%	1,554.50
10-30-5410 Vehicle Replacement Fund	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Public Works Totals	24,250.94	77,013.25	(52,762.31)	75,052.37	925,000.00	8.11%	849,947.63

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5217 Professional Cleaning Services	1,100.00	416.67	683.33	1,595.00	5,000.00	31.90%	3,405.00
10-32-5229 Contractual Services	125.00	10,412.50	(10,287.50)	31,831.75	125,000.00	25.47%	93,168.25
10-32-5301 Office Supplies	4.74	166.60	(161.86)	62.37	2,000.00	3.12%	1,937.63
10-32-5309 Uniforms	0.00	124.95	(124.95)	0.00	1,500.00	0.00%	1,500.00
10-32-5317 Equipment & Other Rentals	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-32-5323 Park Improvements	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-32-5324 Park Maintenance	4,300.00	6,955.55	(2,655.55)	10,600.00	83,500.00	12.69%	72,900.00
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	5,529.74	19,159.53	(13,629.79)	44,089.12	230,000.00	19.17%	185,910.88

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10 - General Fund **Community Development**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	5,826.40	14,994.00	(9,167.60)	12,982.56	180,000.00	7.21%	167,017.44
10-35-5104 Salaries - Overtime	78.96	916.30	(837.34)	98.70	11,000.00	0.90%	10,901.30
10-35-5106 Social Security/Medicare	445.17	1,666.00	(1,220.83)	1,107.60	20,000.00	5.54%	18,892.40
10-35-5107 TMRS	649.59	2,499.00	(1,849.41)	1,621.05	30,000.00	5.40%	28,378.95
10-35-5108 Health & Life Insurance	1,055.90	1,666.00	(610.10)	3,126.26	20,000.00	15.63%	16,873.74
10-35-5109 Worker's Comp	0.00	249.90	(249.90)	86.45	3,000.00	2.88%	2,913.55
10-35-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-35-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-35-5115 Longevity Pay	0.00	41.65	(41.65)	420.00	500.00	84.00%	80.00
10-35-5206 Professional Services	0.00	2,082.50	(2,082.50)	120.00	25,000.00	0.48%	24,880.00
10-35-5208 Engineering Services	8,574.30	6,250.00	2,324.30	13,217.30	75,000.00	17.62%	61,782.70
10-35-5223 Training & Travel	0.00	166.60	(166.60)	240.00	2,000.00	12.00%	1,760.00
10-35-5232 Early Plat - Admin Fee	0.00	20,825.00	(20,825.00)	0.00	250,000.00	0.00%	250,000.00
10-35-5233 Eng Svc: Permits/Inspections	175,112.75	29,155.00	145,957.75	268,496.90	350,000.00	76.71%	81,503.10
10-35-5234 Eng Svc: Plan Review	0.00	12,495.00	(12,495.00)	0.00	150,000.00	0.00%	150,000.00
10-35-5235 Eng Svc: Platting	70,863.79	12,495.00	58,368.79	99,468.24	150,000.00	66.31%	50,531.76
10-35-5301 Office Supplies	0.00	166.60	(166.60)	133.60	2,000.00	6.68%	1,866.40
10-35-5309 Uniforms	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-35-5315 Computer Software/License	0.00	2,499.00	(2,499.00)	14,850.00	30,000.00	49.50%	15,150.00
10-35-5317 Equipment & Other Rentals	69.74	83.30	(13.56)	140.23	1,000.00	14.02%	859.77
10-35-5411 TIF Fund/MUD 31 Payable	0.00	332,370.97	(332,370.97)	0.00	3,990,047.67	0.00%	3,990,047.67
Community Development Totals	262,676.60	440,830.07	(178,153.47)	416,108.89	5,292,047.67	7.86%	4,875,938.78

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10 - General Fund **Fire Marshal/Building Official**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	8,390.40	9,163.00	(772.60)	22,629.60	110,000.00	20.57%	87,370.40
10-36-5106 Social Security/Medicare	629.08	833.00	(203.92)	1,900.92	10,000.00	19.01%	8,099.08
10-36-5107 TMRS	922.94	1,666.00	(743.06)	2,788.49	20,000.00	13.94%	17,211.51
10-36-5108 Health & Life Insurance	1,015.73	1,666.00	(650.27)	3,047.19	20,000.00	15.24%	16,952.81
10-36-5109 Worker's Comp	0.00	583.10	(583.10)	877.67	7,000.00	12.54%	6,122.33
10-36-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-36-5114 Benefits Admin Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5115 Longevity Pay	0.00	16.66	(16.66)	240.00	200.00	120.00%	(40.00)
10-36-5207 Building Inspector	27,405.00	33,320.00	(5,915.00)	64,372.50	400,000.00	16.09%	335,627.50
10-36-5223 Training & Travel	0.00	416.50	(416.50)	1,295.06	5,000.00	25.90%	3,704.94
10-36-5224 Dues & Subscriptions	50.00	208.25	(158.25)	234.31	2,500.00	9.37%	2,265.69
10-36-5301 Office Supplies	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5307 Investigation Supplies	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-36-5309 Uniforms	0.00	166.60	(166.60)	218.00	2,000.00	10.90%	1,782.00
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	0.00	291.55	(291.55)	299.75	3,500.00	8.56%	3,200.25
10-36-5319 Vehicle Repairs & Maintenance	450.00	291.55	158.45	450.00	3,500.00	12.86%	3,050.00
10-36-5328 Small Tools & Minor	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5404 Mobile Technology Expense	0.00	333.20	(333.20)	113.74	4,000.00	2.84%	3,886.26
10-36-5407 Insurance - Vehicles	0.00	83.30	(83.30)	492.75	1,000.00	49.28%	507.25
10-36-5410 Vehicle Replacement Fund	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals	38,863.15	50,596.42	(11,733.27)	98,959.98	607,400.00	16.29%	508,440.02

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10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	27,200.00	20,833.33	6,366.67	36,720.00	250,000.00	14.69%	213,280.00
10-90-5660 Contingency/Reserves	0.00	35,742.47	(35,742.47)	0.00	429,081.38	0.00%	429,081.38
Capital and Planning Projects Totals	27,200.00	56,575.80	(29,375.80)	36,720.00	679,081.38	5.41%	642,361.38
Expense Totals	704,986.30	1,114,340.18	(409,353.88)	1,705,685.37	13,511,229.05	12.62%	11,805,543.68

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	16,078.33	0.00	16,078.33	49,325.25	190,000.00	25.96%	140,674.75
Revenue Totals	16,078.33	0.00	16,078.33	49,325.25	190,000.00	25.96%	140,674.75
Expense Summary							
Services	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Expense Totals	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
12-4938 Interest Income - Investments	16,078.33	0.00	16,078.33	49,325.25	190,000.00	25.96%	140,674.75
Miscellaneous Totals	16,078.33	0.00	16,078.33	49,325.25	190,000.00	25.96%	140,674.75
Revenue Totals	16,078.33	0.00	16,078.33	49,325.25	190,000.00	25.96%	140,674.75

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Services	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Administration Totals	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Expense Total	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00

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12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5401 Utilities - Electricity	0.00	0.00	0.00	0.00	6,000.00	0.00%	6,000.00
12-10-5409 Utilities - Water/Sewer	0.00	0.00	0.00	0.00	200.00	0.00%	200.00
Administration Totals	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Expense Totals	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00

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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	32,582.65	29,155.00	3,427.65	32,582.65	350,000.00	9.31%	317,417.35
Miscellaneous	1,539.94	2,082.50	(542.56)	4,732.15	25,000.00	18.93%	20,267.85
Revenue Totals	34,122.59	31,237.50	2,885.09	37,314.80	375,000.00	9.95%	337,685.20
Expense Summary							
Personnel Services	5,381.09	6,830.60	(1,449.51)	16,757.48	83,500.00	20.07%	66,742.52
Professional/Contract Services	410.00	4,123.35	(3,713.35)	8,668.13	49,500.00	17.51%	40,831.87
Materials & Supplies	2,907.62	22,032.88	(19,125.26)	39,279.89	264,500.00	14.85%	225,220.11
Capital Outlay	8,683.08	12,495.00	(3,811.92)	8,683.08	150,000.00	5.79%	141,316.92
Expense Totals	17,381.79	45,481.83	(28,100.04)	73,388.58	547,500.00	13.40%	474,111.42

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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	32,582.65	29,155.00	3,427.65	32,582.65	350,000.00	9.31%	317,417.35
Sales Tax Totals	32,582.65	29,155.00	3,427.65	32,582.65	350,000.00	9.31%	317,417.35
Miscellaneous							
20-4910 Interest Income	1,539.94	2,082.50	(542.56)	4,732.15	25,000.00	18.93%	20,267.85
Miscellaneous Totals	1,539.94	2,082.50	(542.56)	4,732.15	25,000.00	18.93%	20,267.85
Revenue Totals	34,122.59	31,237.50	2,885.09	37,314.80	375,000.00	9.95%	337,685.20

20 - Crime Control and Prevention Distr Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	8,683.08	12,495.00	(3,811.92)	8,683.08	150,000.00	5.79%	141,316.92
Materials & Supplies	2,907.62	22,032.88	(19,125.26)	39,279.89	264,500.00	14.85%	225,220.11
Personnel Services	5,381.09	6,830.60	(1,449.51)	16,757.48	83,500.00	20.07%	66,742.52
Professional/Contract Services	410.00	4,123.35	(3,713.35)	8,668.13	49,500.00	17.51%	40,831.87
Police Totals	17,381.79	45,481.83	(28,100.04)	73,388.58	547,500.00	13.40%	474,111.42
Expense Total	17,381.79	45,481.83	(28,100.04)	73,388.58	547,500.00	13.40%	474,111.42

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	4,287.60	4,165.00	122.60	11,719.11	50,000.00	23.44%	38,280.89
20-20-5104 Salaries - Overtime	0.00	0.00	0.00	359.96	0.00	0.00%	(359.96)
20-20-5106 Social Security/Medicare	338.60	833.00	(494.40)	1,600.79	10,000.00	16.01%	8,399.21
20-20-5107 TMRS	486.87	833.00	(346.13)	1,628.98	10,000.00	16.29%	8,371.02
20-20-5108 Health & Life Insurance	129.56	833.00	(703.44)	885.12	10,000.00	8.85%	9,114.88
20-20-5109 Worker's Comp	0.00	83.30	(83.30)	129.68	1,000.00	12.97%	870.32
20-20-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
20-20-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
20-20-5117 Certificate Pay	138.46	0.00	138.46	373.84	1,500.00	24.92%	1,126.16
20-20-5206 Professional Services	60.00	1,249.50	(1,189.50)	5,680.00	15,000.00	37.87%	9,320.00
20-20-5222 Investigations	0.00	249.90	(249.90)	200.00	3,000.00	6.67%	2,800.00
20-20-5223 Training & Travel	350.00	2,082.50	(1,732.50)	2,788.13	25,000.00	11.15%	22,211.87
20-20-5230 Radio Service	0.00	541.45	(541.45)	0.00	6,500.00	0.00%	6,500.00
20-20-5301 Office Supplies	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
20-20-5303 Public Education & Training	0.00	1,666.00	(1,666.00)	2,646.45	20,000.00	13.23%	17,353.55
20-20-5307 Investigation Supplies	0.00	249.90	(249.90)	304.45	3,000.00	10.15%	2,695.55
20-20-5309 Uniforms	1,668.09	833.00	835.09	1,668.09	10,000.00	16.68%	8,331.91
20-20-5314 Computer & Technology	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
20-20-5315 Computer Software/License	1,239.53	6,664.00	(5,424.47)	34,660.90	80,000.00	43.33%	45,339.10
20-20-5316 Equipment Repair/Parts	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
20-20-5317 Equipment & Other Rentals	0.00	9,163.00	(9,163.00)	0.00	110,000.00	0.00%	110,000.00
20-20-5328 Small Tools & Minor	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
20-20-5650 Vehicles & Machinery	8,683.08	12,495.00	(3,811.92)	8,683.08	150,000.00	5.79%	141,316.92
Police Totals	17,381.79	45,481.83	(28,100.04)	73,388.58	547,500.00	13.40%	474,111.42
Expense Totals	17,381.79	45,481.83	(28,100.04)	73,388.58	547,500.00	13.40%	474,111.42

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30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Property Tax	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Revenue Totals	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Expense Summary							
Debt Service	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19
Expense Totals	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Property Tax	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Adminstration Totals	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Revenue Total	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36

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30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-4120 Property Tax	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Adminstration Totals	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36
Revenue Totals	0.00	0.00	0.00	8,997.64	1,650,177.00	0.55%	1,641,179.36

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19
Adminstration Totals	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19
Expense Total	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19

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30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	33,320.00	(33,320.00)	0.00	400,000.00	0.00%	400,000.00
30-10-5504 Paying Agent Fee	0.00	0.00	0.00	0.00	1,000.00	0.00%	1,000.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	314,874.00	0.00	0.00%	(314,874.00)
30-10-5520 MUD 55 Debt Adjustment	0.00	108,836.46	(108,836.46)	0.00	1,306,560.19	0.00%	1,306,560.19
Adminstration Totals	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19
Expense Totals	0.00	142,156.46	(142,156.46)	314,874.00	1,707,560.19	18.44%	1,392,686.19

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grant Income	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	0.00	25,000.00	(25,000.00)	0.00	318,000.00	0.00%	318,000.00

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
35-4802 TWDB	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Miscellaneous Totals	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grant Income							
35-4803 GLO Grant Funds	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Grant Income Totals	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	0.00	25,000.00	(25,000.00)	0.00	318,000.00	0.00%	318,000.00

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	13,764.00	21,250.00	(7,486.00)	60,791.00	255,000.00	23.84%	194,209.00
Revenue Totals	13,764.00	21,250.00	(7,486.00)	60,791.00	255,000.00	23.84%	194,209.00

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
37-4808 Regional Parkland Revenue	13,764.00	21,250.00	(7,486.00)	60,791.00	255,000.00	23.84%	194,209.00
License & Permits Totals	13,764.00	21,250.00	(7,486.00)	60,791.00	255,000.00	23.84%	194,209.00
Revenue Totals	13,764.00	21,250.00	(7,486.00)	60,791.00	255,000.00	23.84%	194,209.00

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	105.65	833.33	(727.68)	507.24	10,000.00	5.07%	9,492.76
Revenue Totals	105.65	833.33	(727.68)	507.24	10,000.00	5.07%	9,492.76
Expense Summary							
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	105.65	833.33	(727.68)	507.24	10,000.00	5.07%	9,492.76
Fines & Forfeitures Totals	105.65	833.33	(727.68)	507.24	10,000.00	5.07%	9,492.76
Revenue Totals	105.65	833.33	(727.68)	507.24	10,000.00	5.07%	9,492.76

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	129.38	1,000.00	(870.62)	611.88	12,000.00	5.10%	11,388.12
Revenue Totals	129.38	1,000.00	(870.62)	611.88	12,000.00	5.10%	11,388.12
Expense Summary							
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	129.38	1,000.00	(870.62)	611.88	12,000.00	5.10%	11,388.12
Fines & Forfeitures Totals	129.38	1,000.00	(870.62)	611.88	12,000.00	5.10%	11,388.12
Revenue Totals	129.38	1,000.00	(870.62)	611.88	12,000.00	5.10%	11,388.12

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,175.30	0.00	1,175.30	3,611.66	13,000.00	27.78%	9,388.34
Transfers	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	1,175.30	0.00	1,175.30	3,611.66	268,000.00	1.35%	264,388.34
Expense Summary							
Capital Outlay	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4910 Interest Income	1,175.30	0.00	1,175.30	3,611.66	13,000.00	27.78%	9,388.34
Miscellaneous Totals	1,175.30	0.00	1,175.30	3,611.66	13,000.00	27.78%	9,388.34
Transfers							
50-8000 Transfer In	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Transfers Totals	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	1,175.30	0.00	1,175.30	3,611.66	268,000.00	1.35%	264,388.34

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Total	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

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50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

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60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	67,367.00	149,940.00	(82,573.00)	280,657.00	2,425,000.00	11.57%	2,144,343.00
Business & Franchise	461,081.29	187,425.00	273,656.29	237,882.03	5,436,200.00	4.38%	5,198,317.97
Miscellaneous	857.23	0.00	857.23	3,599.89	100,000.00	3.60%	96,400.11
Revenue Totals	529,305.52	337,365.00	191,940.52	522,138.92	7,961,200.00	6.56%	7,439,061.08
Expense Summary							
Personnel Services	0.00	9,996.00	(9,996.00)	0.00	120,000.00	0.00%	120,000.00
Professional/Contract Services	258,319.85	298,647.16	(40,327.31)	627,088.46	3,611,200.00	17.37%	2,984,111.54
Materials & Supplies	28,668.73	31,487.40	(2,818.67)	53,513.64	378,000.00	14.16%	324,486.36
Services	149,090.29	208,666.50	(59,576.21)	308,926.97	2,515,000.00	12.28%	2,206,073.03
Capital Outlay	0.00	73,750.00	(73,750.00)	0.00	885,000.00	0.00%	885,000.00
Expense Totals	436,078.87	622,547.06	(186,468.19)	989,529.07	7,509,200.00	13.18%	6,519,670.93

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60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
60-4504 Wtr Mtr/Tap/Endpoint Fee	47,495.00	149,940.00	(102,445.00)	202,375.00	1,800,000.00	11.24%	1,597,625.00
60-4508 Wtr Svc Inspection Fee	19,872.00	0.00	19,872.00	77,682.00	600,000.00	12.95%	522,318.00
60-4509 Wtr Svc Plan Review Fee	0.00	0.00	0.00	600.00	25,000.00	2.40%	24,400.00
License & Permits Totals	67,367.00	149,940.00	(82,573.00)	280,657.00	2,425,000.00	11.57%	2,144,343.00
Business & Franchise							
60-4505 Water Service Revenue	800.00	20,825.00	(20,025.00)	4,466.00	250,000.00	1.79%	245,534.00
60-4507 Garbage Collection Revenue	115,462.89	166,600.00	(51,137.11)	64,036.74	2,000,000.00	3.20%	1,935,963.26
60-4604 Franchise Fees Si Env	15,207.81	0.00	15,207.81	7,087.72	0.00	0.00%	(7,087.72)
60-4901 Penalty and Interest	9,699.21	0.00	9,699.21	18,025.57	65,000.00	27.73%	46,974.43
60-4903 Grease Trap SiEnv	2,262.62	0.00	2,262.62	1,403.00	15,000.00	9.35%	13,597.00
60-4904 Transfer Fees SiEnv	3,906.32	0.00	3,906.32	2,461.00	40,000.00	6.15%	37,539.00
60-4905 Water Service SiEnv	193,230.36	0.00	193,230.36	62,199.19	1,500,000.00	4.15%	1,437,800.81
60-4906 Sewer Service SiEnv	107,721.89	0.00	107,721.89	64,305.82	1,200,000.00	5.36%	1,135,694.18
60-4907 Miscellaneous Services SiEnv	7,317.06	0.00	7,317.06	3,943.06	60,000.00	6.57%	56,056.94
60-4920 Reconnection / Disconnection	4,320.79	0.00	4,320.79	7,900.59	30,000.00	26.34%	22,099.41
60-4921 Inspection Fees SiEnv	0.00	0.00	0.00	0.00	1,200.00	0.00%	1,200.00
60-4922 Tap Connection Fees SiEnv	0.00	0.00	0.00	0.00	250,000.00	0.00%	250,000.00
60-4925 Customer Inspection Fees SiEnv	52.50	0.00	52.50	52.50	5,000.00	1.05%	4,947.50
60-4927 Meter Rental & Lease Rev SiEnv	1,099.84	0.00	1,099.84	2,000.84	15,000.00	13.34%	12,999.16
60-4929 Inspection Fees SiEnv	0.00	0.00	0.00	0.00	5,000.00	0.00%	5,000.00
Business & Franchise Totals	461,081.29	187,425.00	273,656.29	237,882.03	5,436,200.00	4.38%	5,198,317.97
Miscellaneous							
60-4910 Interest Income	857.23	0.00	857.23	3,599.89	15,000.00	24.00%	11,400.11
60-4911 Other Revenue	0.00	0.00	0.00	0.00	85,000.00	0.00%	85,000.00

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60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
Miscellaneous Totals	857.23	0.00	857.23	3,599.89	100,000.00	3.60%	96,400.11
Revenue Totals	529,305.52	337,365.00	191,940.52	522,138.92	7,961,200.00	6.56%	7,439,061.08

60 - Utility Fund Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	73,750.00	(73,750.00)	0.00	885,000.00	0.00%	885,000.00
Materials & Supplies	28,668.73	31,487.40	(2,818.67)	53,513.64	378,000.00	14.16%	324,486.36
Personnel Services	0.00	9,996.00	(9,996.00)	0.00	120,000.00	0.00%	120,000.00
Professional/Contract Services	258,319.85	298,647.16	(40,327.31)	627,088.46	3,611,200.00	17.37%	2,984,111.54
Services	149,090.29	208,666.50	(59,576.21)	308,926.97	2,515,000.00	12.28%	2,206,073.03
Utility Fund Totals	436,078.87	622,547.06	(186,468.19)	989,529.07	7,509,200.00	13.18%	6,519,670.93
Expense Total	436,078.87	622,547.06	(186,468.19)	989,529.07	7,509,200.00	13.18%	6,519,670.93

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60 - Utility Fund Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
60-60-5101 Salaries - Full Time	0.00	5,747.70	(5,747.70)	0.00	69,000.00	0.00%	69,000.00
60-60-5104 Salaries - Overtime	0.00	333.20	(333.20)	0.00	4,000.00	0.00%	4,000.00
60-60-5106 Social Security/Medicare	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
60-60-5107 TMRS	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
60-60-5108 Health & Life Insurance	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
60-60-5109 Worker's Comp	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
60-60-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
60-60-5201 Legal Services	0.00	0.00	0.00	0.00	25,000.00	0.00%	25,000.00
60-60-5202 Audit Services	0.00	2,915.50	(2,915.50)	0.00	35,000.00	0.00%	35,000.00
60-60-5206 Professional Services	91.57	5,414.50	(5,322.93)	6,033.07	65,000.00	9.28%	58,966.93
60-60-5208 Engineering Services	390.00	27,072.50	(26,682.50)	27,352.50	325,000.00	8.42%	297,647.50
60-60-5211 Bank Fees	0.00	0.00	0.00	123.50	1,000.00	12.35%	876.50
60-60-5229 Contractual Services	120,497.23	234,089.66	(113,592.43)	127,737.18	2,810,200.00	4.55%	2,682,462.82
60-60-5240 Permits/Assessment Fee	5,232.20	4,165.00	1,067.20	11,710.30	50,000.00	23.42%	38,289.70
60-60-5242 Sludge Hauling	0.00	24,990.00	(24,990.00)	0.00	300,000.00	0.00%	300,000.00
60-60-5301 Office Supplies	5,395.40	4,165.00	1,230.40	10,714.00	50,000.00	21.43%	39,286.00
60-60-5310 Postage	608.32	666.40	(58.08)	1,112.58	8,000.00	13.91%	6,887.42
60-60-5311 Building Repairs &	2,322.00	1,666.00	656.00	2,322.00	20,000.00	11.61%	17,678.00
60-60-5334 Laboratory Expense	9,907.05	12,495.00	(2,587.95)	11,644.55	150,000.00	7.76%	138,355.45
60-60-5335 Chemicals	10,435.96	12,495.00	(2,059.04)	27,720.51	150,000.00	18.48%	122,279.49
60-60-5336 Operator Fees	77,129.24	0.00	77,129.24	153,633.55	0.00	0.00%	(153,633.55)
60-60-5337 Water Inspection Expenses	26,734.87	0.00	26,734.87	54,166.34	0.00	0.00%	(54,166.34)
60-60-5338 Water Tap Connection	22,876.90	0.00	22,876.90	93,791.60	0.00	0.00%	(93,791.60)
60-60-5339 Maintenance & Repairs	0.00	0.00	0.00	141,872.26	0.00	0.00%	(141,872.26)
60-60-5340 Water Transfer Fee Expenses	5,367.84	0.00	5,367.84	10,668.16	0.00	0.00%	(10,668.16)
60-60-5401 Utilities - Electricity	29,808.39	33,320.00	(3,511.61)	60,818.72	400,000.00	15.20%	339,181.28

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60 - Utility Fund Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
60-60-5403 Utilities - Telephone	132.80	416.50	(283.70)	398.40	5,000.00	7.97%	4,601.60
60-60-5405 Insurance - Liability & Prop	0.00	8,330.00	(8,330.00)	18,251.75	100,000.00	18.25%	81,748.25
60-60-5412 Utilities - Gas	233.90	0.00	233.90	699.70	10,000.00	7.00%	9,300.30
60-60-5414 Garbage Collection Services	118,915.20	166,600.00	(47,684.80)	228,758.40	2,000,000.00	11.44%	1,771,241.60
60-60-5661 Capital Projects Fund	0.00	45,833.33	(45,833.33)	0.00	550,000.00	0.00%	550,000.00
60-60-5691 Lease Payment - AMI Meter	0.00	27,916.67	(27,916.67)	0.00	335,000.00	0.00%	335,000.00
Utility Fund Totals	436,078.87	622,547.06	(186,468.19)	989,529.07	7,509,200.00	13.18%	6,519,670.93
Expense Totals	436,078.87	622,547.06	(186,468.19)	989,529.07	7,509,200.00	13.18%	6,519,670.93

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61 - Utility Debt F Capital Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	0.06	0.00	0.06	2,016.39	27,600,000.00	0.01%	27,597,983.61
Transfers	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Revenue Totals	0.06	0.00	0.06	2,016.39	27,700,000.00	0.01%	27,697,983.61
Expense Summary							
Debt Service	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Transfers	0.00	0.00	0.00	0.00	670,000.00	0.00%	670,000.00
Expense Totals	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00

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61 - Utility Debt F Capital Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
61-4910 Interest Income	0.06	0.00	0.06	2,016.39	0.00	0.00%	(2,016.39)
61-4931 Proceeds from Sale of Bonds	0.00	0.00	0.00	0.00	27,600,000.00	0.00%	27,600,000.00
Miscellaneous Totals	0.06	0.00	0.06	2,016.39	27,600,000.00	0.01%	27,597,983.61
Transfers							
61-8000 Transfer In	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Transfers Totals	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Revenue Totals	0.06	0.00	0.06	2,016.39	27,700,000.00	0.01%	27,697,983.61

61 - Utility Debt F Capital Project Debt Services	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Transfers	0.00	0.00	0.00	0.00	670,000.00	0.00%	670,000.00
Debt Services Totals	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00
Expense Total	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00

City of Iowa Colony
Financial Statement
As of December 31, 2025

61 - Utility Debt F Capital Project Debt Services	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
61-50-5510 Bond Issuance Cost	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
61-50-5706 Transfer to Operating Fund	0.00	0.00	0.00	0.00	670,000.00	0.00%	670,000.00
Debt Services Totals	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00
Expense Totals	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00

City of Iowa Colony
Financial Statement
As of December 31, 2025

62 - Project Fund Series 2025	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Not Categorized	0.00	0.00	0.00	28,094,665.75	0.00	0.00%	(28,094,665.75)
Miscellaneous	92,265.95	0.00	92,265.95	150,451.65	0.00	0.00%	(150,451.65)
Revenue Totals	92,265.95	0.00	92,265.95	28,245,117.40	0.00	0.00%	(28,245,117.40)
Expense Summary							
Professional/Contract Services	6,480.00	0.00	6,480.00	6,479.12	0.00	0.00%	(6,479.12)
Debt Service	0.00	0.00	0.00	819,501.39	0.00	0.00%	(819,501.39)
Expense Totals	6,480.00	0.00	6,480.00	825,980.51	0.00	0.00%	(825,980.51)

City of Iowa Colony
Financial Statement
As of December 31, 2025

62 - Project Fund Series 2025	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Not Categorized							
62-4935 Proceeds from issuance of bonds	0.00	0.00	0.00	27,130,000.00	0.00	0.00%	(27,130,000.00)
62-4936 Proceeds from bond issuance -	0.00	0.00	0.00	964,665.75	0.00	0.00%	(964,665.75)
Not Categorized Totals	0.00	0.00	0.00	28,094,665.75	0.00	0.00%	(28,094,665.75)
Miscellaneous							
62-4938 Interest Income - Investments	92,265.95	0.00	92,265.95	150,451.65	0.00	0.00%	(150,451.65)
Miscellaneous Totals	92,265.95	0.00	92,265.95	150,451.65	0.00	0.00%	(150,451.65)
Revenue Totals	92,265.95	0.00	92,265.95	28,245,117.40	0.00	0.00%	(28,245,117.40)

62 - Project Fund Series 2025 Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	0.00	0.00	819,501.39	0.00	0.00%	(819,501.39)
Professional/Contract Services	6,480.00	0.00	6,480.00	6,479.12	0.00	0.00%	(6,479.12)
Utility Fund Totals	6,480.00	0.00	6,480.00	825,980.51	0.00	0.00%	(825,980.51)
Expense Total	6,480.00	0.00	6,480.00	825,980.51	0.00	0.00%	(825,980.51)

City of Iowa Colony
Financial Statement
As of December 31, 2025

62 - Project Fund Series 2025 Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
62-60-5208 Engineering Services	6,480.00	0.00	6,480.00	6,480.00	0.00	0.00%	(6,480.00)
62-60-5211 Bank Fees	0.00	0.00	0.00	(0.88)	0.00	0.00%	0.88
62-60-5510 Bond Issuance Cost	0.00	0.00	0.00	819,501.39	0.00	0.00%	(819,501.39)
Utility Fund Totals	6,480.00	0.00	6,480.00	825,980.51	0.00	0.00%	(825,980.51)
Expense Totals	6,480.00	0.00	6,480.00	825,980.51	0.00	0.00%	(825,980.51)

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	14,790,084.03	
	10-1004	Petty Cash	300.00	
	10-1006	TexStar CD	2,835,340.38	
	10-1100	Accounts Receivable	169.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,119.00	
	10-1115	Property Tax Receivable - P & I	11,937.00	
	10-1260	Due From Utility Fund	138,289.65	
	Total Assets		17,821,940.02	
				17,821,940.02

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	167,462.18	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	1,537.70	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.26	
	10-2206	Texas Workforce Commission Payable	(2.70)	
	10-2207	Health & Life Insurance Payable	(9,009.65)	
	10-2208	Child Support Payable	(1,527.31)	
	10-2300	State Fees	66,118.61	
	10-2304	Credit Card Fee	403.04	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	42,056.00	
	10-2500	American Rescue Plan Fund	1,284.00	
	10-2501	Baseball Field Reserve	17,173.50	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2511	Meridiana Escrow	(770.00)	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2550	Early Plat - Creekhaven Sec 1	802,960.69	
	10-2554	Early Plat - Sierra VW Sec 11	2,147,390.34	
	10-2602	Due to Retainer Fund	797,940.00	
	10-2603	Due to Crime Prevention	(3,993.13)	
	10-2608	Due to Court Tech Fund	(79.00)	
	Total Liabilities			5,977,498.53
Fund Balance				
	10-3000	Fund Balance	5,454,537.08	
	10-3002	Fund Balance Assigned	1,625,000.00	
	Total Fund Balance			7,079,537.08

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
		Total Revenue	6,470,704.81	
		Total Expenses	1,705,685.37	
		Current Year Increase (Decrease)	4,764,904.41	
		Fund Balance Total	7,079,537.08	
		Current Year Increase (Decrease)	4,764,904.41	
		Total Fund Balance/Equity	11,844,441.49	
		Total Liabilities & Fund Balance		17,821,940.02

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(130,618.50)	
	11-1002	Retainer Account	528,787.54	
	11-1015	Ames Blvd Ret - TX Class	1,643,387.89	
	Total Assets		2,041,556.93	
				2,041,556.93

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2010	Accounts Payable	3,715.00	
	11-2400	Road Damage Deposit	342,183.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	4,721.13	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(47,206.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	207.50	
	11-2513	Sierra Vista - Land Tejas	1,048.10	
	11-2514	Sierra Vista West - Land Tejas	21,609.33	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	1,812.88	
	11-2536	Rally 288 West PUD	22,721.83	
	11-2537	Southern Star PUD	5,686.21	
	11-2538	PUD Hines Investments	7,745.00	
	11-2539	SVW Entertainment Dist PUD	6,689.56	
	11-2541	Extension of Ames Blvd Project	1,442,867.50	
	11-2545	Crystal Center Entertainment District	12,238.26	
	11-2546	Maple Farms Tract - Special District	829.72	
	11-2547	PUD - Caldwell, Active Adult Community	6,880.00	
	11-2549	PUD - Sunset Prairie: Majestic Developers	6,355.00	
	11-2553	PUD - Coogan Tract	8,102.80	
	Total Liabilities			1,896,715.05
Fund Balance				
	11-3000	Fund Balance	127,876.58	
	Total Fund Balance			127,876.58

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
		Total Revenue	16,964.31	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	16,965.30	
		Fund Balance Total	127,876.58	
		Current Year Increase (Decrease)	16,965.30	
		Total Fund Balance/Equity	144,841.88	
		Total Liabilities & Fund Balance		2,041,556.93

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(5,653,343.28)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1012	Proj Fund Series 22 - Tx Class	4,778,302.71	
	Total Assets		733,043.59	
				733,043.59

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	473,739.73	
	Total Liabilities		473,739.73	
Fund Balance				
	12-3000	Fund Balance	209,978.61	
	Total Fund Balance		209,978.61	
		Total Revenue	49,325.25	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	49,325.25	
		Fund Balance Total	209,978.61	
		Current Year Increase (Decrease)	49,325.25	
		Total Fund Balance/Equity	259,303.86	
	Total Liabilities & Fund Balance			733,043.59

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	207,178.89	
	20-1013	TexStar - Crime Control	475,614.81	
	20-1301	Due from General Fund	(3,993.13)	
	Total Assets		678,800.57	
				678,800.57

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	5.00	
	20-2205	TMRS Payable	0.08	
	20-2207	Health & Life Insurance Payable	1,644.02	
	Total Liabilities		1,649.10	
Fund Balance				
	20-3000	Fund Balance	758,750.47	
	Total Fund Balance		758,750.47	
		Total Revenue	37,314.80	
		Total Expenses	73,388.58	
		Current Year Increase (Decrease)	(81,599.00)	
		Fund Balance Total	758,750.47	
		Current Year Increase (Decrease)	(81,599.00)	
		Total Fund Balance/Equity	677,151.47	
	Total Liabilities & Fund Balance			678,800.57

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Assets				
	21-1000	Cash / Due From Consolidated Cash	1,585.50	
	Total Assets		1,585.50	
				1,585.50

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		1,585.50	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(26,009.05)	
	Total Assets		(26,009.05)	
				(26,009.05)

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2205	TMRS Payable	0.11	
	36-2206	Texas Workforce Commission Payable	(19.12)	
	36-2207	Health & Life Insurance Payable	300.00	
	Total Liabilities		280.99	
Fund Balance				
	36-3000	Fund Balance	(21,065.92)	
	Total Fund Balance		(21,065.92)	
		Total Revenue	0.00	
		Total Expenses	5,224.12	
		Current Year Increase (Decrease)	(5,224.12)	
		Fund Balance Total	(21,065.92)	
		Current Year Increase (Decrease)	(5,224.12)	
		Total Fund Balance/Equity	(26,290.04)	
	Total Liabilities & Fund Balance			(26,009.05)

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	395,715.00	
	Total Assets		395,715.00	
				395,715.00

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Fund Balance				
	37-3000	Fund Balance	334,924.00	
	Total Fund Balance		334,924.00	
		Total Revenue	60,791.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	60,791.00	
		Fund Balance Total	334,924.00	
		Current Year Increase (Decrease)	60,791.00	
		Total Fund Balance/Equity	395,715.00	
	Total Liabilities & Fund Balance			395,715.00

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	31,108.45	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		31,029.45	
				31,029.45

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	30,521.76	
	Total Fund Balance		30,521.76	
		Total Revenue	507.24	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	507.69	
		Fund Balance Total	30,521.76	
		Current Year Increase (Decrease)	507.69	
		Total Fund Balance/Equity	31,029.45	
	Total Liabilities & Fund Balance			31,029.45

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	46,236.96	
	Total Assets		46,236.96	
				46,236.96

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Fund Balance				
	41-3000	Fund Balance	45,624.72	
	Total Fund Balance		45,624.72	
		Total Revenue	611.88	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	612.24	
		Fund Balance Total	45,624.72	
		Current Year Increase (Decrease)	612.24	
		Total Fund Balance/Equity	46,236.96	
	Total Liabilities & Fund Balance			46,236.96

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Liabilities				
	45-2411	Coronavirus Unearned Revenue	(0.01)	
	Total Liabilities		(0.01)	
Fund Balance				
	45-3000	Fund Balance	0.01	
	Total Fund Balance		0.01	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.01	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.01	
	Total Liabilities & Fund Balance			0.00

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(261,855.67)	
	50-1014	TexStar - Veh Rep Fund	362,996.83	
	Total Assets		101,141.16	
				101,141.16

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Fund Balance				
	50-3000	Fund Balance	97,529.50	
	Total Fund Balance		97,529.50	
		Total Revenue	3,611.66	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	3,611.66	
		Fund Balance Total	97,529.50	
		Current Year Increase (Decrease)	3,611.66	
		Total Fund Balance/Equity	101,141.16	
	Total Liabilities & Fund Balance			101,141.16

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	10,543,979.57	
	99-1210	Due From General Fund	166.18	
	99-1220	Due From Crime Prevention District Fund	60.00	
	Total Assets		10,544,205.75	
				10,544,205.75

City of Iowa Colony
Balance Sheet
As of December 31, 2025

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	226.18	
	99-2110	Due To General Fund	12,516,012.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	997,244.00	
	99-2999	Due To Other Funds	(3,033,732.43)	
	Total Liabilities		10,544,205.75	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			10,544,205.75

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: January 5, 2026

To: Planning and Zoning Members

From: Dinh V. Ho, P.E.

RE: KIA Dealership – Lighting Variance
Staff's Summary and Recommendations

CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

LOMA Architects, on behalf of Parkway Family Auto Group, submitted a variance to the Unified Development Code (UDC) UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5 for Exterior Lighting.

The variance request is to allow for increase in exterior lighting levels (foot-candles and lumens) during business hours only.

Staff analysis:

1. Limited Duration of Increased Lighting - The applicant proposes enhanced lighting only during active business hours (7:00 AM – 9:00 PM), with all exterior lighting dimmed to comply with the City's lighting ordinance after business hours. This approach balances operational needs with neighborhood compatibility.
2. Increased illumination is directly related to **vehicular and pedestrian safety**, particularly for customer circulation, inventory protection, and visibility across large parking and display areas typical of automotive sales facilities.
3. Compliance After Business Hours - Photometric plans demonstrate that **after-hours lighting levels meet UDC requirements**, minimizing light trespass, glare, and off-site impacts on adjacent properties.
4. Limited Adverse Impact to Adjacent Properties - The submitted photometric heat maps show lighting concentrated internally within parking and display areas, with perimeter levels controlled to prevent excessive spillover onto neighboring properties or public rights-of-way.
5. Consistency with Commercial Use Type - Automotive dealerships are a **high-visibility commercial use** that reasonably requires enhanced lighting for customer safety, security, and operational functionality during business hours.
6. Meets Variance Criteria under the UDC:
    a. Practical difficulty in strict application of the lighting standards.
    b. No detriment to public health, safety, or welfare.
    c. No negative impact on surrounding properties.
    d. Compatibility with the intent of the UDC

Staff Recommendation:
Staff recommends approval subject to the following conditions:

1. Increased lighting levels shall be permitted during business hours only (7:00 AM – 9:00 PM)
2. All exterior lighting shall automatically dim or reduce after business hours to comply with City lighting standards.
3. Lighting shall be installed and maintained per the approved photometric plans.
4. No additional fixtures or increases in illumination beyond what is shown on the approved plans shall be permitted without further review and approval.
5. Any verified lighting nuisance or spillover may require corrective action at the owner's expense.

CITY OF IOWA COLONY

APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is $1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): _____ ZONING ✓ UDC _____ ZONING ORDINANCE _____ SIGN ORDINANCE _____ APPEAL

APPLICANT INFORMATION:

Name of Applicant: JASON OTERO

Address of Applicant: 3838 N. SAM HOUSTON PKWY. E., SUITE 185 Phone: [redacted]

Email: [redacted]

Name of Owner: PARKWAY FAMILY AUTO GROUP

Address of Owner: 25500 STATE HWY 249, TOMBALL, TX 77375 Phone: [redacted]

Email: FDURDIN@PARKWAYFAMILY.COM

PROPERTY INFORMATION:

Address of Subject Property: 25262 SH 288, ROSHARON, TX 77583

Legal Description of Subject Property: A NEW KIA FACILTY, FOR THE SALE OF VEHICLES. THE NEW FACILITY WILL INCLUDE A SHOWROOM, SERVICE DRIVE AND SHOP.

Brazoria County Tax No(s): _____

Current Zoning: DEVELOPMENT AGREEMENT Water and Sanitary Serviced by: MUD NO. 32

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 491532

VARIANCE REQUST/APPEAL INFORMATION: *Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.*

List Ordinance or Code: UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5

Request and reason: WE REQUEST A VARIANCE THAT WILL ALLOW THE FACILITY TO INCREASE ITS FOOT CANDLES & LUMENS DURING BUSINESS HOURS ONLY. BEFORE AND AFTER BUSINESS HOURS, EXTERIOR LIGHTS WILL DIM TO FOLLOW THE LIGHT ORDINANCE.

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: SITE PLAN, PHOTOMETRIC SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - DURING BUSINESS HOURS & PHOTOMETRICS SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - AFTER BUSINESS HOURS.

Planning Commission Date Requested: NEXT AVAILABLE MEETING DATE City Council Date Requested: NEXT AVAILABLE MEETING DATE

Requestor Signature or Owner and Date: [signature] 11.12.2025

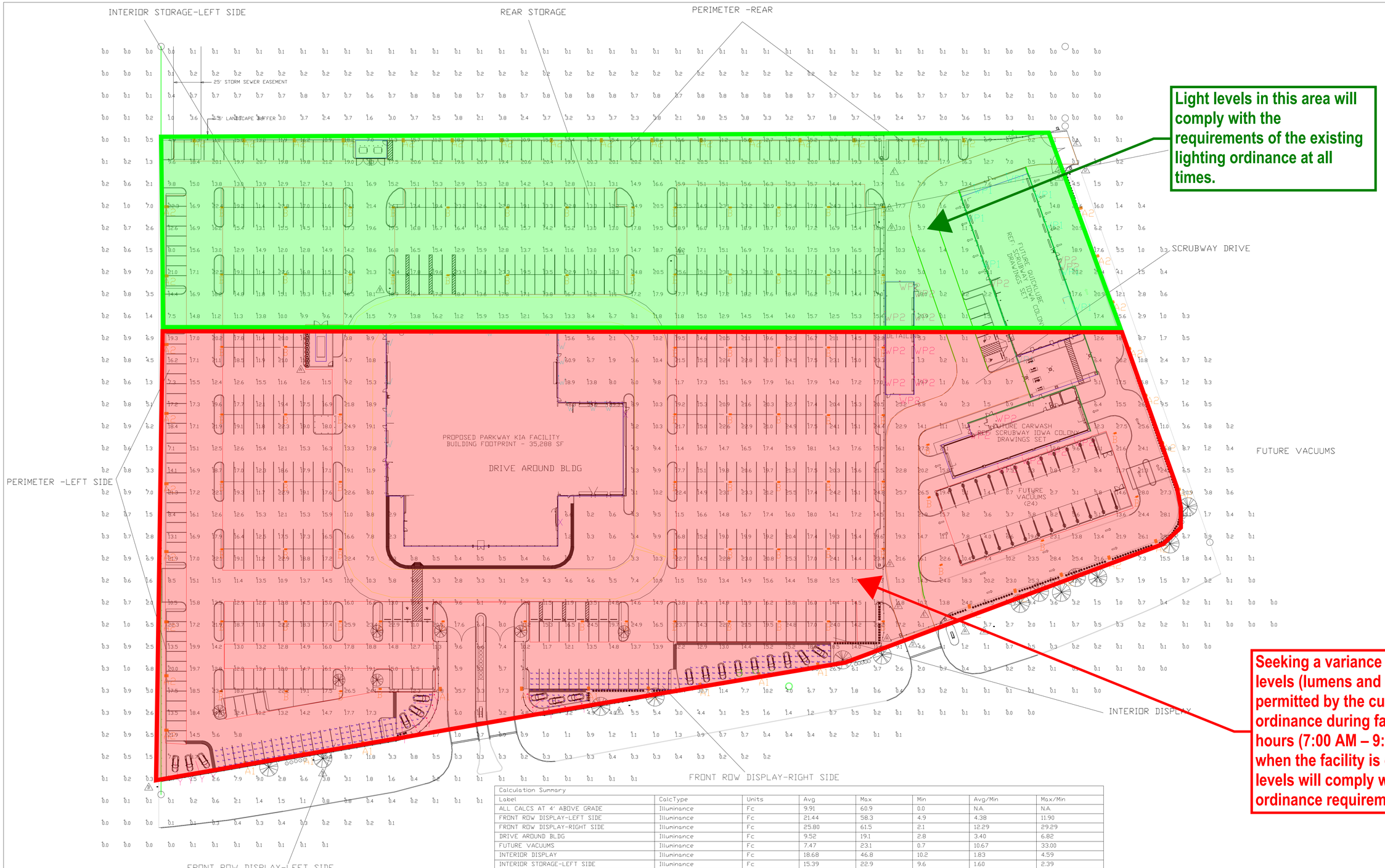
FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____ [ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: _____ [ ] Written Notice of Decision



Light levels in this area will comply with the requirements of the existing lighting ordinance at all times.



Seeking a variance to allow higher light levels (lumens and foot-candles) than permitted by the current lighting ordinance during facility operating hours (7:00 AM – 9:00 PM). After hours, when the facility is closed, lighting levels will comply with the existing ordinance requirements.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	9.91	60.9	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	21.44	58.3	4.9	4.38	11.90
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	25.80	61.5	2.1	12.29	29.29
DRIVE AROUND BLDG	Illuminance	Fc	9.52	19.1	2.8	3.40	6.82
FUTURE VACUUMS	Illuminance	Fc	7.47	23.1	0.7	10.67	33.00
INTERIOR DISPLAY	Illuminance	Fc	18.68	46.8	10.2	1.83	4.59
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	15.39	22.9	9.6	1.60	2.39
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	18.33	25.5	12.5	1.47	2.04
PERIMETER -LEFT SIDE	Illuminance	Fc	15.11	22.3	7.1	2.13	3.14
PERIMETER -REAR	Illuminance	Fc	19.34	21.2	3.3	5.86	6.42
REAR STORAGE	Illuminance	Fc	16.03	23.9	11.1	1.44	2.15
SCRUBWAY DRIVE	Illuminance	Fc	9.71	27.3	0.1	97.10	273.00

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	10	A1	Single	MRM-LED-42L-SIL-FTA-50-70CRI	20'	1.000	1.000	42591	314	B5-U0-G4
	37	A2	Single	MRM-LED-36L-SIL-FT-50-70CRI	20'	1.000	1.000	37946	254	B4-U0-G4
	80	B	Single	MRM-LED-55L-SIL-5W-50-70CRI	20'	1.000	1.000	52418	438	B5-U0-G4
	13	W	SINGLE	XWM-FT-LED-18L-50	18', 18.5'	1.000	1.000	17885	122	B3-U0-G3
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-50-70CRI	10'	1.000	1.000	6079	43	B1-U0-G2
	18	WP2	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	8'	1.000	1.000	3012	19	B1-U0-G1
	3	X	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	10'	1.000	1.000	3012	19	B1-U0-G1
	14	Y	Single	XFLM-MF-LED-49-HO-CW	AT GRADE	1.000	1.000	6570	64	B4-U0-G1

Total Project Watts
Total Watts = 50889

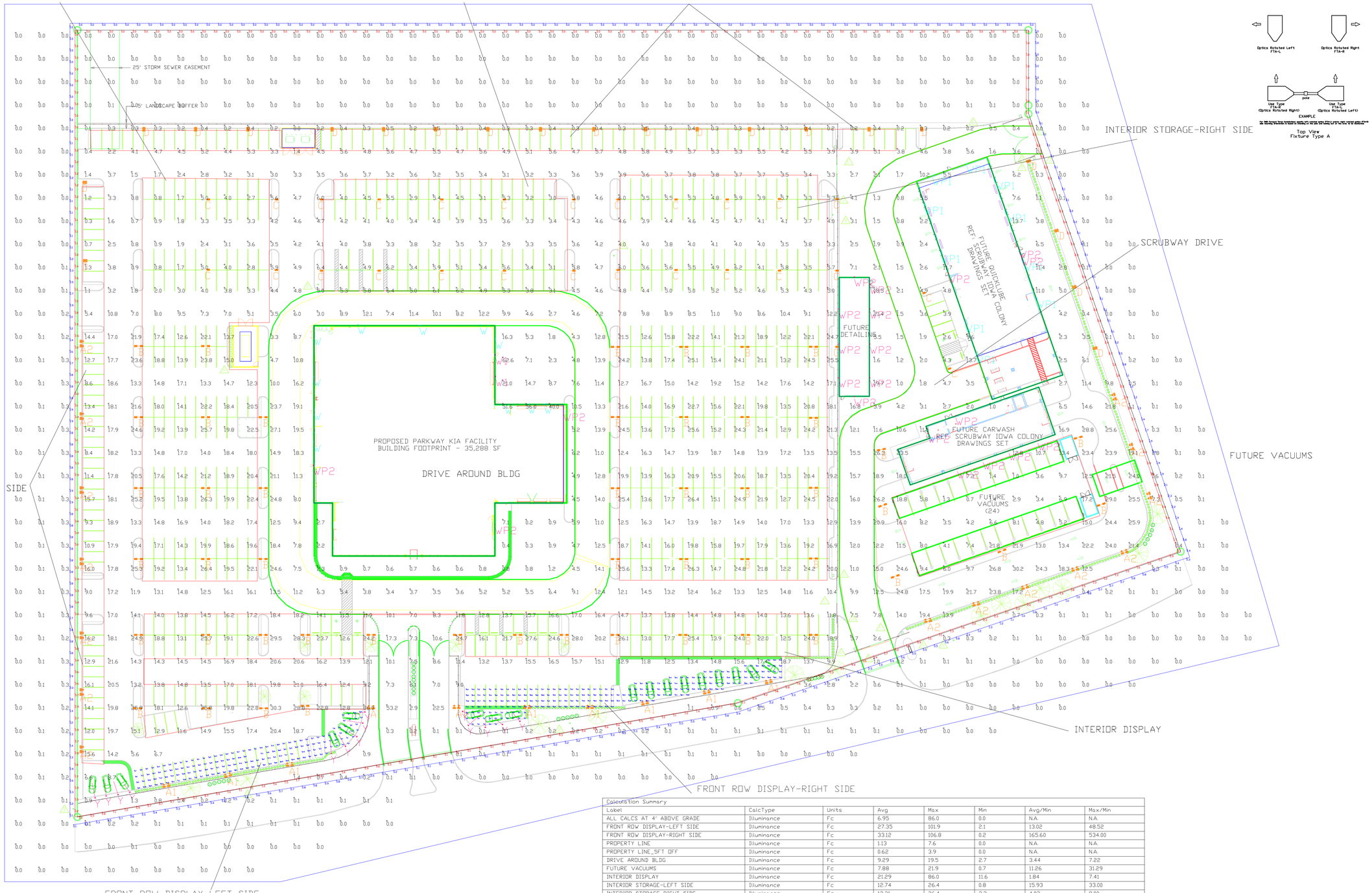
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL LD-161061-3

PARKWAY KIA
STATE HWY 288
ROSHARON, TX

BY:AHK,SEF	DATE:09/23/24	REV:5/28/25	SHEET 1 OF 1

SCALE:1"=40' 0 40





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	6.95	86.0	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	27.35	101.9	2.1	13.02	48.52
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	33.12	106.8	0.2	165.60	534.00
PROPERTY LINE	Illuminance	Fc	1.13	7.6	0.0	N.A.	N.A.
PROPERTY LINE_5FT OFF	Illuminance	Fc	0.62	3.9	0.0	N.A.	N.A.
DRIVE AROUND BLDG	Illuminance	Fc	9.29	19.5	2.7	3.44	7.22
FUTURE VACUUMS	Illuminance	Fc	7.88	21.9	0.7	11.26	31.29
INTERIOR DISPLAY	Illuminance	Fc	21.29	86.0	11.6	1.84	7.41
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	12.74	26.4	0.8	15.93	33.00
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	13.31	26.4	3.3	4.03	8.00
PERIMETER -LEFT SIDE	Illuminance	Fc	10.02	16.2	0.3	33.40	54.00
PERIMETER -REAR	Illuminance	Fc	4.76	5.8	1.4	3.40	4.14
REAR STORAGE	Illuminance	Fc	4.22	6.4	2.9	1.46	2.21
SCRUBWAY DRIVE	Illuminance	Fc	7.58	26.3	0.1	75.80	263.00

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	10	A1	D180° 2RTD	MRM-LED-*-42L-SIL-(X)FTA-L(X)FTA-R-30-70CRI-IL-D180ROT	20'	1.000	1.000	44610	628	B2-U0-G2
	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(X)FT-L(X)FT-R-30-70CRI-IL	20'	1.000	1.000	24810	270	B1-U0-G3
	49	B	D180°	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	1.000	60802	426	B5-U0-G3
	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85	B4-U0-G2
	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62	B0-U0-G2
	11	W	SINGLE	XWM-FT-LED-18L-30	18.5'	1.000	1.000	17231	122	B3-U0-G3
	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122	B3-U0-G3
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43	B1-U0-G2
	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19	B1-U0-G1
	14	Y	Single	XFLM-MF-LED-49-HO-WW	AT GRADE	1.000	1.000	3905	63.2	B3-U0-G0

Total Project Watts
Total Watts = 38100.79

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▪ FAX (513) 793-6023

LIGHTING PROPOSAL LD-161061-5

PARKWAY KIA
STATE HWY 288
ROSHARIN, TX

BY:AHK,SEF	DATE:09/23/24	REV:10/22/25	SHEET 1 OF 1

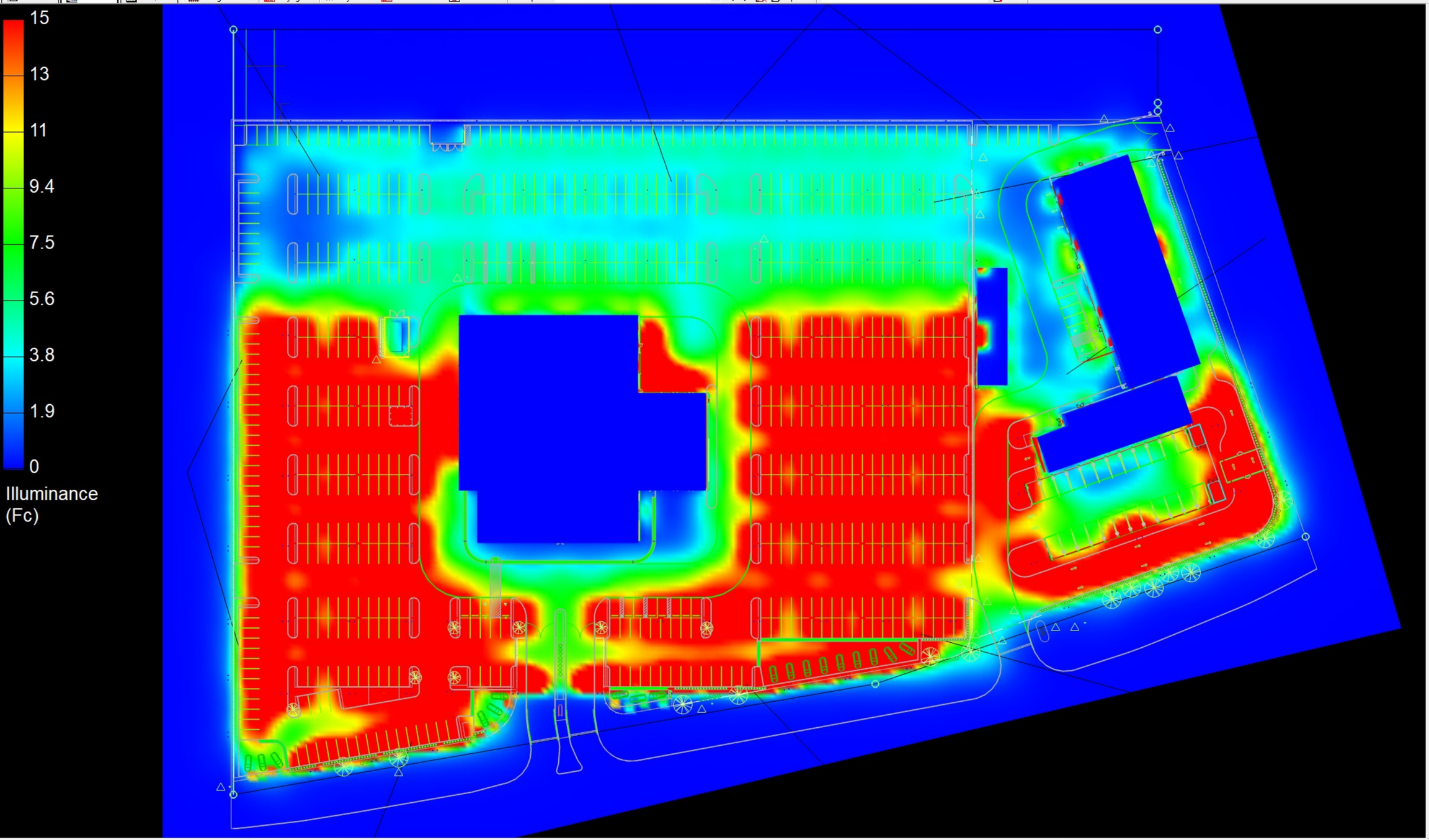
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File Edit View Tools Help

Item 12.

Model | Render | Reports | Design Tools | Daylight | Raytrace | Subdivision | Calculate | Viewpoint *** 15 FC RAD | Update | 1FC RAD_1 | Add



Render Toolkit

Statistics

TBD40
UWLR Areas

Total Project Watts
Total Watts=38100.79

Project_1
Calc Pts

ALL CALCS AT 4' ABOVE GRADE
Illuminance (Fc)
Average=6.95 Maximum=86.0 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

FRONT ROW DISPLAY-LEFT SIDE
Illuminance (Fc)
Average=27.35 Maximum=101.9 Minimum=2.1
Avg/Min=13.02 Max/Min=48.52

FRONT ROW DISPLAY-RIGHT SIDE
Illuminance (Fc)
Average=33.12 Maximum=106.8 Minimum=0.2
Avg/Min=165.60 Max/Min=534.00

PROPERTY LINE
Illuminance (Fc)
Average=1.13 Maximum=7.6 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE_5FT OFF
Illuminance (Fc)
Average=0.62 Maximum=3.9 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

Stat Areas

DRIVE AROUND BLDG
Illuminance (Fc)
Average=9.29 Maximum=19.5 Minimum=2.7
Avg/Min=3.44 Max/Min=7.22

FUTURE VACUUMS
Illuminance (Fc)
Average=7.88 Maximum=21.9 Minimum=0.7
Avg/Min=11.26 Max/Min=31.29

INTERIOR DISPLAY
Illuminance (Fc)
Average=21.29 Maximum=86.0 Minimum=11.6
Avg/Min=1.84 Max/Min=7.41

INTERIOR STORAGE-LEFT SIDE
Illuminance (Fc)
Average=12.74 Maximum=26.4 Minimum=0.8
Avg/Min=15.93 Max/Min=33.00

INTERIOR STORAGE-RIGHT SIDE
Illuminance (Fc)
Average=13.31 Maximum=26.4 Minimum=3.3
Avg/Min=4.03 Max/Min=8.00

PERIMETER -LEFT SIDE
Illuminance (Fc)
Average=10.02 Maximum=16.2 Minimum=0.3
Avg/Min=33.40 Max/Min=54.00

PERIMETER -REAR
Illuminance (Fc)
Average=4.76 Maximum=5.8 Minimum=1.4
Avg/Min=3.40 Max/Min=4.14

REAR STORAGE
Illuminance (Fc)
Average=4.22 Maximum=6.4 Minimum=2.9
Avg/Min=1.46 Max/Min=2.21

SCRUBWAY DRIVE
Illuminance (Fc)
Average=7.58 Maximum=26.3 Minimum=0.1
Avg/Min=75.80 Max/Min=263.00

115

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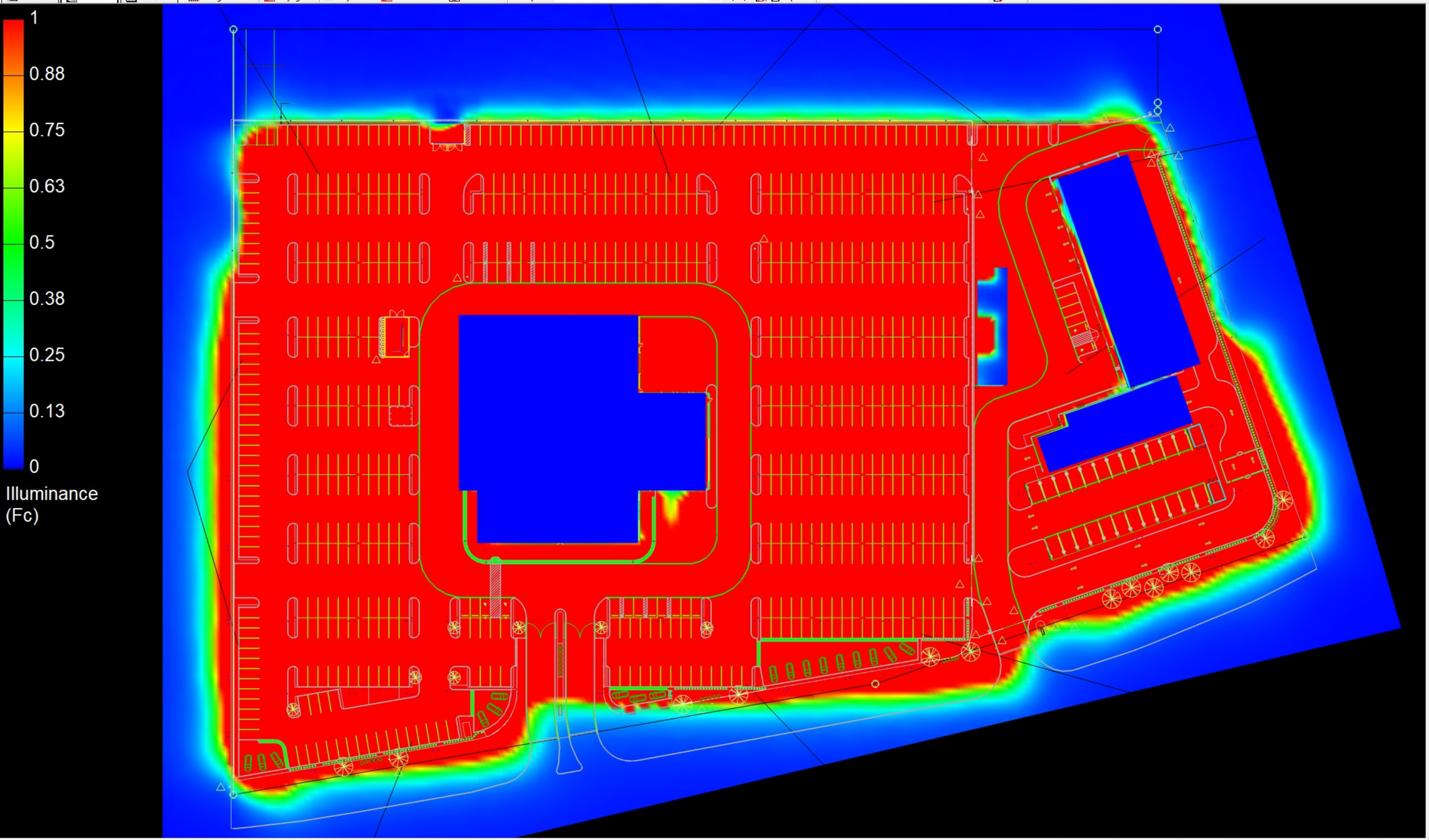
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AGI32-22.2.0.78 (161061-5) - [Render]

File Edit View Tools Help

Item 12.

Model | Render | Reports | Design Tools | Daylight | Raytrace | Subdivision | Calculate | Viewpoint *** 1FC RAD | Update | 1FC RAD_1 | Add



Render Toolkit

Statistics

TBD40
UWLR Areas

Total Project Watts
Total Watts=38100.79

Project_1
Calc Pts

ALL CALCS AT 4' ABOVE GRADE
Illuminance (Fc)
Average=6.95 Maximum=86.0 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

FRONT ROW DISPLAY-LEFT SIDE
Illuminance (Fc)
Average=27.35 Maximum=101.9 Minimum=2.1
Avg/Min=13.02 Max/Min=48.52

FRONT ROW DISPLAY-RIGHT SIDE
Illuminance (Fc)
Average=33.12 Maximum=106.8 Minimum=0.2
Avg/Min=165.60 Max/Min=534.00

PROPERTY LINE
Illuminance (Fc)
Average=1.13 Maximum=7.6 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE_5FT OFF
Illuminance (Fc)
Average=0.62 Maximum=3.9 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

Stat Areas

DRIVE AROUND BLDG
Illuminance (Fc)
Average=9.29 Maximum=19.5 Minimum=2.7
Avg/Min=3.44 Max/Min=7.22

FUTURE VACUUMS
Illuminance (Fc)
Average=7.88 Maximum=21.9 Minimum=0.7
Avg/Min=11.26 Max/Min=31.29

INTERIOR DISPLAY
Illuminance (Fc)
Average=21.29 Maximum=86.0 Minimum=11.6
Avg/Min=1.84 Max/Min=7.41

INTERIOR STORAGE-LEFT SIDE
Illuminance (Fc)
Average=12.74 Maximum=26.4 Minimum=0.8
Avg/Min=15.93 Max/Min=33.00

INTERIOR STORAGE-RIGHT SIDE
Illuminance (Fc)
Average=13.31 Maximum=26.4 Minimum=3.3
Avg/Min=4.03 Max/Min=8.00

PERIMETER -LEFT SIDE
Illuminance (Fc)
Average=10.02 Maximum=16.2 Minimum=0.3
Avg/Min=33.40 Max/Min=54.00

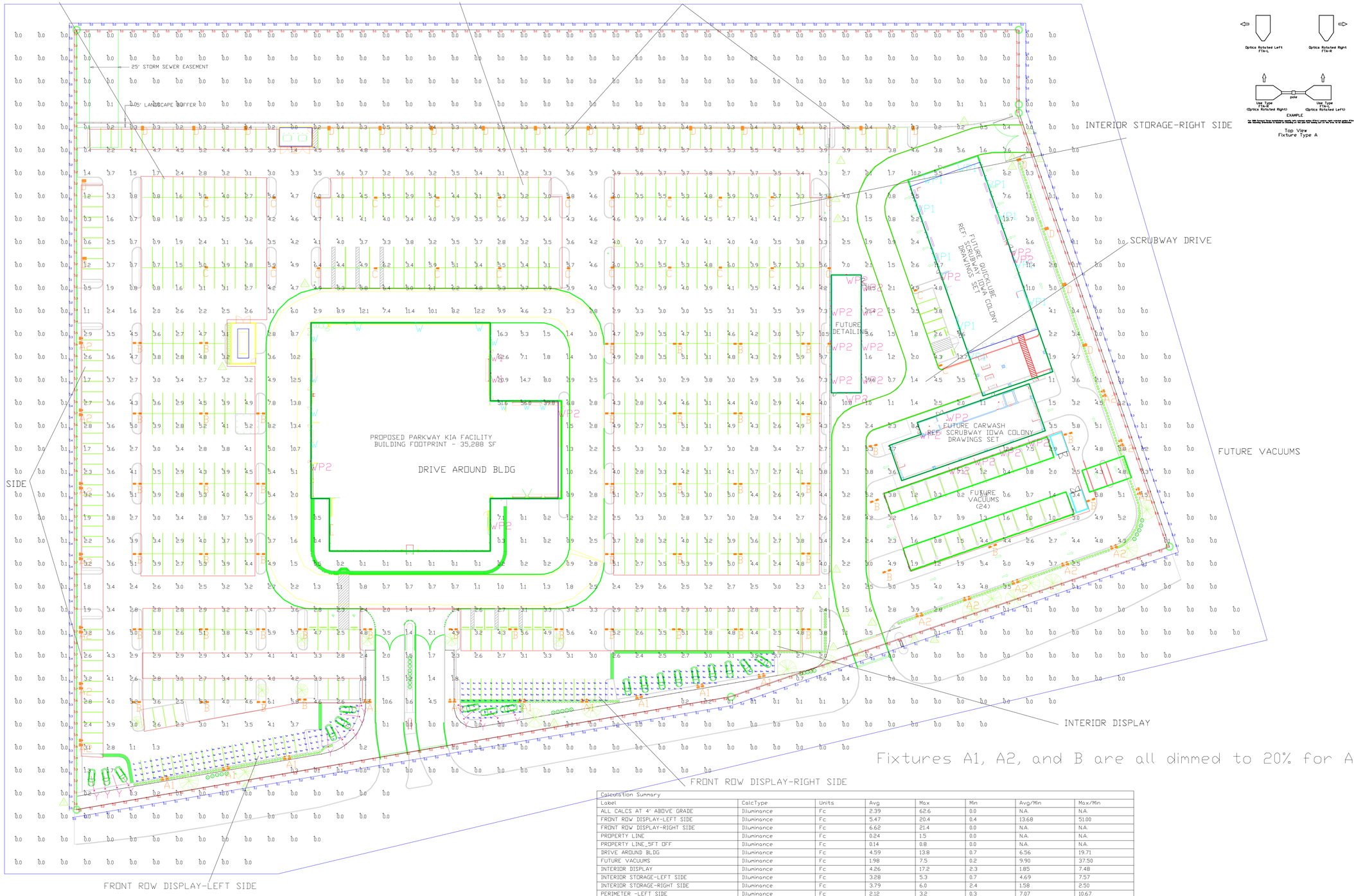
PERIMETER -REAR
Illuminance (Fc)
Average=4.76 Maximum=5.8 Minimum=1.4
Avg/Min=3.40 Max/Min=4.14

REAR STORAGE
Illuminance (Fc)
Average=4.22 Maximum=6.4 Minimum=2.9
Avg/Min=1.46 Max/Min=2.21

SCRUBWAY DRIVE
Illuminance (Fc)
Average=7.58 Maximum=26.3 Minimum=0.1
Avg/Min=75.80 Max/Min=263.00

RenderView_Interactive_Orbit :

Units: ft- Fc | Textures | Wire Overlay | Model Overlay | Pseudo Color | Anti-Aliasing 8





Fixtures A1, A2, and B are all dimmed to 20% for After Hours Plan

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	2.39	62.6	0.0	N.A.	N.A.
FRONT ROW DISPLAY-LEFT SIDE	Illuminance	Fc	5.47	20.4	0.4	13.68	51.00
FRONT ROW DISPLAY-RIGHT SIDE	Illuminance	Fc	6.62	21.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.24	1.5	0.0	N.A.	N.A.
PROPERTY LINE_SFT OFF	Illuminance	Fc	0.14	0.8	0.0	N.A.	N.A.
DRIVE AROUND BLDG	Illuminance	Fc	4.59	13.8	0.7	6.56	19.71
FUTURE VACUUMS	Illuminance	Fc	1.98	7.5	0.2	9.90	37.50
INTERIOR DISPLAY	Illuminance	Fc	4.26	17.2	2.3	1.85	7.48
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	3.28	5.3	0.7	4.69	7.57
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	3.79	6.0	2.4	1.58	2.50
PERIMETER -LEFT SIDE	Illuminance	Fc	2.12	3.2	0.3	7.07	10.67
PERIMETER -REAR	Illuminance	Fc	4.76	5.8	1.4	3.40	4.14
REAR STORAGE	Illuminance	Fc	4.20	6.4	2.8	1.50	2.29
SCRUBWAY DRIVE	Illuminance	Fc	2.63	10.2	0.1	26.30	102.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	10	A1	D180° 2RTD	MRM-LED-*-42L-SIL-(1)FTA-L(1)FTA-R-30-70CRI-IL-D180RDT	20'	1.000	0.200	44610	628	B2-U0-G2
	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(1)FT-L(1)FT-R-30-70CRI-IL	20'	1.000	0.200	24810	270	B1-U0-G3
	49	B	D180°	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	0.200	60802	426	B5-U0-G3
	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85	B4-U0-G2
	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62	B0-U0-G2
	11	W	SINGLE	XWM-FT-LED-18L-30	18.5'	1.000	1.000	17231	122	B3-U0-G3
	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122	B3-U0-G3
	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43	B1-U0-G2
	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19	B1-U0-G1
	14	Y	Single	XFLM-MF-LED-49-HO-WW	AT GRADE	1.000	0.000	3905	63.2	B3-U0-G0

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 38100.79

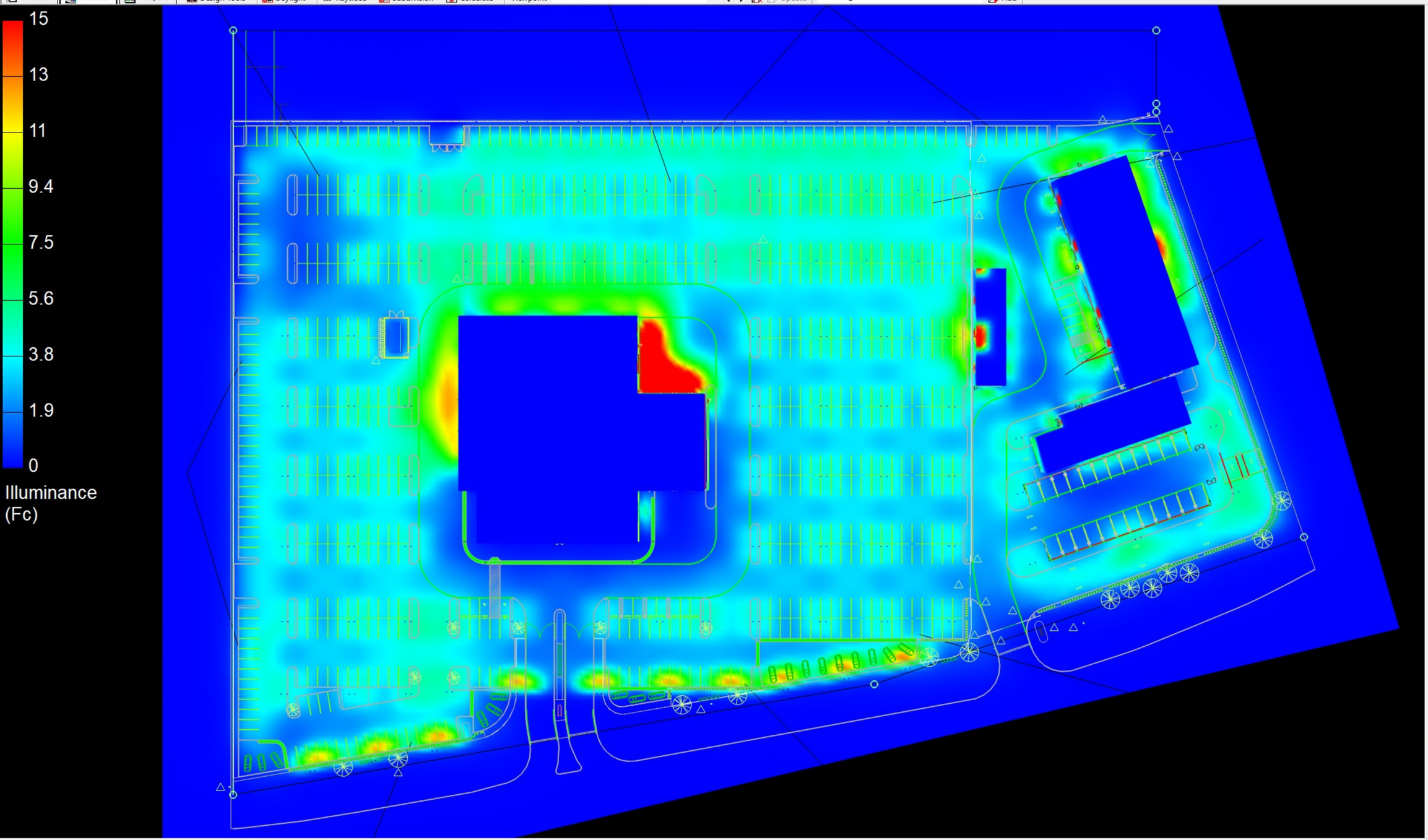
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▪ FAX (513) 793-6023

LIGHTING PROPOSAL LD-161061-5A

PARKWAY KIA
STATE HWY 288
ROSHARON, TX

BY:AHK.SEF	DATE:09/23/24	REV:10/22/25	SHEET 1 OF 1

SCALE:1"=40' 0 40



Render Toolkit
View

Statistics

TBD40
UWLR Areas

Total Project Watts
Total Watts=38100.79

Project_1
Calc Pts

ALL CALCS AT 4' ABOVE GRADE
Illuminance (Fc)
Average=2.39 Maximum=62.6 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

FRONT ROW DISPLAY-LEFT SIDE
Illuminance (Fc)
Average=5.47 Maximum=20.4 Minimum=0.4
Avg/Min=13.68 Max/Min=51.00

FRONT ROW DISPLAY-RIGHT SIDE
Illuminance (Fc)
Average=6.62 Maximum=21.4 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE
Illuminance (Fc)
Average=0.24 Maximum=1.5 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE_5FT OFF
Illuminance (Fc)
Average=0.14 Maximum=0.8 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

Stat Areas

DRIVE AROUND BLDG
Illuminance (Fc)
Average=4.59 Maximum=13.8 Minimum=0.7
Avg/Min=6.56 Max/Min=19.71

FUTURE VACUUMS
Illuminance (Fc)
Average=1.98 Maximum=7.5 Minimum=0.2
Avg/Min=9.90 Max/Min=37.50

INTERIOR DISPLAY
Illuminance (Fc)
Average=4.26 Maximum=17.2 Minimum=2.3
Avg/Min=1.85 Max/Min=7.48

INTERIOR STORAGE-LEFT SIDE
Illuminance (Fc)
Average=3.28 Maximum=5.3 Minimum=0.7
Avg/Min=4.69 Max/Min=7.57

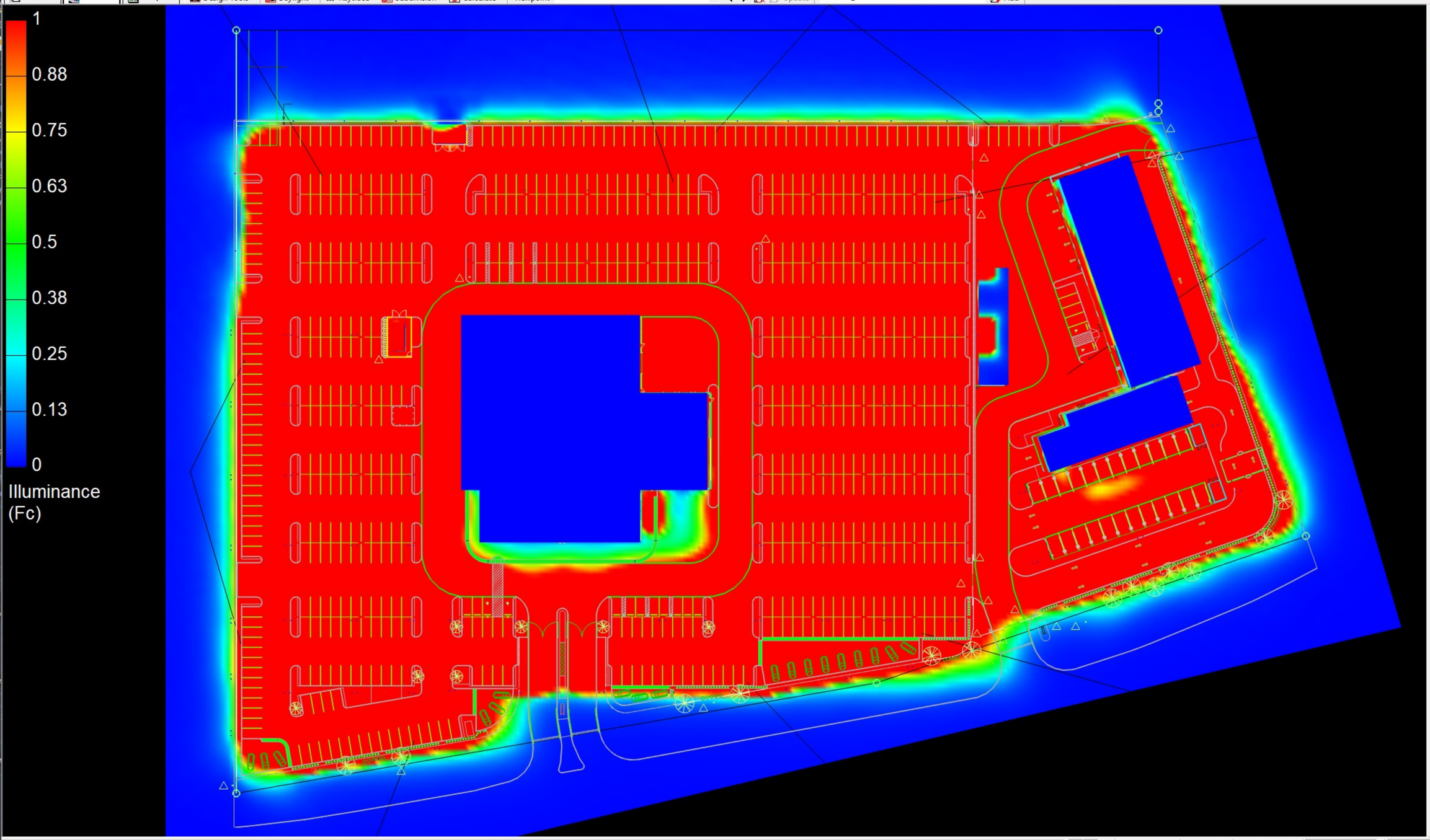
INTERIOR STORAGE-RIGHT SIDE
Illuminance (Fc)
Average=3.79 Maximum=6.0 Minimum=2.4
Avg/Min=1.58 Max/Min=2.50

PERIMETER -LEFT SIDE
Illuminance (Fc)
Average=2.12 Maximum=3.2 Minimum=0.3
Avg/Min=7.07 Max/Min=10.67

PERIMETER -REAR
Illuminance (Fc)
Average=4.76 Maximum=5.8 Minimum=1.4
Avg/Min=3.40 Max/Min=4.14

REAR STORAGE
Illuminance (Fc)
Average=4.20 Maximum=6.4 Minimum=2.8
Avg/Min=1.50 Max/Min=2.29

SCRUBWAY DRIVE
Illuminance (Fc)
Average=2.63 Maximum=10.2 Minimum=0.1
Avg/Min=26.30 Max/Min=102.00



Render Toolkit
View

Statistics

TBD40
UWLR Areas

Total Project Watts
Total Watts=38100.79

Project_1
Calc Pts

ALL CALCS AT 4' ABOVE GRADE
Illuminance (Fc)
Average=2.39 Maximum=62.6 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

FRONT ROW DISPLAY-LEFT SIDE
Illuminance (Fc)
Average=5.47 Maximum=20.4 Minimum=0.4
Avg/Min=13.68 Max/Min=51.00

FRONT ROW DISPLAY-RIGHT SIDE
Illuminance (Fc)
Average=6.62 Maximum=21.4 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE
Illuminance (Fc)
Average=0.24 Maximum=1.5 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

PROPERTY LINE_5FT OFF
Illuminance (Fc)
Average=0.14 Maximum=0.8 Minimum=0.0
Avg/Min=N.A. Max/Min=N.A.

Stat Areas

DRIVE AROUND BLDG
Illuminance (Fc)
Average=4.59 Maximum=13.8 Minimum=0.7
Avg/Min=6.56 Max/Min=19.71

FUTURE VACUUMS
Illuminance (Fc)
Average=1.98 Maximum=7.5 Minimum=0.2
Avg/Min=9.90 Max/Min=37.50

INTERIOR DISPLAY
Illuminance (Fc)
Average=4.26 Maximum=17.2 Minimum=2.3
Avg/Min=1.85 Max/Min=7.48

INTERIOR STORAGE-LEFT SIDE
Illuminance (Fc)
Average=3.28 Maximum=5.3 Minimum=0.7
Avg/Min=4.69 Max/Min=7.57

INTERIOR STORAGE-RIGHT SIDE
Illuminance (Fc)
Average=3.79 Maximum=6.0 Minimum=2.4
Avg/Min=1.58 Max/Min=2.50

PERIMETER -LEFT SIDE
Illuminance (Fc)
Average=2.12 Maximum=3.2 Minimum=0.3
Avg/Min=7.07 Max/Min=10.67

PERIMETER -REAR
Illuminance (Fc)
Average=4.76 Maximum=5.8 Minimum=1.4
Avg/Min=3.40 Max/Min=4.14

REAR STORAGE
Illuminance (Fc)
Average=4.20 Maximum=6.4 Minimum=2.8
Avg/Min=1.50 Max/Min=2.29

SCRUBWAY DRIVE
Illuminance (Fc)
Average=2.63 Maximum=10.2 Minimum=0.1
Avg/Min=26.30 Max/Min=102.00

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A WAIVER AND VARIANCE TO THE LIGHTING REQUIREMENTS AT 25262 SH 288; WITH RELATED PROVISIONS

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. Findings of Fact

a. The Planning and Zoning Commission has made a report to the City Council concerning this variance.

b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.

c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

The Unified Development Code (UDC) Chapter 3, Article 4, Table 3.4.1.8 establishes maximum allowable exterior lighting levels, measured in foot-candles and lumens, to ensure adequate visibility while limiting excessive brightness and impacts to surrounding properties. Chapter 3, Article 5 regulates the design, placement, and operation of exterior lighting to minimize glare, light trespass, and sky glow.

SECTION 3. Background

The City has received an application for a variance from the above provision for the construction of a new KIA facility for the sale of vehicles to be located at 25262 SH 288. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Chapter 3, Article 4, Table 3.4.1.8 and Chapter 3, Article 5 of the Uniform Development Code concerning exterior lighting levels for the proposed structure at 25262 SH 288; provided, however, that this variance is granted:

a. only to the extent shown in the **attached drawing(s)**;

b. but only to the extent stated in the **Staff Report attached hereto**;

c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and

d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

The Unified Development Code and all other ordinances of the City shall remain in full force and effect except as specifically provided herein.

SECTION 6. Severance Clause

If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Effective Date

This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON JANUARY 26, 2026.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING VARIANCE TO CERTAIN PROVISIONS OF UNIFIED DEVELOPMENT CODE FOR PARKWAY KIA 25262 SH 288

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE MAYOR, MAYOR PRO TEM, AND CITY MANAGER TO SIGN AS AGENTS ON ALL BANK ACCOUNTS HELD BY THE CITY OF IOWA COLONY, TEXAS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Mayor, Mayor Pro Tem, and City Manager of the City of Iowa Colony, Texas, are hereby authorized to sign as agents on all bank accounts held by the City of Iowa Colony, Texas.

SECTION 2. That Natasha Brooks is no longer authorized to sign as agents on any bank accounts of the City of Iowa Colony, Texas.

SECTION 3. That this resolution does not change the number of signatures required for the withdrawal or transfer of funds from any account.

SECTION 4. That the City Secretary of the City of Iowa Colony, Texas, Kayleen Rosser and the City Accountants of the City of Iowa Colony, Texas, Amber Yaws and Sandra Riley, are hereby authorized to obtain information for all bank accounts held by the City of Iowa Colony, Texas, but not to move or withdraw funds from such accounts.

SECTION 5. That the persons named herein are hereby authorized to sign the bank accounts standard form resolution to implement the authority granted by this resolution.

READ, PASSED AND ADOPTED ON JANUARY 26, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 1/16/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Ordinance

Budgeted? N/A (no cost) Cost: 0

If budgeted, identify account: | | | |

Short Description:

Consideration for the amendment to the sign ordinance to expand the requirements for subdivision monument signage.

Explanation/Justification Details:

Article III – Sign Regulations governs the placement, size, height, type, and permitting of signs within the City. Over time, staff has identified areas where the existing regulations could benefit from clarification and consolidation to reduce ambiguity, improve interpretation, and better align with current development patterns and administrative practices.

The proposed amendments are presented to reflect revision to subdivision monument signage based on location on roadway classification as recommended by City Council and P&Z joint meeting.

Staff recommends approval of the proposed amendments to Article III – Sign Regulations as presented.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ARTICLE III. REGULATIONS

Sec. 30-61. Classification of signs.

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following three types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;

b. Temporary freestanding signs (not including temporary freestanding special activity signs); and

c. Temporary freestanding special activity signs.

(2) Wall signs.

(3) Window and door signs.

(4) Stake signs.

(5) Wind device signs.

a. Banner signs; and

b. Balloon signs.

(6) Flags and flagpoles.

(Ord. No. 2017-11-1, § 4, 5-30-2017)

Sec. 30-62. Freestanding signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area.

a. For monument signs, the effective area includes the entire structure on which the sign is placed or mounted, but not including the portion of the sign base that extends directly below the sign face (see Figure 30-62A).

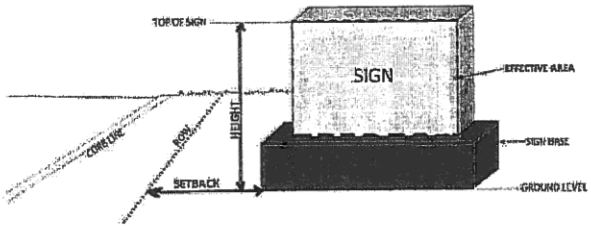


Figure 30-62A

b. Temporary freestanding signs, temporary freestanding special activity signs and subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure (see Figures 30-62B and 30-62C).

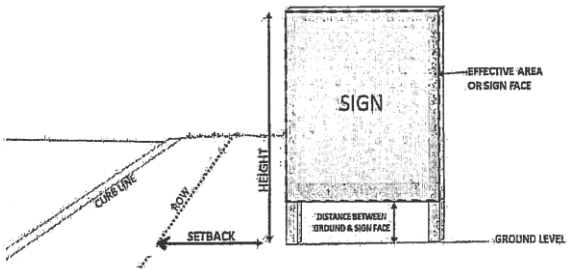


Figure 30-62B

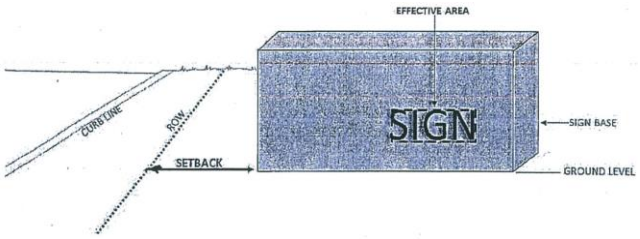


Figure 30-62C

(2) *Setback.* The setback is measured perpendicularly from the property line to the closest point of the sign.

(3) *Height.* The height of a freestanding sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a freestanding sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(b) *Monument signs.* Except as otherwise provided in this section, monument signs must comply with the following requirements:

(1) *Size.* The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

Nonresidential Zoning District Monuments Regulations:

Requirements	*Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6*	Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288
Maximum effective area (sq. ft.)	60	96
Maximum height (ft.)	6	8
Minimum setback (ft.)	0	0
Number per feet of frontage	1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

Residential Zoning District Monuments Regulations:

Requirements	*Residential Zoning District or Residential Use with Frontage on SH 288*	*Residential Zoning District or Residential Use with Frontage on SH 6, Major Thoroughfare or Major Collector*	*Residential Zoning District or Residential Use (all others roadways)*
Maximum effective area (sq. ft.)	150	100	36
Maximum height (ft.)	16	10	4
Minimum setback (ft.)	3	3	3
Number per feet of frontage	1/500	1/500	1/500

(2) *Location; additional spacing requirements.*

a. A monument sign may not be located within 50 feet of another freestanding sign on another premises.

b. A monument sign may not be located within 125 feet of another freestanding sign on the same premises.

c. A monument sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* All monument signs must be designed and constructed to substantially appear as a solid mass, such as a cinderblock, rectangle, or square, from ground level to the highest portion of the sign. All monument signs must be made of masonry, metal, routed wood planks or beams, or durable plastic, with durable surface ornamentation such as ceramic tile or such.

(4) *Number.* All signs with one common supporting structure are counted together as one sign for purposes of applying the regulations on the number of monument signs allowed on any one premises.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a monument sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit is not required to repaint a sign or to restore a conforming sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming sign.

c. Unless earlier revoked, a sign permit to construct, erect or place a monument sign is valid for 180 days from the date of issuance.

(6) *Additional regulations.*

a. Size exception for monument signs in nonresidential districts or nonresidential uses with State Highway 288 frontage. Any real property located in a nonresidential district or nonresidential use with State Highway 288 frontage that would be allowed to have three or more monument signs under Table 30-62 may choose to have one monument sign with a maximum effective area of 120 square feet and a maximum height of ten feet and another monument sign with a maximum effective area of 96 square feet and a maximum height of eight feet, in lieu of all other monument signs allowed under Table 30-62.

b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.

c. Subdivision entrance signs must meet the requirements for monument signs in this article but have a different method of calculating the maximum effective area, see subsection (a) of this section.

d. A monument sign shall not contain off-premises advertising.

(c) *Temporary freestanding sign.*

(1) *Size.* A temporary freestanding sign must have a maximum effective area of 32 square feet and a maximum height of eight feet.

(2) *Location.* A temporary freestanding sign must comply with the following spacing requirements:

a. For properties in residential zoning districts or residential uses, spacing requirements are one per 500 feet.

b. For properties in nonresidential zoning districts or nonresidential uses, spacing requirements are one per the first 125 feet and one per each additional 250 feet.

c. A temporary freestanding sign may not be located within 50 feet of any freestanding sign on other premises.

d. A temporary freestanding sign may not be located within 125 feet of any freestanding sign on the same premises.

e. A temporary freestanding sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* A temporary freestanding sign must be made of plywood, fiber cement board, or durable plastic. Temporary freestanding signs may not be lighted or illuminated and may not be an electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, or alter the size or shape of any part of a temporary freestanding sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A new sign permit is not required to repaint or maintain a temporary freestanding sign or to restore a conforming and permitted temporary freestanding sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming temporary freestanding sign.

c. A temporary freestanding sign permit is valid on any one temporary freestanding sign on one premises for a maximum of 75 days in any one calendar year. If locating a temporary freestanding sign for more than 75 days, the temporary freestanding sign permit must be renewed prior to the expiration of the then valid sign permit.

(5) *Additional regulations.* A temporary freestanding sign shall not contain off-premises advertising.

(d) *Temporary freestanding special activity signs.*

(1) *Types of temporary freestanding special activity signs.*

a. *Temporary special events signs.* Signs announcing special events, including, but not limited to, auction, grand opening, new management, going out of business, and events sponsored by religious, charitable, or public service groups and organizations. Businesses, individuals, or organizations may display up to six times in a 12-month period, a maximum of two signs for up to seven continuous days prior to a special event. Such signs shall not exceed 16 square feet in area, and shall be removed immediately following the end of the event.

b. *Temporary farm products signs.* Temporary on-premises signs announcing the availability of seasonal farm products for 60 days which may be renewed on a case-by-case basis. The number of signs shall not exceed two and the total area of all such signs shall not exceed 20 square feet, nor shall any sign exceed six feet in height.

c. *Temporary business occupation signs.* Temporary on-premises signs identifying a business in shopping centers, multiple establishment on the same lot, or office and/or industrial centers until the completion of the signs of the shopping center, office and/or industrial center. The length of time for displaying a temporary business occupation sign shall not exceed 90 days.

d. *Temporary construction signs.* Temporary construction signs announcing new buildings or projects, temporary geographical directional signs, erected after the commencement of building construction or site development shall be limited to two construction signs per construction site, each sign not to exceed 24 square feet in area and eight feet in height. The temporary sign shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first. Temporary geographical directional signs shall be removed when the initial development of the subdivision is complete.

(2) *Size.* If not indicated otherwise in this section, a temporary freestanding special activity sign must have dimensions of four feet in width and eight feet six inches in height. The plywood face of the sign must be four feet by eight feet where no part of the frame or posts extend beyond the sign faces at the sides or top of the sign. The face of the sign must extend down to within six inches of the ground.

(3) *Location.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall comply with the following setback and spacing requirements:

a. For properties in residential zoning districts or residential use, spacing requirements are one sign per 500 feet of frontage.

b. For properties in nonresidential zoning districts or nonresidential use, spacing requirements are one sign for the first 125 feet of frontage and one sign for each additional 125 feet of frontage.

c. A temporary freestanding special activity sign may not be located within 50 feet of any freestanding sign on another premises.

d. A temporary freestanding special activity sign may not be located within 125 feet of any temporary freestanding special activity sign on the same premises.

e. An off-premises temporary freestanding special activity sign may not be located within 2,000 feet of another off-premises temporary freestanding activity sign.

f. A temporary freestanding special activity sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

g. Temporary freestanding special activity signs located on sites with State Highway 288 frontage shall be allowed a maximum area and height of two times the standard required herein, but spaced twice the minimum distance indicated.

(4) *Materials.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall be constructed as follows:

a. The sign face must be fabricated of one-half inch thick medium density overlay plywood or treated wood or fiber cement board mounted on both sides of a frame if the sign is placed perpendicular to the property line;

b. A temporary freestanding special activity sign may not be electronic, lighted or illuminated;

c. A temporary freestanding special activity sign must be anchored by two- to four-inch by four-inch treated wood posts or steel posts anchored in sand or concrete filled holes extending down at least two feet in the ground; and

d. The plywood face must be securely held to the frame by galvanized nails or screws installed with the heads flush to the surface, all seams are tight, all holes are filled and sanded smooth, and all surfaces are coated with primer and painted with good quality exterior-grade paint.

(5) *Permit.* Unless indicated otherwise in this section:

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a temporary freestanding special activity sign including the face or other integral part, or to thereafter make use of a temporary freestanding special activity sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit, valid for one year and renewable for one additional year, may be issued for one temporary freestanding special activity sign on any one premises.

c. Unless earlier revoked, a sign permit to construct, erect or place a temporary freestanding special activity sign is valid for 180 days from the date of issuance.

(6) *Master signage plan.* An overall master plan signage plan if submitted for recommendation by the planning commission will substitute for the requirements of this section with only one sign permit required for all signs indicated in the approved master signage plan.

(Ord. No. 2016-19, § 24, 8-15-2016)

Sec. 30-63. Wall signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wall signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-63A).

(2) *Height.* The height of a wall sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a wall sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

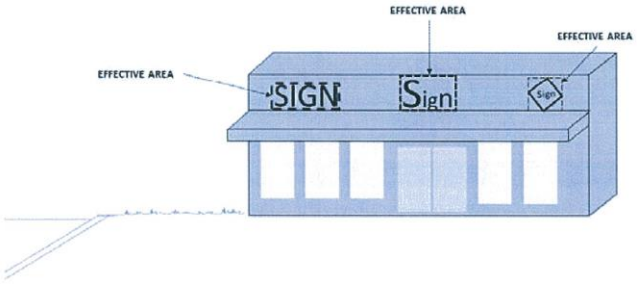


Figure 30-63A

(b) *Sign requirements and regulations.*

(1) *Size.* The following effective area and size regulations apply:

a. *Maximum effective area.*

1. *Principal buildings.* The effective area of all wall signs located on a principal building devoted to a residential use may not exceed one percent of the area of the wall or façade upon which they are located. The effective area of all wall signs located on a principal building serving as a nonresidential use may not exceed 15 percent of the area of the wall or façade upon which they are located, or 300 square feet, whichever is less.

2. *Accessory buildings and structures.* Wall signs are prohibited on accessory buildings serving a single-family or two-family residential use. The effective area of all wall signs located on an accessory building or structure serving a nonresidential use may not exceed five percent of the area of the wall or façade upon which they are located, or 100 square feet, whichever is less.

3. *Measurements.* In measuring the area of the wall or façade of a principal building or an accessory building or structure in this section, the area of all doors and windows are included. In measuring the area of a wall or façade of an accessory structure that contains open space (i.e., not occupied by walls, glass, or other material used to permanently enclose the interior space) such as a canopy or porte cochere, the area of the open space is not included (see Figures 30-63B and 30-63C).

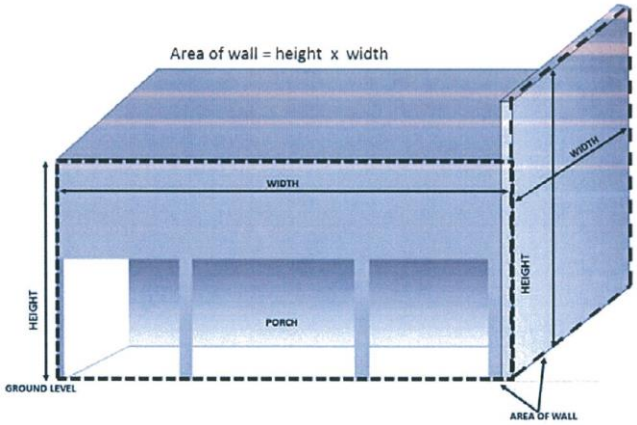


Figure 30-63B

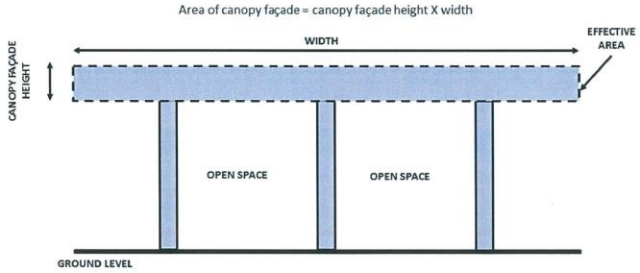


Figure 30-63C

b. *Multi-tenant buildings.* For multi-tenant buildings, the effective area regulations apply to that portion of the building façade leased by each tenant.

(2) *Height.*

a. For buildings containing 10,000 square feet or more of floor space, the maximum height of the wall sign is two inches in height for every one foot of height of the wall to which it is attached.

b. For buildings containing less than 10,000 square feet in floor area, the maximum height of the wall sign is 1½ inches for every one foot of height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed.

c. For wall signs on motor vehicle canopies, such as drive-thrus or gas sales, the maximum height of the sign shall be two inches in height for every one foot of height of the canopy. Under this provision, the height of the canopy is measured from ground level to the top of the vertical canopy façade. In no case shall the sign extend below or above the vertical façade of the canopy (see Figure 30-63D).

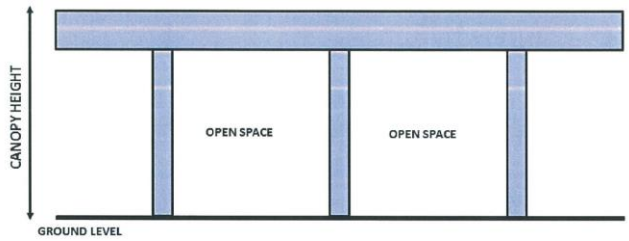


Figure 30-63D

(3) *Location.*

a. A wall sign may not extend more than 12 inches beyond the perimeter of any part of the wall to which it is attached. A wall sign may be placed on a canopy or roof if there is a solid wall of the same building visible behind the entire sign.

b. Wall signs may be illuminated; however, illuminated wall signs on rear building façades shall be prohibited if facing a residential zoning district or use.

(4) *Materials.*

a. Wall signs should be constructed of durable, weather-resistant materials such as metal, plastic, or other durable materials approved by the building official or his assigns.

b. Wall signs must be attached to the wall of a building in accordance with current building code.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a wall sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city, except as otherwise provided in this article.

b. Unless earlier revoked, a wall sign permit to construct, erect or place a wall sign is valid for 180 days from the date of issuance.

(Ord. No. 2016-19, § 25, 8-15-2016)

Sec. 30-64. Window and door signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. for window and door signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-64).

(2) *Height.* The height of a window and door sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a window and door sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

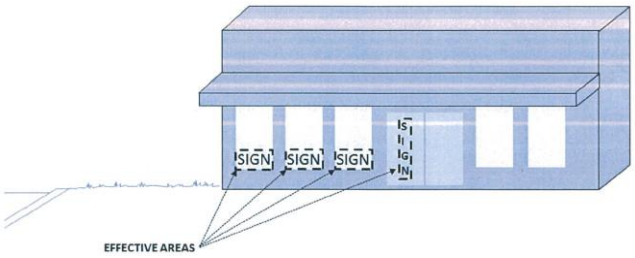


Figure 30-64

(b) *Sign requirements and regulations.*

(1) *Size.* The total area of window and door signs shall not exceed 25 percent of the total window and door area of the building elevation identified for placement of the sign.

(2) *Location.* window and door signs are limited to the ground floor of a building. Window and door signs must be affixed to the interior face of the window surface. signs affixed to the exterior face of a window or door are wall signs.

(3) *Materials.* Window and door signs include any material painted, etched, or affixed to the interior side of a window or door. Window and door signs include electronic and illuminated signs hanging within the interior space and viewable from the public street through the window or door.

(4) *Permits.* A sign permit is not required for the placement or use of window and door signs.

(Ord. No. 2016-19, § 26, 8-15-2016)

Sec. 30-65. Stake signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For stake signs, the effective area includes the entire structure on which signs are placed or mounted (see Figure 30-65).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*

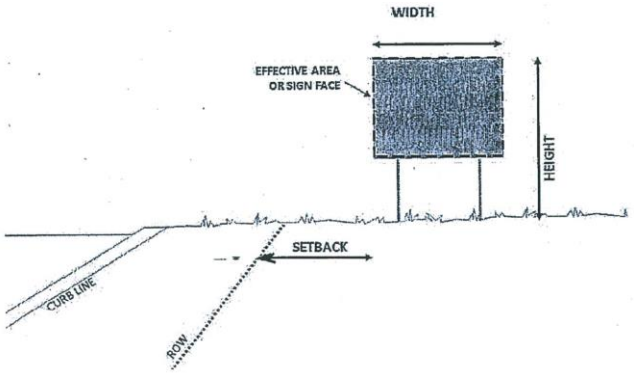


Figure 30-65

(b) *Sign requirements and regulations.*

(1) *Size.* A stake sign may not have an effective area in excess of nine square feet or a height in excess of four feet.

(2) *Location.* A stake sign may not be located within the right-of-way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage.

(3) *Materials.* Stake signs may include materials such as wood or metal stakes with a wood, plastic or metal sign face.

(4) *Number.* No more than two stake signs are allowed on a nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent premises. However, every property is allowed at least one stake sign.

(5) *Permit.* A sign permit is not required for the placement or use of a stake sign. A stake sign that advertises a particular event or happening must be removed within three days after the conclusion of the event by the owner of the premises on which it is located.

(Ord. No. 2016-19, § 27, 8-15-2016)

Sec. 30-66. Wind device signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wind device signs, the effective area includes the entire sign display area or sign face, excluding the structure on which signs are placed (see Figure 30-66).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a wind device sign is measured from the natural ground level below the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*



Figure 30-66

(b) *Banner signs.* Banner signs are a type of wind device sign and include pennant signs. The following regulations apply to banner signs:

(1) *Size.* A banner sign may not project above the roofline or parapet walls of a building. Banner signs may not extend to a greater height than the maximum height of the building on the premises. Banner signs on vacant premises may not exceed ten feet in height.

(2) *Location.* Banner signs may not extend beyond the property lines of the premises where located or over any public highway, street or sidewalk.

(3) *Materials.* A banner sign must be constructed of weather-resistant materials, be unlighted, and may not be an illuminated sign or electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, erect or make use of a banner sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more wind device signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use in 14 consecutive days in on calendar year.

(c) *Balloon signs.* Balloon signs are a type of wind device sign and the following regulations apply:

(1) *Size.* A balloon sign may not project above the roofline or parapet walls of a building. Balloon signs may not exceed or be a greater height than the maximum height of the building on the premises. Balloon signs on vacant properties may not exceed ten feet in height.

(2) *Location.* Balloon signs may not extend beyond the property lines of the premises where located, or over any public highway, street or sidewalk.

(3) *Permit.*

a. It is unlawful for any person to place, erect or make use of a balloon sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more balloon signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use of 14 consecutive days in one calendar year.

c. A permit is not required for up to three balloon signs less than 24 inches in diameter displayed for less than three days.

(Ord. No. 2016-19, § 28, 8-15-2016)

Sec. 30-67. Flags and flagpoles.

(a) *Flags.*

(1) *Location; applicability.* A flag sign may be located in any zoning district or use. Governmental flag signs only include: the flag of the United States of America, the flag of the state, any flag of a governmental entity, foreign or domestic, or an official or replica flag of any branch of the United States Armed Forces.

(2) *Manner of measurement.*

a. *Size.*

1. *In a nonresidential district or use.* A flag's effective area may not exceed 60 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

2. *In a residential district or use.* A flag's effective area may not exceed 40 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

b. *Type in a nonresidential district or use.* Flag signs in nonresidential zoning districts or uses may only consist of governmental flag signs or flag signs containing commercial messages which may only consist of registered or unregistered logos, trademarks, or service marks and must be located on the premises of the businesses or commercial enterprises which the signs advertise.

c. *Display in a nonresidential district or use.* All flag signs located in nonresidential zoning districts or use shall be displayed in accordance with the rules of etiquette for the display of United States of America flags contained in the United States Flag Code (4 USC 1 et seq.), including specific rules for the flag of the United States to be displayed in accordance with 4 USC 5 through 10. The state flag shall be displayed in accordance with V.T.C.A., Government Code ch. 3100. Flag signs shall not be displayed on or from roofs.

d. *Number.*

1. *In a nonresidential district or use.* No more than one flag sign per flagpole.

2. *In a residential district or use.* No more than two flag signs per flagpole.

(b) *Flagpoles.*

(1) *Height.*

a. *In a nonresidential district or use.* Freestanding flagpoles shall be no more than 50 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

b. *In a residential district or use.* Freestanding flagpoles shall be no more than 25 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

(2) *Location.*

a. A flagpole may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle as identified in this Code and is set back a minimum of ten feet from the curb.

b. Flagpoles mounted on the walls of buildings shall not extend more than ten feet above the wall on which they are mounted and shall be no more than 35 feet in height.

c. The display of a flag, or the location and construction of the supporting flagpole shall comply with all applicable zoning ordinances, easements, and setbacks of record. Flagpoles shall not be mounted on roofs.

(3) *Construction.* Flagpoles shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the primary structure and permanently mounted.

(4) *Number.*

a. The maximum number of individual flag poles allowed within single-family residential zones or single-family residential use area is three per lot or contiguous tract of land.

b. The maximum number of individual flag poles allowed within non-single-family residential zones or non-single-family residential use area is three per contiguous tract of land.

(5) *Permits.* It is unlawful for any person to place, erect or make use of flagpoles on a premises located in a nonresidential zone or use without first securing a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises. Flags mounted to a permitted flagpole do not require a permit. No permit is required for flagpoles located in a residential district or use.

(Ord. No. 2016-19, § 1, 8-15-2016)

Sec. 30-68. Electronic signs.

(a) *Permitted sign type; criteria.* Electronic signs, as defined herein, are only allowed as freestanding monument (on-premises use only) signs and do not qualify for any other sign type, using the following criteria:

(1) *Size in a nonresidential district or nonresidential use (including vacant use).* The electronic portion of a freestanding monument sign may not exceed two-thirds of the total effective area and in no case may exceed the total effective area as allowed for monument signs.

(2) *Location.* An electronic sign may be placed adjacent to the public right-of-way, but not within the public right-of-way, provided it does not encroach on the sight visibility triangle as identified in other ordinances and is setback a minimum of 20 feet from the curb.

(3) *Maintenance.* Electronic sign lighting must be maintained. When more than one-fourth of the total electronic sign area is not properly functioning, the entire electronic sign must be turned off until the electronic sign can be repaired.

(4) *Number in a nonresidential district or nonresidential use.* The total number of allowed monument signs with an electronic sign component is the same as the total number of monument signs allowed.

(5) *Illumination level.* No automatic changeable copy sign shall exceed a brightness level of 0.3 footcandle above ambient light as measured using a footcandle (Lux) meter at a pre-set distance in accordance with the following procedure:

a. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.

b. The light meter shall be held five feet above the finished grade in front of the sign.

c. The meter shall be aimed toward the center of the automatic changeable copy sign.

d. From the same location, a second reading shall be recorded while the sign is on and not blocked.

(6) *Compliance.* If the difference between the measurements is 0.3 footcandle or less, the brightness is properly adjusted; otherwise, the brightness must be adjusted to comply with the brightness adjustment standard set forth above.

(7) *Measuring.* The measurement distance shall be determined as shown in Table 30-68, which is derived and generalized from the formula shown for 180 square feet in the table; (the square root of) (the automatic changeable copy area times 100):

Table 30-68. Distances from Which to Measure the Brightness of On-Premises Automatic Changeable Copy Graphics

Area of Automatic Changeable Copy in Square Feet	*Measurement Distance in Linear Feet*
10	32
20	45
30	55
40	63
50	71
60	77
70	84
80	89
90	95
100	100
120	110
140	118
160	126
180*	134
200	141
220	148
240	155
260	161
280	167
300	173
350	187
400	200
450	212
500	224

550	234
600	245
650 and greater	254

*180 x 100 = 18,000; √18,000 = 134

(8) *Image timing.* The electronic image on an electronic sign must remain constant for a minimum time period of 15 seconds at those locations that do not have frontage on State Highway 288 or State Highway 6 and a minimum time period of seven seconds for those locations that have frontage on State Highway 288 or State Highway 6.

(b) *Permit.* It is unlawful for any person to place, erect or make use of an electronic sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For locations leased to multiple tenants, the permit applies to each leased premises. Electronic signs are not allowed in residential districts and are not allowed on a premises either vacant or containing a residential use.

(Ord. No. 2016-19, § 30, 8-15-2016)

Sec. 30-69. Abandoned on-premises signs.

(a) Except as otherwise provided in this article, an on-premises sign must be removed on the first anniversary of the date the business, person, entity, organization, or other matter advertised or identified in the sign ceases to operate or be located on the premises where the sign is located.

(b) Except as otherwise provided in this article, if the premises containing an on-premises sign are leased, then the sign must be removed on the second anniversary after the date the most recent tenant ceases to operate on the premises.

(c) This section also applies to nonconforming signs. A nonconforming sign that is required to be removed under this section loses its nonconforming status.

(Ord. No. 2016-19, § 31, 8-15-2016)

Sec. 30-70. All signs; building codes and other laws.

Except as otherwise provided herein for nonconforming signs, each sign of any type shall comply with all applicable building codes and other applicable ordinances and laws of any nature. The building official or his assigns shall be designated as the person responsible for interpretation and execution of all regulations contained in this article.

(Ord. No. 2016-19, § 32, 8-15-2016)

Secs. 30-71—30-98. Reserved.

ARTICLE III. REGULATIONS

Sec. 30-61. Classification of signs.

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following three types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;

b. Temporary freestanding signs (not including temporary freestanding special activity signs); and

c. Temporary freestanding special activity signs.

(2) Wall signs.

(3) Window and door signs.

(4) Stake signs.

(5) Wind device signs.

a. Banner signs; and

b. Balloon signs.

(6) Flags and flagpoles.

(Ord. No. 2017-11-1, § 4, 5-30-2017)

Sec. 30-62. Freestanding signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area.

a. For monument signs, the effective area includes the entire structure on which the sign is placed or mounted, but not including the portion of the sign base that extends directly below the sign face (see Figure 30-62A).

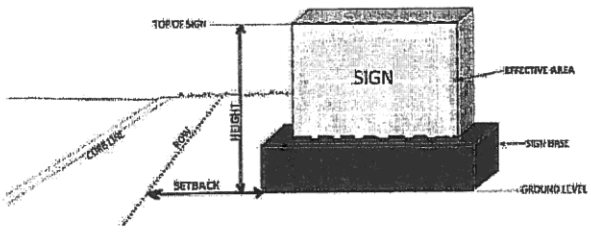


Figure 30-62A

b. Temporary freestanding signs, temporary freestanding special activity signs and subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure (see Figures 30-62B and 30-62C).

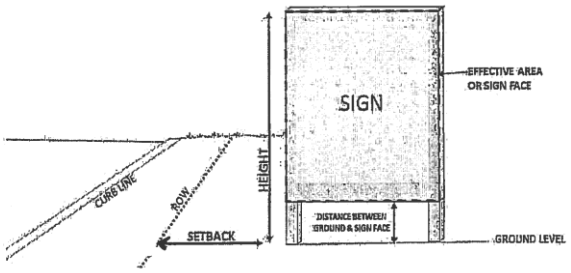


Figure 30-62B

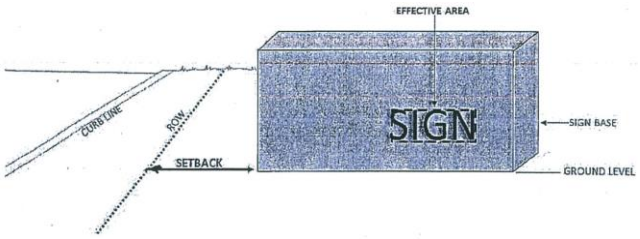


Figure 30-62C

(2) *Setback.* The setback is measured perpendicularly from the property line to the closest point of the sign.

(3) *Height.* The height of a freestanding sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a freestanding sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(b) *Monument signs.* Except as otherwise provided in this section, monument signs must comply with the following requirements:

(1) *Size.* The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

Nonresidential Zoning District Monuments Regulations:

Requirements		*Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6*	Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288
Maximum effective area (sq. ft.)		60	96
Maximum height (ft.)		6	8
Minimum setback (ft.)		0	0
Number per feet of frontage		1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

Residential Zoning District Monuments Regulations:

Requirements	*Residential Zoning District or Residential Use with Frontage on SH 288*	*Residential Zoning District or Residential Use with Frontage on SH 6, Major Thoroughfare or Major Collector*	*Residential Zoning District or Residential Use (all others roadways)*
Maximum effective area (sq. ft.)	150	100	36
Maximum height (ft.)	16	10	4
Minimum setback (ft.)	3	3	3
Number per feet of frontage	1/500	1/500	1/500

(2) *Location; additional spacing requirements.*

a. A monument sign may not be located within 50 feet of another freestanding sign on another premises.

b. A monument sign may not be located within 125 feet of another freestanding sign on the same premises.

c. A monument sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* All monument signs must be designed and constructed to substantially appear as a solid mass, such as a cinderblock, rectangle, or square, from ground level to the highest portion of the sign. All monument signs must be made of masonry, metal, routed wood planks or beams, or durable plastic, with durable surface ornamentation such as ceramic tile or such.

(4) *Number.* All signs with one common supporting structure are counted together as one sign for purposes of applying the regulations on the number of monument signs allowed on any one premises.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a monument sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit is not required to repaint a sign or to restore a conforming sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming sign.

c. Unless earlier revoked, a sign permit to construct, erect or place a monument sign is valid for 180 days from the date of issuance.

(6) *Additional regulations.*

a. Size exception for monument signs in nonresidential districts or nonresidential uses with State Highway 288 frontage. Any real property located in a nonresidential district or nonresidential use with State Highway 288 frontage that would be allowed to have three or more monument signs under Table 30-62 may choose to have one monument sign with a maximum effective area of 120 square feet and a maximum height of ten feet and another monument sign with a maximum effective area of 96 square feet and a maximum height of eight feet, in lieu of all other monument signs allowed under Table 30-62.

b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.

c. Subdivision entrance signs must meet the requirements for monument signs in this article but have a different method of calculating the maximum effective area, see subsection (a) of this section.

d. A monument sign shall not contain off-premises advertising.

(c) *Temporary freestanding sign.*

(1) *Size.* A temporary freestanding sign must have a maximum effective area of 32 square feet and a maximum height of eight feet.

(2) *Location.* A temporary freestanding sign must comply with the following spacing requirements:

a. For properties in residential zoning districts or residential uses, spacing requirements are one per 500 feet.

b. For properties in nonresidential zoning districts or nonresidential uses, spacing requirements are one per the first 125 feet and one per each additional 250 feet.

c. A temporary freestanding sign may not be located within 50 feet of any freestanding sign on other premises.

d. A temporary freestanding sign may not be located within 125 feet of any freestanding sign on the same premises.

e. A temporary freestanding sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

(3) *Materials.* A temporary freestanding sign must be made of plywood, fiber cement board, or durable plastic. Temporary freestanding signs may not be lighted or illuminated and may not be an electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, or alter the size or shape of any part of a temporary freestanding sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A new sign permit is not required to repaint or maintain a temporary freestanding sign or to restore a conforming and permitted temporary freestanding sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming temporary freestanding sign.

c. A temporary freestanding sign permit is valid on any one temporary freestanding sign on one premises for a maximum of 75 days in any one calendar year. If locating a temporary freestanding sign for more than 75 days, the temporary freestanding sign permit must be renewed prior to the expiration of the then valid sign permit.

(5) *Additional regulations.* A temporary freestanding sign shall not contain off-premises advertising.

(d) *Temporary freestanding special activity signs.*

(1) *Types of temporary freestanding special activity signs.*

a. *Temporary special events signs.* Signs announcing special events, including, but not limited to, auction, grand opening, new management, going out of business, and events sponsored by religious, charitable, or public service groups and organizations. Businesses, individuals, or organizations may display up to six times in a 12-month period, a maximum of two signs for up to seven continuous days prior to a special event. Such signs shall not exceed 16 square feet in area, and shall be removed immediately following the end of the event.

b. *Temporary farm products signs.* Temporary on-premises signs announcing the availability of seasonal farm products for 60 days which may be renewed on a case-by-case basis. The number of signs shall not exceed two and the total area of all such signs shall not exceed 20 square feet, nor shall any sign exceed six feet in height.

c. *Temporary business occupation signs.* Temporary on-premises signs identifying a business in shopping centers, multiple establishment on the same lot, or office and/or industrial centers until the completion of the signs of the shopping center, office and/or industrial center. The length of time for displaying a temporary business occupation sign shall not exceed 90 days.

d. *Temporary construction signs.* Temporary construction signs announcing new buildings or projects, temporary geographical directional signs, erected after the commencement of building construction or site development shall be limited to two construction signs per construction site, each sign not to exceed 24 square feet in area and eight feet in height. The temporary sign shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first. Temporary geographical directional signs shall be removed when the initial development of the subdivision is complete.

(2) *Size.* If not indicated otherwise in this section, a temporary freestanding special activity sign must have dimensions of four feet in width and eight feet six inches in height. The plywood face of the sign must be four feet by eight feet where no part of the frame or posts extend beyond the sign faces at the sides or top of the sign. The face of the sign must extend down to within six inches of the ground.

(3) *Location.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall comply with the following setback and spacing requirements:

a. For properties in residential zoning districts or residential use, spacing requirements are one sign per 500 feet of frontage.

b. For properties in nonresidential zoning districts or nonresidential use, spacing requirements are one sign for the first 125 feet of frontage and one sign for each additional 125 feet of frontage.

c. A temporary freestanding special activity sign may not be located within 50 feet of any freestanding sign on another premises.

d. A temporary freestanding special activity sign may not be located within 125 feet of any temporary freestanding special activity sign on the same premises.

e. An off-premises temporary freestanding special activity sign may not be located within 2,000 feet of another off-premises temporary freestanding activity sign.

f. A temporary freestanding special activity sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.

g. Temporary freestanding special activity signs located on sites with State Highway 288 frontage shall be allowed a maximum area and height of two times the standard required herein, but spaced twice the minimum distance indicated.

(4) *Materials.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall be constructed as follows:

a. The sign face must be fabricated of one-half inch thick medium density overlay plywood or treated wood or fiber cement board mounted on both sides of a frame if the sign is placed perpendicular to the property line;

b. A temporary freestanding special activity sign may not be electronic, lighted or illuminated;

c. A temporary freestanding special activity sign must be anchored by two- to four-inch by four-inch treated wood posts or steel posts anchored in sand or concrete filled holes extending down at least two feet in the ground; and

d. The plywood face must be securely held to the frame by galvanized nails or screws installed with the heads flush to the surface, all seams are tight, all holes are filled and sanded smooth, and all surfaces are coated with primer and painted with good quality exterior-grade paint.

(5) *Permit.* Unless indicated otherwise in this section:

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a temporary freestanding special activity sign including the face or other integral part, or to thereafter make use of a temporary freestanding special activity sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.

b. A sign permit, valid for one year and renewable for one additional year, may be issued for one temporary freestanding special activity sign on any one premises.

c. Unless earlier revoked, a sign permit to construct, erect or place a temporary freestanding special activity sign is valid for 180 days from the date of issuance.

(6) *Master signage plan.* An overall master plan signage plan if submitted for recommendation by the planning commission will substitute for the requirements of this section with only one sign permit required for all signs indicated in the approved master signage plan.

(Ord. No. 2016-19, § 24, 8-15-2016)

Sec. 30-63. Wall signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wall signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-63A).

(2) *Height.* The height of a wall sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a wall sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

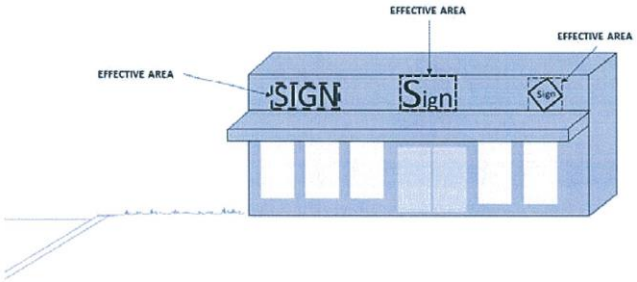


Figure 30-63A

(b) *Sign requirements and regulations.*

(1) *Size.* The following effective area and size regulations apply:

a. *Maximum effective area.*

1. *Principal buildings.* The effective area of all wall signs located on a principal building devoted to a residential use may not exceed one percent of the area of the wall or façade upon which they are located. The effective area of all wall signs located on a principal building serving as a nonresidential use may not exceed 15 percent of the area of the wall or façade upon which they are located, or 300 square feet, whichever is less.

2. *Accessory buildings and structures.* Wall signs are prohibited on accessory buildings serving a single-family or two-family residential use. The effective area of all wall signs located on an accessory building or structure serving a nonresidential use may not exceed five percent of the area of the wall or façade upon which they are located, or 100 square feet, whichever is less.

3. *Measurements.* In measuring the area of the wall or façade of a principal building or an accessory building or structure in this section, the area of all doors and windows are included. In measuring the area of a wall or façade of an accessory structure that contains open space (i.e., not occupied by walls, glass, or other material used to permanently enclose the interior space) such as a canopy or porte cochere, the area of the open space is not included (see Figures 30-63B and 30-63C).

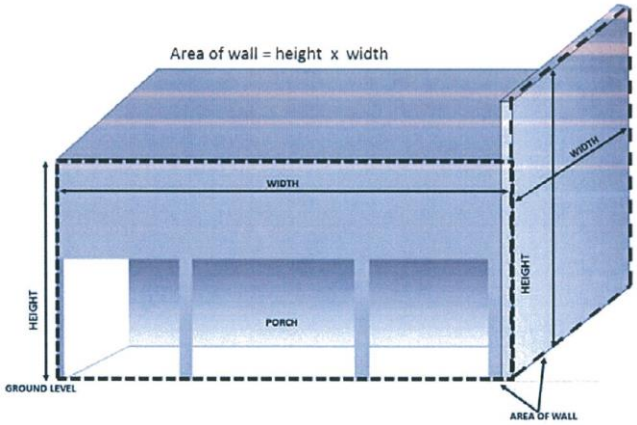


Figure 30-63B

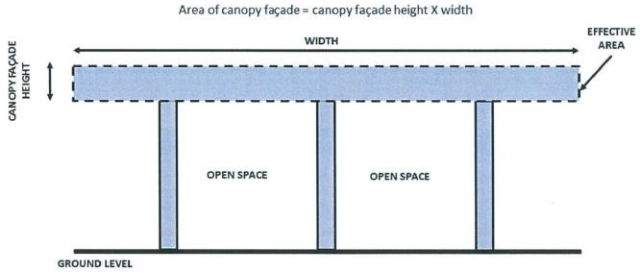


Figure 30-63C

b. *Multi-tenant buildings.* For multi-tenant buildings, the effective area regulations apply to that portion of the building façade leased by each tenant.

(2) *Height.*

a. For buildings containing 10,000 square feet or more of floor space, the maximum height of the wall sign is two inches in height for every one foot of height of the wall to which it is attached.

b. For buildings containing less than 10,000 square feet in floor area, the maximum height of the wall sign is 1½ inches for every one foot of height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed.

c. For wall signs on motor vehicle canopies, such as drive-thrus or gas sales, the maximum height of the sign shall be two inches in height for every one foot of height of the canopy. Under this provision, the height of the canopy is measured from ground level to the top of the vertical canopy façade. In no case shall the sign extend below or above the vertical façade of the canopy (see Figure 30-63D).

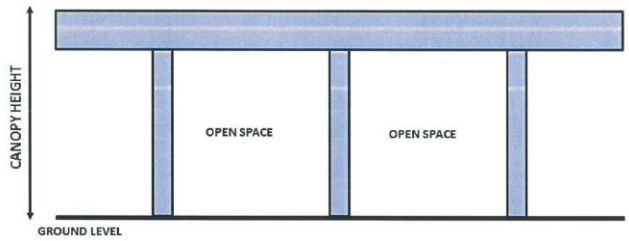


Figure 30-63D

(3) *Location.*

a. A wall sign may not extend more than 12 inches beyond the perimeter of any part of the wall to which it is attached. A wall sign may be placed on a canopy or roof if there is a solid wall of the same building visible behind the entire sign.

b. Wall signs may be illuminated; however, illuminated wall signs on rear building façades shall be prohibited if facing a residential zoning district or use.

(4) *Materials.*

a. Wall signs should be constructed of durable, weather-resistant materials such as metal, plastic, or other durable materials approved by the building official or his assigns.

b. Wall signs must be attached to the wall of a building in accordance with current building code.

(5) *Permit.*

a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a wall sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city, except as otherwise provided in this article.

b. Unless earlier revoked, a wall sign permit to construct, erect or place a wall sign is valid for 180 days from the date of issuance.

(Ord. No. 2016-19, § 25, 8-15-2016)

Sec. 30-64. Window and door signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. for window and door signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-64).

(2) *Height.* The height of a window and door sign is measured between the lowest and highest vertical extremes of the sign display.

(3) *Width.* The width of a window and door sign is measured between the right-most and left-most horizontal extremes of the sign display.

(4) *Illustration.*

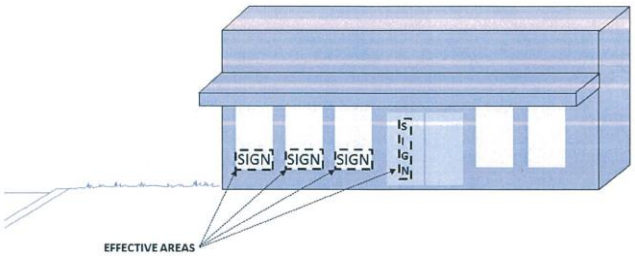


Figure 30-64

(b) *Sign requirements and regulations.*

(1) *Size.* The total area of window and door signs shall not exceed 25 percent of the total window and door area of the building elevation identified for placement of the sign.

(2) *Location.* window and door signs are limited to the ground floor of a building. Window and door signs must be affixed to the interior face of the window surface. signs affixed to the exterior face of a window or door are wall signs.

(3) *Materials.* Window and door signs include any material painted, etched, or affixed to the interior side of a window or door. Window and door signs include electronic and illuminated signs hanging within the interior space and viewable from the public street through the window or door.

(4) *Permits.* A sign permit is not required for the placement or use of window and door signs.

(Ord. No. 2016-19, § 26, 8-15-2016)

Sec. 30-65. Stake signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For stake signs, the effective area includes the entire structure on which signs are placed or mounted (see Figure 30-65).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a sign is measured from the natural ground level at the base of the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*

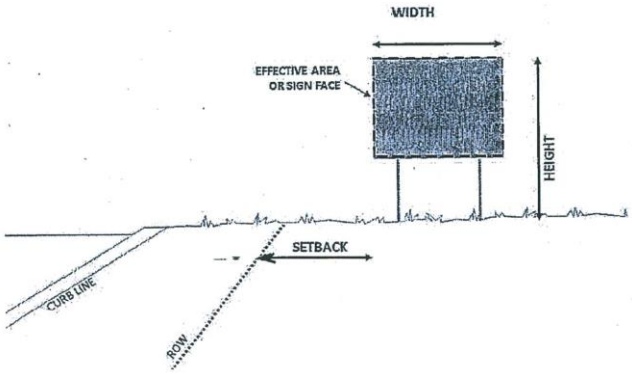


Figure 30-65

(b) *Sign requirements and regulations.*

(1) *Size.* A stake sign may not have an effective area in excess of nine square feet or a height in excess of four feet.

(2) *Location.* A stake sign may not be located within the right-of-way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage.

(3) *Materials.* Stake signs may include materials such as wood or metal stakes with a wood, plastic or metal sign face.

(4) *Number.* No more than two stake signs are allowed on a nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent premises. However, every property is allowed at least one stake sign.

(5) *Permit.* A sign permit is not required for the placement or use of a stake sign. A stake sign that advertises a particular event or happening must be removed within three days after the conclusion of the event by the owner of the premises on which it is located.

(Ord. No. 2016-19, § 27, 8-15-2016)

Sec. 30-66. Wind device signs.

(a) *Manner of measurement.*

(1) *Size.* The size of a sign is determined by its effective area. For wind device signs, the effective area includes the entire sign display area or sign face, excluding the structure on which signs are placed (see Figure 30-66).

(2) *Setback.* The setback is measured perpendicularly from the curbline to the closest point of the sign.

(3) *Height.* The height of a wind device sign is measured from the natural ground level below the sign to the highest point of the sign.

(4) *Width.* The width of a sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.

(5) *Illustrations.*



Figure 30-66

(b) *Banner signs.* Banner signs are a type of wind device sign and include pennant signs. The following regulations apply to banner signs:

(1) *Size.* A banner sign may not project above the roofline or parapet walls of a building. Banner signs may not extend to a greater height than the maximum height of the building on the premises. Banner signs on vacant premises may not exceed ten feet in height.

(2) *Location.* Banner signs may not extend beyond the property lines of the premises where located or over any public highway, street or sidewalk.

(3) *Materials.* A banner sign must be constructed of weather-resistant materials, be unlighted, and may not be an illuminated sign or electronic sign.

(4) *Permit.*

a. It is unlawful for any person to place, erect or make use of a banner sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more wind device signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use in 14 consecutive days in on calendar year.

(c) *Balloon signs.* Balloon signs are a type of wind device sign and the following regulations apply:

(1) *Size.* A balloon sign may not project above the roofline or parapet walls of a building. Balloon signs may not exceed or be a greater height than the maximum height of the building on the premises. Balloon signs on vacant properties may not exceed ten feet in height.

(2) *Location.* Balloon signs may not extend beyond the property lines of the premises where located, or over any public highway, street or sidewalk.

(3) *Permit.*

a. It is unlawful for any person to place, erect or make use of a balloon sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises.

b. A permit to make use of one or more balloon signs on a premises devoted to a nonresidential use may not exceed a period of use of 28 consecutive days in one calendar year or two periods of use of 14 consecutive days in one calendar year.

c. A permit is not required for up to three balloon signs less than 24 inches in diameter displayed for less than three days.

(Ord. No. 2016-19, § 28, 8-15-2016)

Sec. 30-67. Flags and flagpoles.

(a) *Flags.*

(1) *Location; applicability.* A flag sign may be located in any zoning district or use. Governmental flag signs only include: the flag of the United States of America, the flag of the state, any flag of a governmental entity, foreign or domestic, or an official or replica flag of any branch of the United States Armed Forces.

(2) *Manner of measurement.*

a. *Size.*

1. *In a nonresidential district or use.* A flag's effective area may not exceed 60 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

2. *In a residential district or use.* A flag's effective area may not exceed 40 square feet. No portion of a flag shall encroach in a minimum seven-foot-high area above the ground when displayed at the half-mast location.

b. *Type in a nonresidential district or use.* Flag signs in nonresidential zoning districts or uses may only consist of governmental flag signs or flag signs containing commercial messages which may only consist of registered or unregistered logos, trademarks, or service marks and must be located on the premises of the businesses or commercial enterprises which the signs advertise.

c. *Display in a nonresidential district or use.* All flag signs located in nonresidential zoning districts or use shall be displayed in accordance with the rules of etiquette for the display of United States of America flags contained in the United States Flag Code (4 USC 1 et seq.), including specific rules for the flag of the United States to be displayed in accordance with 4 USC 5 through 10. The state flag shall be displayed in accordance with V.T.C.A., Government Code ch. 3100. Flag signs shall not be displayed on or from roofs.

d. *Number.*

1. *In a nonresidential district or use.* No more than one flag sign per flagpole.

2. *In a residential district or use.* No more than two flag signs per flagpole.

(b) *Flagpoles.*

(1) *Height.*

a. *In a nonresidential district or use.* Freestanding flagpoles shall be no more than 50 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

b. *In a residential district or use.* Freestanding flagpoles shall be no more than 25 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level at the half-mast location.

(2) *Location.*

a. A flagpole may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle as identified in this Code and is set back a minimum of ten feet from the curb.

b. Flagpoles mounted on the walls of buildings shall not extend more than ten feet above the wall on which they are mounted and shall be no more than 35 feet in height.

c. The display of a flag, or the location and construction of the supporting flagpole shall comply with all applicable zoning ordinances, easements, and setbacks of record. Flagpoles shall not be mounted on roofs.

(3) *Construction.* Flagpoles shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the primary structure and permanently mounted.

(4) *Number.*

a. The maximum number of individual flag poles allowed within single-family residential zones or single-family residential use area is three per lot or contiguous tract of land.

b. The maximum number of individual flag poles allowed within non-single-family residential zones or non-single-family residential use area is three per contiguous tract of land.

(5) *Permits.* It is unlawful for any person to place, erect or make use of flagpoles on a premises located in a nonresidential zone or use without first securing a sign permit from the city. For buildings leased to multiple tenants, the permit applies to each leased premises. Flags mounted to a permitted flagpole do not require a permit. No permit is required for flagpoles located in a residential district or use.

(Ord. No. 2016-19, § 1, 8-15-2016)

Sec. 30-68. Electronic signs.

(a) *Permitted sign type; criteria.* Electronic signs, as defined herein, are only allowed as freestanding monument (on-premises use only) signs and do not qualify for any other sign type, using the following criteria:

(1) *Size in a nonresidential district or nonresidential use (including vacant use).* The electronic portion of a freestanding monument sign may not exceed two-thirds of the total effective area and in no case may exceed the total effective area as allowed for monument signs.

(2) *Location.* An electronic sign may be placed adjacent to the public right-of-way, but not within the public right-of-way, provided it does not encroach on the sight visibility triangle as identified in other ordinances and is setback a minimum of 20 feet from the curb.

(3) *Maintenance.* Electronic sign lighting must be maintained. When more than one-fourth of the total electronic sign area is not properly functioning, the entire electronic sign must be turned off until the electronic sign can be repaired.

(4) *Number in a nonresidential district or nonresidential use.* The total number of allowed monument signs with an electronic sign component is the same as the total number of monument signs allowed.

(5) *Illumination level.* No automatic changeable copy sign shall exceed a brightness level of 0.3 footcandle above ambient light as measured using a footcandle (Lux) meter at a pre-set distance in accordance with the following procedure:

a. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.

b. The light meter shall be held five feet above the finished grade in front of the sign.

c. The meter shall be aimed toward the center of the automatic changeable copy sign.

d. From the same location, a second reading shall be recorded while the sign is on and not blocked.

(6) *Compliance.* If the difference between the measurements is 0.3 footcandle or less, the brightness is properly adjusted; otherwise, the brightness must be adjusted to comply with the brightness adjustment standard set forth above.

(7) *Measuring.* The measurement distance shall be determined as shown in Table 30-68, which is derived and generalized from the formula shown for 180 square feet in the table; (the square root of) (the automatic changeable copy area times 100):

Table 30-68. Distances from Which to Measure the Brightness of On-Premises Automatic Changeable Copy Graphics

Area of Automatic Changeable Copy in Square Feet	*Measurement Distance in Linear Feet*
10	32
20	45
30	55
40	63
50	71
60	77
70	84
80	89
90	95
100	100
120	110
140	118
160	126
180*	134
200	141
220	148
240	155
260	161
280	167
300	173
350	187
400	200
450	212
500	224

550	234
600	245
650 and greater	254

*180 x 100 = 18,000; √18,000 = 134

(8) *Image timing.* The electronic image on an electronic sign must remain constant for a minimum time period of 15 seconds at those locations that do not have frontage on State Highway 288 or State Highway 6 and a minimum time period of seven seconds for those locations that have frontage on State Highway 288 or State Highway 6.

(b) *Permit.* It is unlawful for any person to place, erect or make use of an electronic sign on a premises devoted to a nonresidential use without having first secured a sign permit from the city. For locations leased to multiple tenants, the permit applies to each leased premises. Electronic signs are not allowed in residential districts and are not allowed on a premises either vacant or containing a residential use.

(Ord. No. 2016-19, § 30, 8-15-2016)

Sec. 30-69. Abandoned on-premises signs.

(a) Except as otherwise provided in this article, an on-premises sign must be removed on the first anniversary of the date the business, person, entity, organization, or other matter advertised or identified in the sign ceases to operate or be located on the premises where the sign is located.

(b) Except as otherwise provided in this article, if the premises containing an on-premises sign are leased, then the sign must be removed on the second anniversary after the date the most recent tenant ceases to operate on the premises.

(c) This section also applies to nonconforming signs. A nonconforming sign that is required to be removed under this section loses its nonconforming status.

(Ord. No. 2016-19, § 31, 8-15-2016)

Sec. 30-70. All signs; building codes and other laws.

Except as otherwise provided herein for nonconforming signs, each sign of any type shall comply with all applicable building codes and other applicable ordinances and laws of any nature. The building official or his assigns shall be designated as the person responsible for interpretation and execution of all regulations contained in this article.

(Ord. No. 2016-19, § 32, 8-15-2016)

Secs. 30-71—30-98. Reserved.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING CHAPTER 30 "SIGNS" OF THE IOWA COLONY CITY CODE TO EXPAND THE REQUIREMENTS FOR SUBDIVISION MONUMENT SIGNAGE; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public and to protect the public from injury that may be caused by the unregulated construction of signs.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Iowa Colony City Code "Chapter 30 "Signs", Article III. "Regulations" is hereby amended as follows:

Sec. 30-62. - Freestanding signs.

(b)Monument signs. Except as otherwise provided in this section, monument signs must comply with the following requirements:

(6) *Additional regulations.*

b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.

1. (1) *Size.* The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

AMENDING TABLE AS FOLLOWS:

Nonresidential Zoning District Monuments Regulations:

Requirements	~~*Residential Zoning District or Residential Use*~~	*Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6*	Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288
Maximum effective area (sq. ft.)	~~36~~	60	96
Maximum height (ft.)	~~4~~	6	8
Minimum setback (ft.)	~~3~~	0	0
Number per feet of frontage	~~1/500~~	1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

ADDING TABLE AS FOLLOWS:

Residential Zoning District Monuments Regulations:

Requirements	*Residential Zoning District or Residential Use with Frontage on SH 288*	*Residential Zoning District or Residential Use with Frontage on SH 6, Major Thoroughfare or Major Collector*	*Residential Zoning District or Residential Use (all others roadways)*
Maximum effective area (sq. ft.)	150	100	36
Maximum height (ft.)	16	10	4
Minimum setback (ft.)	3	3	3
Number per feet of frontage	1/500	1/500	1/500

SECTION 2. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 26TH DAY OF JANUARY 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF FEBRUARY 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 1/16/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Ordinance

Budgeted? N/A (no cost) Cost: 0

If budgeted, identify account:

Short Description:

Consideration and Possible Action to Amend Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings.

Explanation/Justification Details:

Approve an ordinance amending Section 3.5.3.1 of the Unified Development Code to clarify and consolidate setback standards for commercial, retail, office, and industrial buildings.

The proposed amendments remove the requirements for build to line to allow for flexibility in commercial development. Building setbacks shall remain. By clearly distinguishing setback standards by use type and reaffirming the UDC's precedence, the amendment supports orderly development and consistent enforcement.

Recommendation:
Approve amendments to the UDC Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings as recommended.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

Sec. 3.5.3.1. Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings.

The City of Iowa Colony Unified Development Code is a part of the Iowa Colony zoning ordinance, subdivision ordinance, and building codes. Other parts of those ordinances currently indicate minimum building setbacks. Over time, those other regulations will be incorporated into the Unified Development Code. Until the incorporation is complete, there may be conflicts between regulations for the same condition in the Unified Development Code and in those other sources. In the case of conflict between a regulation in the Unified Development Code and a regulation for the same condition in other parts of the zoning ordinance, subdivision ordinance, or building codes, the regulation expressed in the Unified Development Code shall prevail and supersede all other regulations, but only to the extent necessary to resolve the conflict. Regulations for building setbacks for nonresidential zoning districts and nonresidential uses are as follows:

(a) *Front building setback for commercial/retail/office use buildings.* To encourage both pedestrian and vehicular building access, depending on the type of street frontage, the front wall of a building shall be located at or behind the building setback line per the zoning ordinance.

(b) *Front building setback for industrial use buildings.* All industrial use buildings, regardless of the type of street frontage, shall be set back a minimum 50 feet from the front property line but may be more than 50 feet if the owner can provide evidence satisfactory to the city that a deeper setback is required for public safety.

Sec. 3.5.3.1. Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings.

The City of Iowa Colony Unified Development Code is a part of the Iowa Colony zoning ordinance, subdivision ordinance, and building codes. Other parts of those ordinances currently indicate minimum building setbacks. Over time, those other regulations will be incorporated into the Unified Development Code. Until the incorporation is complete, there may be conflicts between regulations for the same condition in the Unified Development Code and in those other sources. In the case of conflict between a regulation in the Unified Development Code and a regulation for the same condition in other parts of the zoning ordinance, subdivision ordinance, or building codes, the regulation expressed in the Unified Development Code shall prevail and supersede all other regulations, but only to the extent necessary to resolve the conflict. Regulations for building setbacks for nonresidential zoning districts and nonresidential uses are as follows:

(a) *Front building setback for commercial/retail/office use buildings.* To encourage both pedestrian and vehicular building access, depending on the type of street frontage, the front wall of a building shall be located at or behind the building setback line per the zoning ordinance.

(b) *Front building setback for industrial use buildings.* All industrial use buildings, regardless of the type of street frontage, shall be set back a minimum 50 feet from the front property line but may be more than 50 feet if the owner can provide evidence satisfactory to the city that a deeper setback is required for public safety.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE SECTION 3.5.3.1. – SETBACK, DRIVEWAYS, SIDEWALKS, AND PARKING FOR COMMERCIAL/RETAIL/OFFICE/INDUSTRIAL USE BUILDINGS; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public and to protect the public from hazards and conflicts that may be caused by inadequate or uncoordinated setbacks, driveways, sidewalks, and parking associated with commercial, retail, office, and industrial use buildings.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Iowa Colony Code of Ordinance, Appendix B – Unified Development Code, Sec. 3.5.3.1. - Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings are hereby amended as follows:

Sec. 3.5.3.1. - Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings.

DELETING LANGUAGE AS FOLLOWS:

(a) the language in the sentence starting with "one of only three locations relative to the distance from the front property line, that property line that provides both legal and physical vehicular access to the property," and all text, thereafter, including subsections (1) through (7).

AMENDING TO READ AS FOLLOWS:

(a) Front building setback for commercial/retail/office use buildings. To encourage both pedestrian and vehicular building access, depending on the type of street frontage, the front wall of a building shall be located at or behind the building setback line per the zoning ordinance.

AMENDING TO READ AS FOLLOWS:

(b) Front building setback for industrial use buildings. All industrial use buildings, regardless of the type of street frontage, shall be set back a minimum 50 feet from the front property line but may be more than 50 feet if the owner can provide evidence satisfactory to the city that a deeper setback is required for public safety.

SECTION 2. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 26TH DAY OF JANUARY 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF FEBRUARY 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 1/16/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Ordinance

Budgeted? N/A (no cost) Cost: 0

If budgeted, identify account:

Short Description:

Consideration for the amendment to the UDC for revision to Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses.

Explanation/Justification Details:

The current standard requires 65 percent transparent material on exterior façades of commercial, retail, and office buildings facing a public street, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance public safety, visibility, and visual engagement, allowing law enforcement and the public to observe interior conditions.
Staff has received repeated variances for transparency adjustments.

During a joint workshop between Council and P&Z members, it was recommended to grant staff certain administrative discretion for minor deviations due to function or architectural constraint.

Transparency requirements shall be tailored by use type, with limited administrative discretion to address site-specific conditions while maintaining the intent of visibility and safety.

Recommendation:
Approve amendments to the UDC for the revision to Sec.3.5.3.12.(b), transparency.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

Sec. 3.5.3.12. Storefronts.

The primary purpose of a storefront is to display merchandise or market services to the public, both pedestrian and vehicular. Modern storefronts often consist of simple metal tubing and glass. Storefronts shall either align with the building wall or be slightly inset behind the building wall but not project from the building wall into the pedestrian space.

(a) *Primary entrance treatment.* Each building shall have at least one visually identifiable building entrance on the facing street side. Additional building entrances are possible but all other building entrances shall be visually secondary to the primary building entrance. The primary building entrance shall have unique ornamentation and/or be larger in area than any other building entrance visible from a public street. Multiple tenants in the same building that are located adjacent to the exterior street facing wall may have individual tenant entrances. However, unless all building tenants have exterior entrances, the primary building entrance shall be visually identifiable.

(b) *Transparency.* Each exterior wall of a non-residential building facing a public street must contain a minimum percentage of transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance **public safety, visibility, and visual engagement**, allowing law enforcement and the public to observe interior conditions.

(1) Retail/Commercial Uses:

- Minimum 65 percent transparency on street-facing façades.
- Administrative discretion of ±15 percent may be granted by staff for minor deviations due to functional or architectural constraints.

(2) Institutional Uses (schools, daycares, hospitals, civic buildings):

- Target 40 percent transparency on street-facing façades.
- Administrative discretion of ±15 percent to balance security, safety, and operational needs.

(3) Office and Light Industrial Uses:

- Target 50 percent transparency on street-facing façades.
- Administrative discretion of ±10 percent based on building program and layout.

(4) Corner Lots and Secondary / Side Façades

- Where façades face side streets, service drives, or are operationally constrained, transparency may be reduced by up to 50 percent, subject to staff determination.

(c) *Canopies/overhang.* All glass display areas and entrances shall have an overhead canopy or permanent overhang at least four feet projecting from the building wall and extending at least the entire length of the display area or entrance. Building entrances inset at least four feet into the building from the exterior wall plane do not require a canopy or overhang.

(d) *Street furniture.* All new buildings and all new additions with a new primary building entrance shall provide at least one two-person metal bench, at least one metal litter container, and at least one two-bike, two-point-of-contact metal bicycle rack, all located within 25 feet of the primary building entrance. These items must comply with any details in the engineering design criteria manual.

Sec. 3.5.3.12. Storefronts.

The primary purpose of a storefront is to display merchandise or market services to the public, both pedestrian and vehicular. Modern storefronts often consist of simple metal tubing and glass. Storefronts shall either align with the building wall or be slightly inset behind the building wall but not project from the building wall into the pedestrian space.

(a) *Primary entrance treatment.* Each building shall have at least one visually identifiable building entrance on the facing street side. Additional building entrances are possible but all other building entrances shall be visually secondary to the primary building entrance. The primary building entrance shall have unique ornamentation and/or be larger in area than any other building entrance visible from a public street. Multiple tenants in the same building that are located adjacent to the exterior street facing wall may have individual tenant entrances. However, unless all building tenants have exterior entrances, the primary building entrance shall be visually identifiable.

(b) *Transparency.* Each exterior wall of a non-residential building facing a public street must contain a minimum percentage of transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance **public safety, visibility, and visual engagement**, allowing law enforcement and the public to observe interior conditions.

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- Administrative discretion of ±10 percent based on building program and layout.

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE SECTION 3.5.3.12. STOREFRONTS; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public and to protect the public from hazards and conflicts that may be caused by storefronts that are not properly aligned with the building wall or that encroach into pedestrian space.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Iowa Colony Code of Ordinance, Appendix B – Unified Development Code, Sec. 3.5.3.12. – Storefronts are hereby amended as follows:

Sec. 3.5.3.12. - Storefronts.

AMENDING TO READ AS FOLLOWS:

(b) Transparency. Each exterior wall of a non-residential building facing a public street must contain a minimum percentage of transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance public safety, visibility, and visual engagement, allowing law enforcement and the public to observe interior conditions.

(1) Retail/Commercial Uses:
- Minimum 65 percent transparency on street-facing façades.
- Administrative discretion of ±15 percent may be granted by staff for minor deviations due to functional or architectural constraints.

(2) Institutional Uses (schools, daycares, hospitals, civic buildings):
- Target 40 percent transparency on street-facing façades.
- Administrative discretion of ±15 percent to balance security, safety, and operational needs.

(3) Office and Light Industrial Uses:
- Target 50 percent transparency on street-facing façades.
- Administrative discretion of ±10 percent based on building program and layout.

(4) Corner Lots and Secondary / Side Façades. Where façades face side streets, service drives, or are operationally constrained, transparency may be reduced by up to 50 percent, subject to staff determination.

SECTION 2. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 26TH DAY OF JANUARY 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF FEBRUARY 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 01/16/2026

Department Making Request: 30 - Public Works

Person Making Request: Jeremy Franks

Item Type: Contract

Budgeted? YES Cost:

If budgeted, identify account:

Short Description:

Approve the award of the Solid Waste Collection Services contract, pursuant to the City's Request for Proposals (RFP), to Best Trash Service and authorize the City Manager to negotiate and execute the contract and related documents.

Explanation/Justification Details:

The City issued a Request for Proposals for solid waste collection services to ensure reliable, cost-effective, and compliant residential waste and recycling services. Proposals were received and evaluated in accordance with the criteria outlined in the RFP, including service approach, experience, operational capacity, customer service, and cost. Following review and evaluation, Best Trash Service was determined to be the most responsive and responsible proposer.

Best Trash Service demonstrated the ability to meet or exceed the City's service requirements, provided competitive pricing, and has a proven track record of solid waste collection services for municipalities of similar size.

Staff recommends awarding the contract to Best Trash Service for a 5-year contract with (2) one year extension is in the best interest of the City and its residents.
Attachments: Proposal Evaluation Summary, RFP and Contract with Best Trash Service

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

JOINT CONTRACT FOR ELECTION SERVICES

THIS CONTRACT (this "Agreement") is made effective as of the Effective Date (as defined below) by and between the CITY OF IOWA COLONY, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and the County Clerk of Brazoria County, Texas, hereinafter referred to as "County," and by authority of Section 31.092(a), Texas Election Code, and Chapter 791, Texas Local Government Code, for the conduct and supervision of the Political Subdivision's election to be held on MAY 2, 2026. Political Subdivision and the County may be referred to individually as a "Party" and collectively as "the Parties."

This contract is made by and between the CITY OF IOWA COLONY, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and the County Election Officer of Brazoria County, defined by statute as the County Clerk through the authority outlined in Texas Election Code §§31.091 and 31.092. The purpose of this contract is for the performance of election services as authorized by statute. This contract shall serve as the general contract for each election for which the Political Subdivision requests the assistance of the County Clerk. Provisions specific to each particular election will be included as an attachment to the original contract. Political Subdivision and County Clerk may be referred to individually as "Party" or collectively as "Parties."

RECITALS

The County Clerk has care, custody, and control over the electronic voting system, the Hart InterCivic Verity Voting System (Version 2.7.2), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Political Subdivision desires to use the electronic voting system to compensate the County Clerk for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and this Agreement. The County Clerk shall coordinate, supervise, and handle all aspects of administering the Joint Election as this Agreement provides. Political Subdivision agrees to pay the County Clerk for equipment, supplies, services, and administrative costs as provided in this Agreement. The County Clerk shall serve as the administrator for the Joint Election; however, the Political Subdivision shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The County Clerk shall provide advisory services in connection with decisions to be made and measures to be taken by the officers of the Political Subdivision.

It is understood that other political subdivisions may wish to participate in the use of the electronic voting system and polling places, and it is agreed that the County Clerk may enter into other joint election agreements and contracts for election services for those purposes on terms and conditions outlined in the Election Code. Political Subdivision agrees that the County Clerk may enter into joint election agreements with other political subdivisions that may have territory located partially or wholly within the boundaries of Political Subdivision, and, in such a case, all parties sharing common territory shall share a joint ballot on the electronic voting system at the applicable polling places. In such cases, total costs shall be divided among the participants.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Political Subdivision shall prepare, adopt, and publish all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code or Political Subdivision's governing body, charter, or ordinances. Regarding publications, the County Clerk will publish the "Notice of Test of Automatic Tabulating Equipment." If a Political Subdivision holds any Special Election, it will have to publish its own "Notice of Election" to meet additional requirements.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide the County Clerk's Election Department with a copy of its election orders and notices.

III. STATUTORY COMPLIANCE

Political subdivisions shall follow all applicable State and Federal laws related to elections, including, but not limited to, Section 52.072 of the Election Code, which states in part, "A proposition shall be printed on the ballot in the form of a single statement."
Failure to do so may prohibit the political subdivision's participation in a Joint Election.

IV. VOTING LOCATIONS

The County Clerk's Election Office shall select and arrange for the use of, and pay for, all election-day voting locations. Voting locations will, whenever possible, be the usual voting locations for each election precinct in County elections. The proposed voting locations will be provided once the final candidate filing deadline has been met and will be listed in Attachment "A." If a voting location is unavailable, the Elections Department will arrange an alternate location with the Political Subdivision's approval. The Elections Department shall notify the Political Subdivision of any changes from the locations listed in Attachment "A."

If polling places for the joint election in Attachment "A" are different from the polling place(s) used by Political Subdivision in its most recent election, Political Subdivision agrees to post a notice no later than the date of the election described in Attachment "A," at the entrance to any previous polling places in the jurisdiction, stating that the polling location has changed, and displaying the political subdivision's polling place name(s) and address(s) in effect for the election described in Attachment "A." Any voting location changes from those used in the most recent COUNTYWIDE JOINT election will be posted by the County Clerk's Election Office.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Brazoria County Commissioners Court shall appoint the presiding judge and alternate judge for each polling location per Chapter 32 of the Texas Election Code. If an emergency appointment is necessary, the appointment shall be made in accordance with Election Code §32.007, which authorizes the presiding officer of the Brazoria County Commissioners Court to make an emergency appointment. Should that officer not be available, the County Clerk's office shall make emergency appointments of election officials. Upon the County Clerk's request, the Political Subdivision agrees to assist in recruiting bilingual polling place officials (fluent in English and Spanish).

The County's Elections Department shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code. It will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The County Clerk shall arrange for the training and compensation of all election judges and clerks. The Elections Department shall set the date, time, and place for the presiding election judge to pick up their election supplies. Each presiding election judge will receive a letter from the Elections Department notifying them of their appointment, the training time and location, and the number of election clerks they may appoint.

Each election judge will receive compensation at an hourly rate of $14.00. Each election clerk will receive compensation at an hourly rate of $12.00. The election judge will receive an additional $25.00 for picking up the election supplies before Election Day and returning the supplies and equipment to the central counting station after the polls close. All judges and clerks who attend training will be compensated at an hourly rate of $8.00.

All Parties agree that, at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are temporary part-time employees, subject only to the benefits available to such employees.

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The County Clerk Elections Department shall arrange for all election supplies and voting equipment, including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs, and other materials used by the election judges at the voting locations. At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The County Clerk Elections Department shall provide the necessary voter registration information, instructions, and other information to enable election judges at voting locations with more than one ballot style to conduct a proper election. If special maps are needed for a particular Political Subdivision, the County Clerk's Election Department will order the maps and pass that charge on to that specific Political Subdivision.

Political Subdivision shall furnish the County Clerk a list of candidates and propositions showing the order and the exact manner in which the candidate names and proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). THE POLITICAL SUBDIVISION SHALL PROVIDE A COPY OF EACH CANDIDATE'S APPLICATION TO THE COUNTY CLERK'S ELECTIONS OFFICE. This list shall be delivered to the County Clerk Elections Department as soon as possible after each participating authority has determined ballot positions. Each participating authority shall proofread and approve the ballot on that authority's candidates and propositions. If any errors or changes are discovered after the Logic and Accuracy test has been conducted and ballots prepared, then the Political Subdivision will be responsible for all costs.

VII. EARLY VOTING

The Parties agree to conduct joint early Voting and appoint the County Clerk as the Early Voting Clerk per Sections 31.097 and 271.006 of the Texas Election Code. Political Subdivision agrees to appoint the County Clerk's permanent county employees as deputy early voting clerks. The Parties further agree that each Early Voting Location will have an "Officer in Charge" who will receive compensation at an hourly rate of $14.00. The clerks at each location will receive compensation at an hourly rate of $12.00. Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the County Clerk shall receive applications for early voting ballots to be voted by mail in accordance with Chapter 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Political Subdivision shall be forwarded immediately by fax or courier to the Elections Department for processing.

The Early Voting Clerk will post a copy of the daily early voting report on the county election website and a cumulative final early voting report following the election. We shall provide the Political Subdivision with the reports with written advance notice.

VIII. EARLY VOTING BALLOT BOARD

The County Clerk shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. With the assistance of the County Clerk Elections Department, the Presiding Judge shall appoint three or more additional members to constitute the EVBB. The County Clerk Elections Department shall determine the number of EVBB members required to efficiently process early voting ballots.

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

The County shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the Texas Election Code and this Agreement.

The participating authorities hereby, in accordance with Sections 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Lisa Mujica
Alternate Counting Station Manager:	Brandy Pena
Tabulation Supervisor:	Krystal Alegria
Alternate Tabulation Supervisor:	Johnathan Escamilla
Presiding Judge:	Dottie Cornett
Alternate Presiding Judge:	Tamara Poenitzsch

After all precincts have been counted, the County Clerk's Elections Department will prepare the unofficial canvass reports. It will deliver a copy of the unofficial canvass to the Political Subdivision as soon as possible after all returns have been tabulated. All participating authorities shall be responsible for the official canvass of their respective elections.

The County Clerk Elections Department shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless the Secretary of State grants a waiver. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

The County Clerk Elections Department shall electronically submit all Cities' precinct-by-precinct returns to the Texas Secretary of State's Office.

The County Clerk Elections Department shall post all election night results to the County website on election night. https://www.brazoriacountyclerktx.gov.

X. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Parties agree to share the costs of administering the Joint Election. Unless specifically stated otherwise, allocation of costs is mutually agreed to be shared. The County participates in "Vote Centers"; therefore, all political subdivisions can vote at any location.

It is agreed that the standard rental rate charged for the County's voting equipment used on Election Day shall be calculated per polling location and among the participants utilizing each polling location. (See "Exhibit 1" for rental rates.) The total cost will be calculated and multiplied by the Political Subdivision percentage of registered voters, or a minimum of $2500.00; for those with a lesser amount, additional costs will be itemized and billed.

Costs for Early Voting by Personal Appearance will also be charged with the same formula as Election Day. Those political subdivisions with a percentage of registered voters less than $2500.00 will have a minimum of $2500.00 for the early voting period.

The political subdivision conducting a runoff shall be responsible for all associated costs.

XI. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Political Subdivision may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code, or should it be later ruled that the election is not needed. Political Subdivision is fully liable for any expenses incurred by the County Clerk on behalf of the Political Subdivision. Any monies deposited with the County by the withdrawing authority shall be refunded minus the aforementioned expenses.

XII. RECORDS OF THE ELECTION

The County Clerk is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to election records shall be available to each participating authority and the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the County Clerk or an alternate facility used to keep county records. The County Clerk Elections Department shall ensure that records are maintained in an orderly manner so they are identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the County Clerk shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the County Clerk any notice of pending election contest, investigation, litigation, or open records request that may be filed with the participating authority.

XIII. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. Political Subdivision agrees that any recount shall take place at the offices of the County Clerk and that the County Clerk shall serve as Recount Supervisor, and the Political Subdivision's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The County Clerk Elections Department agrees to provide advisory services to the Political Subdivision as necessary to conduct a proper recount, and the cost of the recount depends on the size of the election and the number of precincts to be recounted.

XIV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the election equipment and voting places; it is agreed that the County Clerk may contract with such other districts or political subdivisions for such purposes and that in such event, there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.

2. The County Clerk shall file copies of this document with the County Treasurer and the County Auditor in accordance with Section 31.099 of the Texas Election Code.

3. In the event that legal action is filed contesting the Political Subdivision's election under Title 14 of the Texas Election Code, Political Subdivision shall choose and provide, at its own expense, legal counsel for the County, the County Clerk, and additional election personnel as necessary.

4. Nothing in this contract prevents any party from taking appropriate legal action against any other party and other election personnel for a breach of this contract or a violation of the Texas Election Code; however, any action taken is subject to any immunity provided by statute or common law to governmental entities. For purposes of this contract, the County Clerk's office acts as a governmental entity covered by any immunity available to Brazoria County.

5. The parties agree that under the Constitution and laws of the State of Texas, neither Brazoria County nor Political Subdivision can enter into an agreement whereby either Party agrees to indemnify or hold harmless another party; therefore, all references of any kind, if any, to indemnifying or holding or saving harmless for any reason are hereby deleted.

6. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Brazoria County, Texas.

7. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

8. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and other entities with local jurisdiction.

9. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.

10. Any amendments to this Agreement shall be of no effect unless in writing and signed by all parties.

11. **Authorization of Agreement**. This Agreement has been approved and authorized by the governing body of the Political Subdivision.

12. **Purpose, Terms, Rights, and Duties of the Parties**. The purpose, terms, rights, and duties of the Parties shall be as outlined in this Agreement.

13. **Payments from Current Revenues**. Each Party paying for the performance of governmental functions or services must make those payments from current revenues available to that paying Party.

14. **Fair Compensation**. The Parties acknowledge and agree that each payment contemplated by this Agreement fairly compensates the performing Party.

15. **Termination**. At any time and for any reason, either Party may terminate this Agreement by providing forty-five (45) days' written Notice of termination to the other Party.

16. **Funding**. The Parties understand and acknowledge that the funding of this Agreement is contained in each Party's annual budget and is subject to the approval of each Party in each fiscal year. The Parties further agree that should the governing body of any Party fail to approve a budget that includes sufficient funds for the continuation of this Agreement, or should the governing body of any Party fail to certify funds for any reason, then and upon the occurrence of such event, this Agreement shall automatically terminate as to that Party and that Party shall then have no further obligation to the other Party. When the funds budgeted or certified during any fiscal year by a Party to discharge its obligations under this Agreement are expended, the other Party's ***sole and exclusive remedy*** shall be to terminate this Agreement.

17. **No Joint Enterprise**. The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.

18. **Public Information**. This Agreement is public information. To the extent, if any, that any provision of this Agreement conflicts with Texas Government Code Chapter 552, et seq., as

amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

19. **No Third-Party Beneficiaries**. This Agreement is entered solely by and between and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.

20. **No Personal Liability**. Nothing in this Agreement shall be construed as creating any personal liability on the part of any employee, officer, or agent of any Party to this Agreement.

21. Nothing in this Agreement requires the Political Subdivision or County to incur debt, assess or collect funds, or create a sinking fund.

22. **Sovereign Immunity Acknowledged and Retained**. **THE PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT NO PROVISION OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER BY ANY PARTY OF ANY IMMUNITY FROM SUIT OR LIABILITY THAT A PARTY MAY HAVE BY OPERATION OF LAW. THE CITY AND THE COUNTY RETAIN ALL GOVERNMENTAL IMMUNITIES**.

XV. COST ESTIMATES AND DEPOSIT OF FUNDS

It is estimated that the Political Subdivision's obligation under the terms of this Agreement shall be DETERMINED AFTER THE ELECTION. Political Subdivision agrees to pay the County a $2,500.00 deposit. This Deposit shall be paid to the County within 10 business days after the final candidate filing deadline. The final candidate filing deadline is February 13, 2026. Therefore, the Deposit is due by February 23, 2026.

The exact amount of the Political Subdivision's obligation under the terms of this Agreement shall be calculated after the election on MAY 2, 2026. If the amount of the Political Subdivision's obligation exceeds the amount deposited, the Political Subdivision shall pay the County the balance due within forty-five (45) days after receipt of the final invoice from the County's Election Department. However, if the amount of the Political Subdivision's obligation is less than the amount deposited, the County shall refund the excess amount paid to the Political Subdivision within forty-five (45) days after the final costs are calculated.

IN TESTIMONY HEREOF, this Agreement, its multiple originals all of equal force, has been executed on behalf of the parties.

(1) On the _____ day of _____, 2026, been executed on behalf of the County Clerk by the County Clerk pursuant to the Texas Election Code;

(2) On the _____ day of _____, 2026, has been executed on behalf of the Political Subdivision by its Mayor or authorized representative, pursuant to an action of the Political Subdivision.

BRAZORIA COUNTY, COUNTY CLERK by

_____
Joyce Hudman, County Clerk

ATTEST: CITY OF IOWA COLONY, TEXAS

_____ By _____
Presiding Officer or Authorized Representative
CITY OF IOWA COLONY

RATE SHEETS FOR BRAZORIA COUNTY ELECTIONS:

MAY (COUNTYWIDE JOINT)

EQUIPMENT RENTAL

CONTROLLER …… $350.00 each
SCANNER UNIT (additional 2023) ..…….. $425.00 each
ACCESS WITH TOUCH UNIT (DOU) ……... $375.00 each
TOUCH UNITS ……. $325.00 each
POLLPADS …… $50.00 each
MI-FI/ HOTSPOT ……..… $50.00 each
This is not a daily charge. This price is for the entire election, even if it is for 12 days of voting.

OTHER CHARGES

Programming (increase 2023) …… $450.00
Tabulating…… $45.00
Equipment Delivery and Pickup
Truck Rental (per delivery location) ……. …… $50.00
Labor (Per delivery location) …… $100.00
Supply tubs EV-ED (see attached list for contents) ……... $75.00
Mail Ballots will be billed per entity kit, including postage… Domestic…$2.18…Overseas…$2.76
Publications will be divided equally if done by county…… ……..
Technical field support mileage will be divided equally…….
Ballot Paper size 8.5 x 11……25 cents per sheet
Ballot Paper size 8.5 x 14……28 cents per sheet

Workers-Judges $14.00 per hour -Overtime rate $21.00 per hour
Clerks $12.00 per hour- Overtime rate $18.00 per hour

ELECTION DAY (increase 2026)

For Election Day, we will calculate the cost for each location (see Exhibit ‘A2”). The total cost for Election Day will then be calculated based on the percentage of registered voters in each political subdivision. For all political subdivisions in Brazoria County with fewer than 6000 registered voters, the charges will be a minimum of $2500.00 for Election Day.

EARLY VOTING (increase 2026) (11 Main Locations)

For Early Voting, we also calculate worksheets for each of the 10-11 early voting locations. Once we have the total cost for all locations, we use a spreadsheet to divide the cost among all political subdivisions based on each subdivision's percentage of registered voters. Since we have both large and small cities in our county, the minimum charge for early voting will be $ 2,500.00.

OVERTIME

We keep a record of our overtime for the election, and our staff gets paid overtime for time outside regular business hours. The cost will be divided equally when the final bills are sent.

RATE SHEETS FOR BRAZORIA COUNTY ELECTIONS:

NOVEMBER (COUNTYWIDE JOINT)

For the November Elections, the Election Day and Early Voting charges are the same as the countywide joint in May. If the only political subdivisions at a location are Brazoria County and one entity, the total cost will be calculated based on the entity's percentage of registered voters.

The cost of runoff elections will be the responsibility of the entity conducting the runoff.

Additional Early Voting Locations requested will be billed separately to the requester.

Any errors or changes related to a Political Subdivision oversight, and any that result in reprogramming the entirety of the election, will be charged a reprogramming fee of $5,000.00.

NOTICE OF EARLY VOTING AT BRANCH POLLING PLACES

Early voting by personal appearance will be conducted at the following locations:

Angleton (Main) .....East Annex, 1524 E Mulberry
Alvin .....Alvin Library, 105 S Gordon
Brazoria .....Brazoria Library, 620 S Brooks
Freeport .....Freeport Library, 410 Brazosport Blvd
Lake Jackson.....Doris Williams Civic Center, 333 Hwy 332 East
Manvel .....Keith Traylor Criminal Justice Center, 6605 North Masters
Pearland East .....Tom Reid Library, 3522 Liberty Dr
Pearland West.....West Pearland Community Center, 2150 Countryplace Pkwy
Shadow Creek .....West Pearland Library, 11801 Shadow Creek Pkwy
Sweeny.....Sweeny Community Center, 205 W Ashley Wilson Rd
West Columbia.....Precinct 4 Building #2, 121 N 10th St

DATES AND HOURS:

April 20 ……8 AM- 5 PM
April 21 .. (Closed San Jacinto Day)
April 22-25.....8 AM – 5 PM
April 27-28.....8 AM – 5 PM

Jorge Idelman

Early Voting Clerk

AVISO DE VOTACIÓN ADELANTADA EN LOS SITIOS DE VOTACIÓN AUXILIARES

La votación adelantada en persona se llevará a cabo en los siguientes sitios de esta manera:

Angleton (Ubicación Principal).....East Annex, 1524 E Mulberry
Alvin .....Alvin Library, 105 S Gordon
Brazoria .....Brazoria Library, 620 S Brooks
Freeport .....Freeport Library, 410 Brazosport Blvd
Lake Jackson .....Doris Williams Civic Center, 333 Hwy 332 East
Manvel .....Keith Traylor Criminal Justice Center, 6605 North Masters
Pearland Este .....Tom Reid Library, 3522 Liberty Dr
Pearland Oeste .....West Pearland Community Center, 2150 Countryplace Pkwy
Shadow Creek .....West Pearland Library, 11801 Shadow Creek Pkwy
Sweeny .....Sweeny Community Center, 205 W Ashley Wilson Rd
West Columbia .....Precinct 4 Building #2, 121 N 10th St

FECHAS Y HORAS

20 de abril ……8 AM – 5 PM
21 de abril (cerrado día de San Jacinto)
22-25 de abril .....8 AM – 5 PM
27-28 de abril .....8 AM – 5 PM

Jorge Idelman

Secretaría de la Votación Adelantada

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CALLING THE 2026 ANNUAL GENERAL ELECTION OF CITY OFFICERS; AND PROVIDING FOR POLLING PLACES, ELECTORS, OFFICERS, EARLY VOTING, A JOINT ELECTION AGREEMENT, AND RELATED PROVISIONS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. Annual General Election Called

A general election shall be held throughout the City of Iowa Colony, Texas, on the **first** Saturday in **May 2026**, which is the **2nd day of May 2026**, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing persons to the following offices of the City for a **two-year term: Councilmember Position 1, Councilmember Position 2, and Councilmember Position 3.**

SECTION 2. Municipal Election Precinct and Polling Place

For the purpose of the election called and ordered by this resolution, the polling places for the City of Iowa Colony, Texas, shall be all of the county-wide vote centers listed in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 3. Electors

Every person eligible to vote under the provisions of Chapter 11 of Title 2 of the Texas Election Code who is a resident of the City of Iowa Colony, Texas and who is duly registered to vote in this election shall be entitled to vote in this election.

SECTION 4. Officers of Election and Compensation Thereof

The appointments, compensation, and duties of all election officers and personnel shall be as provided in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 5. Early Voting

a. The Early Voting Clerk is hereby authorized to conduct early voting by personal appearance beginning on the **twelfth (12th)** day preceding and ending on the **fourth (4th)** day preceding the date of this election, which early voting dates are **Monday, April 20, 2026**, through **Tuesday, April 28, 2026**, respectively, and such early voting by personal appearance shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. on every day except Saturday, Sunday and State legal holidays. In addition, early voting by personal appearance shall be conducted as follows:

DATES AND HOURS:
April 20….....8 AM – 5 PM
April 21 (Closed San Jacinto Day)
April 22-25.....8 AM – 5 PM
April 27-28.....8 AM – 5 PM

b. The main early voting place is:

East Annex (Old Walmart)
1524 E. Mulberry #144, Angleton

c. The locations for early voting by personal appearance are as follows:

Alvin Branch Location:	Alvin Library 105 S. Gordon, Alvin
Angleton Main Location:	East Annex (Old WalMart Building) 1524 E. Mulberry Angleton
Brazoria Branch Location:	Brazoria Library 620 S. Brooks, Brazoria
Freeport Branch Location:	Freeport Library 410 Brazosport Blvd., Freeport
Lake Jackson Branch Location:	Doris Williams Civic Center 333 Hwy 332 East, Lake Jackson

Manvel Branch Location:	Keith Traylor Criminal Justice Center 6605 North Masters, Manvel
Pearland East Branch Location:	Tom Reid Library 3522 Liberty Dr., Pearland
Pearland West Branch Location:	West Pearland Community Center 2150 Country Place Pkwy., Pearland
Shadow Creek Branch Location:	West Pearland Library 11801 Shadow Creek Pkwy., Pearland
Sweeny Branch Location:	Sweeny Community Center 205 W. Ashley Wilson Rd., Sweeny
West Columbia Branch Location:	Precinct 4 Building 2 121 N. 10th Street, West Columbia

d. Early voting by mail shall be as provided by applicable law. The mailing address of the **Early Voting Clerk is Joyce Hudman, County Clerk, 237 East Locust St., Suite 102, Angleton, Texas 77515.** The email address of the **Early Voting Clerk is ABBM@brazoriacountytx.gov.**

SECTION 6. Method of Voting and Conducting Election

All early voting by personal appearance and all voting on the day named above for the holding of this general annual election shall be by means of whatever type of voting machine or electronic voting system is available from the voting machine department of Brazoria County, Texas. The manner of holding this election will be governed by the laws of the State of Texas governing general elections and as provided in this resolution.

SECTION 7. Notice of Election

a. The Mayor shall cause notice of this election to be posted for at least twenty-one (21) days prior to the date named above for the holding of this general annual election (1) on the

bulletin board used for posting notices of meetings of the City Council and (2) on the internet website of the City.

b. The Mayor shall also cause notice of this election to be published in The Alvin Sun, a newspaper published in the City of Alvin, in Brazoria County, Texas, having a general circulation within the corporate limits of the City of Iowa Colony, not earlier than thirty (30) days and not later than ten (10) days before the date named above for the holding of this general annual election.

SECTION 8. Order for Election.

This resolution constitutes an order for this election, in compliance with the Texas Election Code. In addition, the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an order for this election summarizing the information herein.

SECTION 9. Amended Election Information.

If the Brazoria County Clerk, the Governor of Texas, or any other lawful authority changes the voting locations or any other election information herein stated, then this resolution shall be automatically amended to conform to those amendments, and the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an amended order for this election summarizing the information herein with those amendments.

SECTION 10. Call for Joint Election.

a. This election shall be held jointly with Brazoria County and any other participating entities, pursuant to Chapter 271 of the Texas Election Code.

b. The Mayor and City Secretary are hereby authorized to execute on behalf of the City a Joint Election Agreement and Contract for Election Services between the City and the Brazoria County Clerk for this election.

c. Costs of this election shall be shared as provided in the Joint Election Agreement and Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 11. Severance Clause

If any part of this resolution and order, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this resolution and order shall remain in full force and effect.

SECTION 12. Effective Date

This resolution shall be effective immediately upon its passage and approval.

READ, PASSED AND ADOPTED ON JANUARY 26, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, ACKNOWLEDGING RECEIPT OF THE 2025 CHARTER REVIEW COMMISSION'S PROPOSED CHARTER AMENDMENTS FOR CITY COUNCIL DISCUSSION AND CONSIDERATION

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the City Council of the City of Iowa Colony, Texas, hereby acknowledges receipt of the 2025 Charter Review Commission's recommendations and proposed charter amendments, as presented to the City Council.

SECTION 2. That the City Council shall discuss and consider the Charter Review Commission's proposed charter amendments for the purpose of determining which, if any, proposed amendments should be submitted to the voters at a special charter election anticipated in May 2026.

SECTION 3. That the City Council may direct City staff and legal counsel to prepare final proposed charter amendment language, ballot propositions, and related election documents for City Council consideration and possible action to order selected amendments to be submitted to the voters.

SECTION 4. That this resolution shall take effect immediately upon its passage and adoption.

READ, PASSED AND ADOPTED ON JANUARY 26, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

PART I
HOME RULE CHARTER[1]

HOME RULE CHARTER OF THE CITY OF IOWA COLONY, TEXAS

\HOME RULE CHARTER OF THE CITY OF IOWA COLONY, TEXAS

\PREAMBLE

We, the citizens of Iowa Colony, Texas, in order to establish a home rule municipal government, provide for the future progress of our city, obtain more fully the benefits of local self-government, and provide for the public health, safety, and welfare, hereby adopt this Home Rule Charter in accordance with the constitution and statutes of the State of Texas.

ARTICLE 1. INCORPORATION, FORM OF GOVERNMENT, AND BOUNDARIES

Sec. 1.01. Incorporation.

All inhabitants of the City of Iowa Colony, Texas, within the boundaries of this city as now established or as later amended, shall continue to constitute a municipal body politic and shall be incorporated forever as a home rule city under the name "City of Iowa Colony" (sometimes herein called the "city") with all powers, rights, authority, privileges, obligations, and immunities provided herein or by law.

Sec. 1.02. Form of Government.

The municipal government provided by this charter shall be known as the "council-manager government." Pursuant to its provisions and subject only to the limitations imposed by the state constitution, the statutes of this state, and this charter, all powers of the city shall be vested in an elective council, hereinafter referred to as the "city council," which shall enact local legislation, adopt budgets, determine policies, and appoint the city manager, who in turn shall execute the laws and administer the government of the city. All powers of the city shall be exercised in the manner prescribed by this charter, or if the manner be not prescribed, then in such manner as may be prescribed by ordinance, the state constitution or the statutes of the state.

Sec. 1.03. The Boundaries.

a. *Establishment of Boundaries.* The boundaries and extraterritorial jurisdiction of the city shall be as they exist when this charter is adopted, until changed as provided by law. Any authority or provision herein to establish or change the city's boundaries shall also establish and authorize changes to the extraterritorial jurisdiction.

b. *Official Map.* The City Secretary shall at all times keep on file a correct and complete description and official map of the city boundaries and extraterritorial jurisdiction.

[1]Editor's note(s)—Printed below is the home rule charter approved by the city council on April 15, 2020, and later approved by registered city voters at the election of November 3, 2020.

Sec. 1.04. Extension of Boundaries.

The extraterritorial jurisdiction and boundaries of the city may hereafter be enlarged and extended authorized under the terms and provisions of Texas Local Government Code chapters 42 and 43 as now existing or later amended, or as otherwise provided by law.

Sec. 1.05. Contraction of Boundaries.

a. *Authority from Charter.* Whenever the city council determines that any territory within the corporate limits of the city is not suitable or necessary for city purposes, the city council may disannex that territory by ordinance, upon a petition signed by a majority of the qualified voters residing in that territory if it is inhabited, or without any such petition if that territory is uninhabited. That petition and ordinance shall specify accurately the metes and bounds of the territory sought to be eliminated from the city and shall contain a plat designating that territory, so that it can be definitely ascertained. When the disannexation ordinance has been duly passed, it shall be entered upon the minutes and records of the city, and from and after the passage of that ordinance, that territory shall cease to be a part of the city, but that territory shall still be liable for its pro rata share of any debts incurred while that territory was a part of the city, and the city shall continue to levy, assess, and collect taxes on the property within that territory to pay the indebtedness incurred while that territory was a part of the city, as though that territory had not been excluded from the boundaries of the city.

b. *Authority from Other Law.* In addition, the city may remove territory from the extraterritorial jurisdiction or city limits as provided by law.

ARTICLE 2. POWERS OF THE CITY

Sec. 2.01. [Specific Powers].

The city may use a corporate seal; may sue and be sued; may contract and be contracted with; may implead and be impleaded in all courts in all matters whatsoever; may cooperate with the government of the State of Texas or any agency thereof, the federal government or any agency thereof, or any political subdivision of the State of Texas; and shall have all the powers granted to cities by the constitution and laws of the State of Texas, together with all the implied powers necessary or convenient to carry into execution all the powers granted. The city may acquire property within or without its boundaries for any municipal purpose in fee simple or in any lesser interest or estate, by purchase, gift, devise, lease or condemnation and may sell, lease, hold, manage and control any property now owned by it or which it may later acquire; and may construct, own, lease, operate and regulate public utilities; may assess, levy and collect taxes for general and special purposes on all lawful subjects of taxation; may borrow money on the faith and credit of the city by the issuance and sale of bonds, notes, or other lawful debt instruments of the city; may appropriate the money of the city for all lawful purposes; may regulate and control the use, for whatever purpose, of the streets and other public places; may make and enforce all police, health, sanitary and other regulations; and may pass such ordinances as may be expedient for the protection and maintenance of good government, peace and welfare of the city, for the performance of the functions thereof, for the order and security of its residences; and may provide suitable penalties for the violation of any ordinance enacted by the city; and, except as prohibited by the constitution and laws of this state or restricted by this charter, the city may exercise all municipal powers, functions, rights, privileges and immunities of every name and nature whatsoever.

Sec. 2.02. General Powers Adopted.

The enumeration of the particular powers in this charter shall not be held or deemed to be exclusive, but in addition to the powers enumerated herein, implied hereby, or appropriate to the exercise of those powers, the city shall have and may exercise all powers of local self-government and all other powers which, under the constitution and laws of the State of Texas, it would be competent for this charter specifically to enumerate. The city shall have and may exercise all the powers enumerated in the laws of the State of Texas, as now or later amended.

Sec. 2.03. Eminent Domain.

The city shall have the full power of eminent domain, subject to all limitations and restrictions provided by law.

ARTICLE 3. THE CITY COUNCIL

Sec. 3.01. Number, Selection, and Term.

a. *General.* The legislative and governing body of the city shall consist of a mayor and six councilmembers and shall be known as the "City Council of the City of Iowa Colony" and is sometimes herein called the "council" or "city council."

b. *Mayor.* The mayor shall be elected to office from the city at large. The mayor shall be a member of the city council for all purposes.

c. *At Large and District Council Places.* There shall be three at large council places, which shall be designated Position One, Position Two, and Position Three. These three positions shall be elected as at large positions. There shall also be three council places, which shall be designated District A, District B, and District C, and the council members in those places shall reside in and shall be elected from districts to be established and determined as herein provided in compliance with applicable law. Each council place shall constitute a separate office. A person may not be a candidate for more than one place on the council at one time, and a candidate must specify that place at the time of officially becoming a candidate. Every qualified voter in the city shall be entitled to vote on a candidate for the mayor and for each at large council position. Only qualified voters who reside within a council district shall be eligible to vote for a candidate for the council place for that district.

d. *Staggered Terms.*

1. *Transition Provisions.*

i. At the general election of city officers in 2020, persons shall be elected to council member Positions 1 and 2, which shall be the same as the current council member Positions 1 and 2, for two-year terms and until their respective successors are rightfully sworn in.

ii. At the general election of city officers in 2021, persons shall be elected to the offices of mayor and council member Positions 4 and 5, which shall be the same as the current positions of mayor and council member Positions 4 and 5, for two year terms and until their respective successors are rightfully sworn in, and a person shall be elected to the office of council member Position 3 for a transitional one year term and until his or her successor is rightfully sworn in. For the sole purpose of determining when a successor is sworn in, council member District A shall be considered the successor to council Position 4, and council member District B shall be considered the successor to council Position 5.

2. *After the Transition.*

   i. At the general election of city officers in 2022, and in each even-numbered year after that, persons shall be elected to the offices of council member Positions 1, 2, and 3 for two-year terms and until their respective successors are rightfully sworn in.

   ii. At the general election of city officers in 2023, and in each odd-numbered year after that, persons shall be elected to the offices of mayor and council members Districts A, B, and C for two-year terms and until their respective successors are rightfully sworn in.

3. *Uniform Election Dates.* The annual election of city officers shall be held on the statutory uniform election date in May of each year, except as otherwise provided in response to the COVID-19 pandemic or other emergency measures. If an election of officers is postponed from the May uniform election date because of an emergency, the reference herein to a two-year term shall mean two years from the May election date when the election would have been held without the emergency postponement, except as otherwise provided by law.

e. *Term of Office; Elections.* Each council member shall hold office for a period of threeyears and until his or her successor is rightfully sworn in. A council member whose term ends early due to a resignation or any other reason shall not hold over in office after the resignation or other early termination becomes effective. All elections shall be held in the manner provided in article 5 of this charter and in compliance with law.

f. *District Boundaries.*

1. *Initial Districts.* The initial council district boundaries shall be drawn by the charter commission members, and they are hereby constituted as the initial district boundaries commission for that purpose. The initial district boundaries drawn by the district boundaries commission shall be delivered to the mayor and shall not be changed until after the city council election of May 2022.

2. *Redistricting.*

   i. Beginning after the city council election of May 2022, the council may at its discretion review and revise council district boundaries from time to time, and the council must review the district boundaries for possible revision as soon as practicable after the release of data from each decennial federal census. After the initial district boundaries are established, the charter review commission appointed under section 11.12 shall advise the council on redistricting.

   ii. Changing district boundaries shall not require an amendment of this charter and may be done by ordinance, but the number of districts shall not be changed except by an amendment of this charter.

   iii. The city must consult with one or more independent experts to ensure the district boundaries are drawn in accordance with applicable law; however, the boundaries shall not be subject to challenge on the grounds that such consultation was not done.

   iv. Promptly following the addition of territory to the city by a boundary change, the city council shall by ordinance add that territory to an adjacent district or districts.

Sec. 3.02. Qualifications; Resign-to-Run.

a. *Qualifications.* To be eligible to be a candidate for, elected to, or appointed to the city council, a person must:

1. Be a United States citizen;

2. Be 21 years of age or older on the first day of the term to be filled at the election or on the date of appointment, as applicable;

3. Have not been determined by a court exercising probate jurisdiction to be:
    i. Totally mentally incapacitated; or
    ii. Partially mentally incapacitated without the right to vote;
4. Be a qualified voter of the city
5. Have been a resident of the territory from which the office is elected or appointed for 12 months immediately preceding the following date:
    i. The date of the regular filing deadline for a candidate's application for a place on the ballot;
    ii. For a write-in candidate, the date of the election for which the candidate's name is written in; or
    iii. For an appointee to the council, the date of the appointment;
    iv. If territory is annexed into the city within the 12-month period described in this section, then the person's residence in that territory before the annexation counts toward the residency requirement; and
6. When any member of the council or the mayor no longer possesses all of the qualifications specified in this section, or is convicted of a felony or any offense involving moral turpitude while in office, the office shall immediately and automatically become vacant. The council shall be the judge of the qualifications of its members in accordance with section 3.06(a) and for these purposes shall have the power to conduct a tribunal, subpoena witnesses and require the production of records.
7. Meet all requirements of applicable law.

b. *Resign-to-Run.*

1. Any of the following events shall constitute an automatic resignation from the office on the council already being held by a person:
    i. That person officially becomes a candidate for a different office on the council, which act entitles that person to a place on the ballot for that office or to receive write-in votes for that office, unless the term of the earlier office is scheduled to expire at or before the beginning of the term of the office for which the person becomes a candidate; or
    ii. That person is sworn in to a different office on the council.
2. This subsection "b" does not apply to the office of mayor pro-tem or any office other than council member, which as always in this charter includes the mayor.
3. The city secretary shall give notice on the city's internet website of a vacancy created under this subsection promptly when the vacancy is created. The city secretary shall give notice on that website of any filing period for any special election to fill that vacancy, promptly when the election is ordered.

Sec. 3.03. Council to be Judge of Election and Qualification.

The city council shall be the judge of the election and qualification of its own members and other elected officers of the city.

Sec. 3.04. Compensation.

a. *No Compensation for Services.* City council members shall not receive compensation for their services as council members.

b. *Expenses.* City ordinances may provide for and regulate payments to council members for reasonable expenses incurred in the performance of their official duties.

Sec. 3.05. Mayor and Mayor Pro Tem.

a. *Mayor.* The mayor shall be the presiding officer of the city council and may make and second motions, participate in discussions, and vote on all matters under consideration by the council, subject to the same restrictions as any other council member. The mayor shall be the head of the city government for all ceremonial purposes but shall have no regular administrative duties. The mayor shall be the official head of the city for purposes of martial law and of other emergency powers, except to the extent otherwise provided by law. The mayor shall annually present to the council a written report on the state of the city. The mayor shall perform such other duties consistent with the office as may be imposed upon the mayor by this charter, ordinances and resolutions passed pursuant hereto, or other law.

b. *Mayor Pro Tem.* The city council, at its first meeting after installation of council members after each regular election of council members, shall elect a council member as mayor pro-tem, and he or she shall perform all the duties of the mayor in the absence or disability of the mayor.

Sec. 3.06. Vacancies.

a. *Creation of Vacancy.* A vacancy in the office of a council member occurs upon any of the following:

1. The council member fails to maintain the qualifications for that office throughout the term of office, as determined by the council;
2. Violates any express prohibition of this Charter;
3. Is convicted of a felony or is convicted of crime involving moral turpitude;
4. The council member is absent from three consecutive regularly scheduled council meetings without valid excuse, as determined by the council;
5. The council member resigns voluntarily or involuntarily;
6. The council member is removed from office; or
7. A vacancy otherwise exists by law.

b. *Filling Vacancy by Appointment.* The council must fill a vacancy on the council by appointment for the remainder of the unexpired term, except as otherwise provided in subsection "c."

c. *Special Election to Fill Vacancy.* However, this subsection applies in either of the following circumstances:

1. There are three or more appointed members on the council; or
2. The vacancy is created by a resignation but not by an automatic resignation, not by a resignation while a recall petition is pending, and not by a disqualification.

Where this subsection applies, the council may fill the vacancy by appointment until the next regularly scheduled date for the election of municipal officers occurring long enough after the creation of the vacancy for an election to fill the vacancy to be held lawfully on that date, and on that date an election must be held to fill the vacancy for the remainder of the unexpired term.

Sec. 3.07. Powers of the City Council.

All powers of the city and the determination of all matters of policy shall be vested in the city council, except as otherwise specifically provided in this charter. Without limitation of the foregoing and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:

a. Appoint and remove from any office or position of employment in the city government any officer, employee, or member of any board or commission, except as otherwise provided in sections 4.[0]1, 4.[0]2, or any other provision of this charter.

b. Establish and consolidate any offices or administrative departments and abolish offices or departments established by the council but not by this charter.

c. Adopt the budget of the city.

d. Authorize the issuance of bonds by a bond ordinance.

e. Inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs.

f. Provide for any boards and commissions and appoint the members thereof. Such boards and commissions shall have all powers and duties now or later conferred and created by this charter, by city ordinance, or by law.

g. Adopt and modify the zoning plan and the building code of the city.

h. Adopt and modify the official map of the city.

i. Adopt, modify, and carry out plans for urban renewal and economic development.

j. Adopt, modify, and carry out plans proposed by the planning commission for the planning, improvement, and redevelopment of any area destroyed in whole or in part by disaster.

k. Regulate, license, and fix the charges or fares made by any person, firm or corporation owning, operating, or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the city.

l. Provide for the establishment and designation of fire limits and prescribe the kind and character of buildings, structures, or improvements to be erected, and provide for the erection of fireproof buildings within those limits, and provide for the condemnation of buildings or structures that are dangerous, dilapidated, or likely to increase the fire hazard, and prescribe the manner of their removal or destruction within those limits.

m. Set the salaries and compensation of the city officers and employees, except to the extent that the council delegates that authority to the city manager.

n. The council may provide for sanitary garbage disposal, set fees and charges therefor, and provide penalties for failure to pay those fees and charges.

o. Exercise exclusive dominion, control, and jurisdiction in, upon, over, and under the public streets, avenues, sidewalks, alleys, highways, boulevards, and public grounds of the city and provide for the improvement of those as provided in Texas Transportation Code ch. 313, as now or later amended, or in any applicable law.

p. Compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the city, its officers, or its employees in their official capacity.

Sec. 3.08. Meetings of the City Council.

The city council shall hold at least one regular meeting in each month at a time to be fixed by it for such regular meetings and may hold additional or special meetings when called by the mayor or any two members of the council. All meetings of the city council shall be public, except to the extent otherwise allowed by law. All council meetings shall be held at the city hall, except that the council or the mayor and two other council members may designate another place for those meetings, and notice of any meeting at a place other than city hall shall be posted at city hall, at the place of that meeting, and on the internet website of the city, in the manner provided by law for notice of council meetings.

Sec. 3.09. Rules of Procedure.

The city council shall determine its own rules of procedure and may compel the attendance of its members. A majority of the qualified members of the city council shall constitute a quorum to do business, and the affirmative vote of a majority of the qualified members present shall be necessary to adopt any ordinance or resolution. Minutes of the proceedings of all meetings of the city council shall be kept, to which any person may have access at all reasonable times and which shall constitute one of the archives of the city. The vote upon the passage of all ordinances and resolutions shall be entered upon the minutes, and every ordinance or resolution, upon its final passage, shall be recorded in a book or other suitable, lawful medium kept for that purpose, and shall be authenticated by the signature of the presiding officer and the city secretary.

Sec. 3.10. Procedure for Passage of Ordinances.

a. The city council shall only pass ordinances and resolutions that are in written or printed form.

b. All ordinances, except ordinances making appropriations, codifying or rearranging existing ordinances, or enacting a code of ordinances, shall state the general subject matter in the caption or title.

c. The enacting clause of all ordinances shall be: "Be it ordained by the city council of the City of Iowa Colony." The enacting clause need not be included in a codification of ordinances.

    1. Every ordinance shall become effective upon adoption, or at any later time specified in the ordinance.

d. No ordinance shall be finally passed unless either:

    1. The general subject matter caption or title has been read at two council meetings on separate days;

    2. The passage of the ordinance requires either a public hearing or more notice than normally required by the Texas Open Meetings Act; or

    3. The council finds that an emergency, an urgent public necessity, or an imminent and unusual threat of substantial property damage or of other substantial economic loss requires the passage of the ordinance without two readings. The council must clearly identify in the ordinance the emergency, the urgent public necessity, or the imminent and unusual threat of substantial property damage or of other substantial economic loss. An emergency or an urgent public necessity exists only if immediate action is required of the council because of:

        i. An imminent threat to public health and safety, including a threat described by paragraph "ii" below if imminent; or

        ii. A reasonably unforeseeable situation, including:

            A. Fire; explosion; chemical release; flood; earthquake; hurricane; tornado; wind, rain, hail, ice, or snowstorm; or other natural or human-caused disaster;

B. Power failure; transportation failure; or interruption of water, sewage treatment, or communication services;

C. Epidemic;

D. Riot, civil disturbance, enemy attack, or other actual or threatened act of lawlessness or violence; or

E. The sudden relocation of a large number of residents from the area of a declared disaster to this city or its extraterritorial jurisdiction.

4. Amending a proposed ordinance between the first reading and the final passage shall not require restarting the process of two readings.

5. Each ordinance of the city passed after this charter takes effect shall be posted on the internet website of the city, unless that ordinance has been included in a codification of the city's ordinances appearing on the internet with a link from the city's website to that codification.

e. Notice of Passage of Ordinances.

1. *Posting on Website.* The city secretary shall post every ordinance on the city's internet website promptly after final passage.

2. *Publication in Newspaper.* Except as otherwise required by law or by this charter, the city secretary shall give notice of the enactment of every penal ordinance and, to the extent required by law, every other ordinance promptly after final passage thereof, by causing the general subject matter title or caption of the ordinance, including a summary of the penalty for violation, to be published one time in a newspaper of general circulation in the city.

3. *Proof of Notice.* An affidavit of that publication by a printer or publisher of that newspaper, or an affidavit of that posting by an administrator of that website, filed with the city secretary shall be conclusive evidence in all courts and elsewhere of the legal publication and posting, respectively, of that ordinance.

4. *Effective Date of Penalty.* The penalty, fine, or forfeiture shall apply five days after publication, or at a later time provided in the ordinance.

Sec. 3.11. Official Bonds for City Officers and Employees.

The city manager, the city secretary, and such other city officers and employees as the city council may require, shall before entering upon the duties of their offices, enter into a good and sufficient fidelity bond in a sum to be determined by the city council, payable to the city and conditioned upon the faithful discharge of the duties of those persons and upon the faithful accounting for all monies, credits, and things of value coming into the hands of those persons, and those bonds shall be signed as surety by a company authorized to do business under the laws of the State of Texas, and the premium on those bonds shall be paid by the city, and those bonds must be acceptable to the city council.

Sec. 3.12. Investigation by City Council.

The city council shall have power to inquire into the conduct of any office, department, agency, officer, or employee of the city and to make investigations as to municipal affairs, and for that purpose may subpoena witnesses, administer oaths, and compel the production of books, papers, and other evidence. Failure to obey that subpoena or to produce books, papers or other evidence as ordered under the provisions of this section shall constitute a misdemeanor and shall be punishable by fine not to exceed two hundred dollars.

Sec. 3.13. Audit and Examination of City Books and Accounts.

The city council may require a special audit to be made of the books and accounts of each and every department of the city at any time during the year. At the close of each fiscal year a complete audit shall be made by a certified public accountant, who shall be selected by the city council, and that audit shall include a recapitulation of all audits made during the course of that fiscal year, and all audit reports shall be presented to the city council, shall be available for public inspection, and shall be made a part of the records of the city. The accountant so selected shall not maintain or keep any of the city's accounts or records.

ARTICLE 4. ADMINISTRATIVE SERVICES

Sec. 4.01. Appointment and Removal of Personnel.

a. *Action by Council.* The council appoints and removes the city manager, city attorney, municipal judge, and members of any board or commission.

b. *Action by City Manager with Concurrence of Council.*

1. *Appointments.* The city manager appoints, , all department heads except the city attorney and municipal judge.

c. *Action by City Manager.*

1. *Appointments.* The city manager hires all employees except the city manager, city attorney, municipal judge, and other department heads. Those exceptions are appointed as described in subsections "a" and "b.1."

2. *Removal.* The city manager removes all employees, including department heads, except the city attorney and municipal judge.

Sec. 4.02. Restrictions on Personnel Authority of Council.

a. *Appointments.* Except as otherwise provided in section 4.01, neither the city council nor any of its members shall direct the appointment of any person to office by the city manager or by any of his or her subordinates.

b. *Dealing through City Manager.* Except for the purpose of inquiry, the city council and its members shall deal with the administrative services solely through the city manager. Neither the council nor any member thereof shall give orders to any subordinate of the city manager, either publicly or privately.

c. *Mayor's Emergency Powers.* However, the emergency powers of the mayor are an exception to this section.

Sec. 4.03. City Manager.

a. *Appointment and Qualifications.* The city council shall appoint a city manager who shall be the chief administrative and executive officer of the city and shall be responsible to the city council for the administration of all the affairs of the city. He or she shall be chosen by the city council solely on the basis of his or her executive and administrative training, experience and ability. The city manager must become a resident of the city within a time to be set by the council. No member of the city council shall be appointed city manager during the time for which he or she is elected or appointed and for one year thereafter.

b. *Term and Salary.* The council shall set the terms of employment and compensation of the city manager and may enter into an employment agreement with the city manager. In case of the absence or disability of the

city manager, the city council may designate a person or persons to perform the duties of the office during that absence or disability. The city manager shall receive such compensation as may be fixed by the council.

c. *Annual Performance Review.* The council shall cause a performance review of the city manager to be done annually.

d. *Powers and Duties of the City Manager.* The city manager shall have the following powers and duties:

1. Appoint and remove any employee of the city, except as otherwise provided by Section 4.01, any other provision of this charter or any ordinance consistent with this charter.

2. Prepare the budget annually and submit it to the city council, and be responsible for its administration after adoption.

3. Prepare and submit to the city council as of the end of the fiscal year a complete report on the finances and administrative activities of the city for the preceding year.

4. Keep the city council advised of the financial condition and future needs of the city and make such recommendation as may seem desirable.

5. Supervise all employees of the city, including department heads.

6. Perform such duties as may be prescribed by this charter or may be required of him or her by the city council, not inconsistent with this charter.

7. Attend all meetings of the council, except when excused by the council;

Sec. 4.04. Police Department.

The city shall establish and maintain a police department to preserve order within the city, to secure the residents of the city from violence and the property therein from injury or loss, and for all other lawful purposes.

Sec. 4.05. City Secretary.

a. *Duties.* The city secretary is subject to appointment and removal as provided in section 4.01. The city secretary or an assistant city secretary shall give notice of council meetings, shall keep the minutes of the proceedings of those meetings, shall authenticate those minutes by his or her signature, and shall keep all those minutes, all ordinances, and all resolutions in records indexed for the purpose. The city secretary or an assistant city secretary shall perform such other duties as the city manager shall assign to him/her, and those elsewhere provided for in this charter or by law.

b. *Assistants, Deputies, and Substitutes.* Any reference to the city secretary in this charter or in an ordinance passed pursuant hereto shall mean the person performing the duties of the city secretary, unless the reference expressly excludes anyone other than the city secretary.

Sec. 4.06. Municipal Court.

a. *Court Established.* There shall be established and maintained a court designated as the municipal court for the trial of misdemeanor offenses, with all powers and duties now or later prescribed by the laws of the State of Texas relative to municipal courts.

b. *Municipal Judge.* The judge of that court shall:

1. Be a citizen of the United States;

2. Be a resident of the State of Texas;

3. Not meet any of the disqualifications to vote under either the Texas Constitution or state law;

4. Be a duly licensed attorney in the State of Texas.

5. Hold no other city office or city employment with this city during the term for which that person is appointed judge of the municipal court.

c. *Appointment and Removal of Judge.* The judge shall be appointed by the council, shall hold this office at the pleasure of the council, and shall receive such salary as may be fixed by the council.

d. *Alternate Judges.* To provide for adequate judicial service, the city council may appoint temporary, alternate, or relief judges in case of the disability, absence, or other unavailability of the municipal judge. All temporary, alternate, or relief judges must meet the same qualifications as the municipal judge.

e. *Municipal Court Clerk.*

1. The clerk of the municipal court shall be appointed and removed as provided in section 4.[0]1.

2. The clerk of the court and his or her deputies shall have the power to administer oaths and affidavits, make certificates, affix the seal of the court thereto, and generally perform any and all acts usual and appropriate by the clerk of a court in issuing process of a court and conducting its business.

Sec. 4.07. City Attorney.

The city council shall appoint a competent attorney licensed to practice law in the State of Texas, who shall be the city attorney. He or she shall receive for his or her services such compensation as may be fixed by the city council and shall hold office at the pleasure of the city council. The city attorney, or such other attorneys selected by him or her with the approval of the city council, shall represent the city in all litigation. He or she shall be the legal advisor, attorney, and counsel for the city and all officers and departments thereof.

ARTICLE 5. NOMINATIONS AND ELECTIONS

Sec. 5.01. Elections.

Regular municipal elections shall be conducted by the appointed election authorities and shall be held on a uniform election date set out in state law. The city council shall fix the hours and place for holding those elections. The city council may order a special election in a manner provided by law.

Sec. 5.02. Regulation of Elections.

The city council shall make all regulations which it considers needful or desirable, not inconsistent with this charter or the laws of the State of Texas, for the conduct of municipal elections, for the prevention of fraud in those elections, and for the recount of ballots in case of doubt or fraud. Municipal elections shall be conducted by the appointed election authorities, who shall also have power to make regulations not inconsistent with this charter, any regulations made by the council, or the laws of the State of Texas.

Sec. 5.03. Filing for Election to Office.

Any person having the qualifications set forth for council members under section 3.02 of this charter shall have the right to file an application in writing for any elective office of the city as provided by law.

Sec. 5.04. Official Ballot.

Ballots shall be as provided by the Texas Election Code. No party designation shall appear on the ballot in connection with the name of a candidate for city office.

Sec. 5.05. Election by Plurality.

To be elected to city office, a person must receive more votes than any other candidate for that office, except that ties shall be resolved as provided by law.

Sec. 5.06. Laws Governing City Elections.

All city elections shall be governed, except as otherwise provided by this charter, by the laws of the State of Texas governing general and municipal elections.

Sec. 5.07. Conducting and Canvassing Elections.

The election judges and other necessary election officials for conducting all city elections shall be appointed by the city council. The election judges shall conduct the elections and perform all duties as provided by the general election laws of Texas. Within the time set by state law, the city council shall canvass the elections as provided by law.

Sec. 5.08. Oath of Office.

Every officer of the city shall, before entering upon the duties of office, take the oaths or affirmations of office as set forth in the Texas Constitution.

ARTICLE 6. INITIATIVE, REFERENDUM AND RECALL

Sec. 6.01. Initiative, referendum and recall.

(a) *The power of initiative*. The qualified voters of the city shall have power to propose ordinances to the council and, if the council fails to adopt an ordinance so proposed without any change in substance, to adopt or reject it at a city election; provided, however, such power shall not extend to the budget or a capital program or any ordinance relating to appropriation of money, levy of taxes, issuance of bonds and notes, borrowing of money, salaries of city officers or employees, or matters related to administration of municipal employees, annexation or municipal boundary adjustments, or in any instance where a court of proper jurisdiction determines that the initiated ordinance has been removed from the field of initiative. With respect to zoning, the city will follow state law. Such initiative power may be used to enact a new ordinance or to repeal or to amend sections of any existing ordinances.

(b) *The power of referendum*. The qualified voters of the city shall have power to require reconsideration by the council of any adopted ordinance and, if the council fails to repeal an ordinance so reconsidered, to approve or reject it at a city election provided that such power shall not extend to the budget or a capital program or any ordinance relating to appropriation of money, levy of taxes, issuance of bonds and notes, borrowing of money, salaries of city officers or employees, or matters related to administration of municipal employees, annexation or municipal boundary adjustments, or in any instance where a court of proper jurisdiction determines that the referred ordinance has been removed from the field of referendum. With respect to zoning, the city will follow state law.

(c) *The power of recall*. The qualified voters of the city reserve the power to recall any elected official and may exercise such power by filing a petition in accordance with this article.

(d) *Qualified voter defined*. As used in this Charter, a qualified voter is a person who possesses the voter qualifications established by the Texas Election Code, and is a registered voter as defined by said code.

(e) *Business day defined*. As used in this Charter, business day shall mean every day except Saturdays, Sundays, and official municipal holidays.

Sec. 6.02. Commencement of proceedings for initiative and referendum; of petitioners' committee; affidavit.

(a) Any fifteen (15) qualified voters may commence initiative or referendum proceedings by filing with the city secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses, specifying the address to which all notices to the committee are to be sent, and setting out in full the proposed initiative ordinance or citing the ordinance sought to be reconsidered.

(b) Promptly after the affidavit of the petitioners' committee is filed, the city secretary shall verify that the applicants are qualified voters and, if they are, shall issue the appropriate petition blanks to the petitioners' committee.

Sec. 6.03. Petitions for initiative and referendum.

(a) *Number of signatures*. Initiative and referendum petitions must be signed by qualified voters of the city equal in number to at least fifty-one (51) percent of the total number of votes cast in the last regular city election.

(b) *Form and content.* All papers of a petition shall be uniform in size and style and shall be assembled as one instrument for filing. Each signature shall be executed in blue ink and shall be followed by the signer's printed name, the signer's date of birth or voter registration number, the signer's residence address, and date of signing. Petitions shall contain or have attached thereto throughout their circulation the full text of the ordinance proposed or sought to be reconsidered.

(c) *Affidavit of circulator.* Each paper of a petition shall have attached to it, when filed, an affidavit executed by the circulator thereof stating that he/she personally circulated the paper, the number of signatures thereon, that all the signatures were affixed in his/her presence, that he/she believes them to be the genuine signatures of the persons whose names they purport to be, and that each signer had an opportunity before signing to read the full text of the ordinance proposed or sought to be reconsidered.

(d) *Time for filing petitions.* Referendum petitions must be filed within thirty (90) days after adoption by the council of the ordinance sought to be reconsidered. Initiative petitions must be filed within thirty (90) days after issuance of the appropriate petition blanks to the petitioners' committee; additional time, as specified in [section] 7.04, shall be allowed for supplemental petitions. All petitions shall be filed with the city secretary.

Sec. 6.04. Procedure after filing petition for initiative or referendum.

(a) *Review by city secretary.* Upon the filing of a petition, the city secretary shall review the petition to determine the existence of the requisite number of signatures of qualified voters and whether the form of the petition complies with the provisions of this Charter. The city secretary shall also review the petition to determine the genuineness of the signatures. The council may provide, by ordinance, the punishment and

penalties for contempt for failure or refusal to obey any subpoena or request for production of evidence issued by the city secretary or city attorney.

(b) *Certificate of city secretary.* Within fifteen (15) business days after the petition is filed, the city secretary, with advice from the city attorney, shall complete a certificate as to its sufficiency or, if insufficient, shall set forth the particulars wherein it is defective and shall promptly send a copy of the certificate to the petitioners' committee by certified mail, return receipt requested.

(c) *Supplemental petition*. A petition certified insufficient for lack of the required number of valid signatures, or due to inadequate form or content of the affidavit of certification, may not be supplemented, modified, or amended on or after the date it is received, except where expressly authorized by law.

(d) *Submission to city council*. If a petition or supplemental petition is certified sufficient, or if a petition or supplemental petition is certified insufficient and the petitioners' committee does not elect to supplement as provided in subsection (c) above within the time required, the city secretary shall present this certificate to the council at the next scheduled city council meeting and the certificate shall then be a final determination as to the sufficiency of the petition.

Sec. 6.05. Withdrawal of signatures.

No signature shall be withdrawn from any petition after such petition has been filed with the city secretary. Before that date, a signer may withdraw his/her signature in the manner authorized by law.

Sec. 6.06. Referendum petitions; suspension of effect of ordinance.

When a referendum petition is filed with the city secretary, the ordinance sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

(1) There is a final determination of insufficiency of the petition, or

(2) The council repeals the ordinance, or

(3) The ordinance is approved by the qualified voters of the city.

Sec. 6.07. Consideration by council and submission to electors.

When the council receives an authorized initiative petition certified by the city secretary to be sufficient, the council shall either:

(a) Pass the initiated ordinance without amendment within sixty (60) days after the date of the certification to the council;

(b) Submit said initiated ordinance without amendment to a vote of the qualified voters of the city at a regular or special election to be held on the next authorized uniform election date; or

(c) At such election, submit to a vote of the qualified voters of the city such initiated ordinance without amendment, and an alternative ordinance proposed by the council on the same subject.

When the council receives an authorized referendum petition certified by the city secretary to be sufficient, the council shall reconsider the referred ordinance and, if upon such reconsideration such ordinance is not repealed within forty-five (45) days after receipt of such certification, it shall be submitted to the qualified voters of the city at a regular or special election to be held on the next authorized uniform election date. Special elections on initiated or referred ordinances shall not be held more frequently than once each six (6) months, and no ordinance on the same subject as an initiated ordinance, which has been defeated at any election, may be initiated within two (2) years from the date of such election.

Sec. 6.08. Form of ballot for initiated and referred ordinances.

The ballot used in voting upon initiated or referred ordinances shall, as provided by the Texas Election Code, state the caption of the ordinance and to the left of the caption shall set forth on separate lines the words, "for" and "against."

Where an initiated ordinance and an alternative ordinance proposed by the council are submitted, the ballot shall state the captions of each ordinance, clearly designating them "Ordinance No. 1" and "Ordinance No 2," respectively, and shall set forth to the left of each caption on separate lines the words "for" and "against." Any number of ordinances may be voted on at the same election in accordance with the provisions of this article. If a majority of the votes cast is in favor of a submitted ordinance, it shall thereupon be effective as an ordinance of the city.

Sec. 6.09. Results of election.

If a majority of the qualified voters vote in favor of a proposed initiative ordinance, it shall thereupon be an initiative ordinance of the city. A referred ordinance, which is not approved by a majority of the electors voting thereon, shall thereupon be deemed repealed. If conflicting or alternative ordinances are approved by the electors at the same election, the one receiving the greatest number of affirmative votes shall prevail.

Sec. 6.10. Repealing ordinances.

Initiative and referendum ordinances adopted or approved by the qualified voters may be amended or repealed by the council as in the case of other ordinances; provided, however, no ordinance adopted at the polls under the initiative shall be amended or repealed by the council within one (1) year of the adoption of said ordinance; and no ordinance repealed at the polls under the referendum shall be reenacted by the council within one (1) year of the repeal of said ordinance.

Sec. 6.11. Commencement of recall proceedings; petitioners' committee; affidavit.

Any fifteen (15) qualified voters may commence recall proceedings by filing with the city secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses, specifying the address to which all notices to the committee are to be sent, and setting out the name of the councilmember to be removed and a clear and concise statement of the grounds for his/her removal. As used herein for purposes of recall, "councilmember" shall include the office of mayor.

Sec. 6.12. Recall petitions.

(a) *Number of signatures*. Recall petitions must be signed by qualified voters equal in number to at least fifty-one (51) percent of the total number of votes cast in the last regular city election.

(b) *Form and content*. The recall petition shall be signed and verified in the same manner as required for an initiative petition and shall contain the name of the councilmember whose removal is sought, contain a clear and concise statement of the grounds on which this removal is sought, and one of the signers of each petition paper shall make an affidavit that the statements therein are true and correct. There shall be a separate petition for each councilmember whose removal is sought.

(c) *Time for filing petitions.* No signature to a recall petition shall remain effective or be counted if it was placed upon the petition more than forty-five (45) days prior to filing of the recall petition with the city secretary.

Sec. 6.13. Procedure after filing petition for recall.

(a) *Review by city secretary*. The recall petition shall be reviewed, supplemented, and certified in the same manner as required for an initiative petition.

(b) *Submission to city council.* If a petition or supplemental petition is certified sufficient and in compliance with the terms of this article, the city secretary shall promptly present this certificate to the council at its next regular council meeting, or at a specially called meeting, and immediately shall notify the councilmember whose removal is sought and provide him with a copy of the petition.

(c) *Calling of election.* If the councilmember whose removal is sought does not resign after the certified petition is presented to the council, the council, at its next regular meeting, or at a specially called meeting, shall order a recall election to be held on the first uniform election date occurring on or after the 62nd day after the date the election is ordered.

Sec. 6.14. Recall ballot.

Ballots used at recall elections shall conform to the following requirements:

(1) With respect to each person whose removal is sought, the question shall be submitted:

"Shall (name of person) be removed from the office of (name of office) by recall?"

(2) With each such question there shall be printed the following words, one above the other, in the order indicated:

"For the recall of (name of person)"

"Against the recall of (name of the person)"

Sec. 6.15. Results of recall election.

If a majority of the votes cast at a recall election shall be against the recall of the elected official named on the ballot, he/she shall continue in office. If the majority of the votes cast at the election be for the recall of the elected official named on the ballot, the council shall immediately declare his/her office vacant and such vacancy shall be filled in accordance with section 3.06 of this Charter for the filling of vacancies.

Sec. 6.16. Limitation on recall.

(a) No recall petition shall be filed against an elected official within six (6) months after he/she takes office, or within one (1) year after a failed recall election.

(b) No recall petition shall be filed against an elected official within six (6) months of the end of his/her term.

(c) No person removed by recall may run again until the next regular election.

Sec. 6.17. Failure of city council to call an election.

In case all of the requirements of this Charter shall have been met and the council shall fail or refuse to receive the initiative, referendum or recall petition, or order such initiative, referendum or recall election, or discharge other duties imposed upon said council by the provisions of this Charter with reference to such initiative, referendum or recall, then the County Judge of Brazoria County, Texas, shall discharge any such duties herein provided to be discharged by the city secretary or by the council. In addition, any qualified voter in the city may

seek judicial relief in the District Court of Brazoria County, Texas, to have any of the provisions of this Charter pertaining to initiative, referendum or recall carried out by the proper official.

ARTICLE 7. MUNICIPAL ZONING

Sec. 7.01. Zoning.

The City of Iowa Colony shall be a zoned city in accordance with applicable law.

ARTICLE 8. MUNICIPAL FINANCE

Sec. 8.01. Fiscal Year.

The fiscal year of the city shall begin on the first day of October and shall end on the last day of September of each calendar year. That fiscal year shall also constitute the budget and accounting year.

Sec. 8.02. Preparation and Submission of Budget.

The city manager, at least 45 days prior to the beginning of each fiscal year, shall submit to the council a proposed budget.

Sec. 8.03. Vote required for Adoption.

The budget shall be adopted by the favorable vote of a majority of the members of the whole city council.

Sec. 8.04. Budget as Appropriations.

Adoption of the budget shall constitute an appropriation of the amounts specified therein as expenditures from the funds indicated, except as otherwise provided by ordinance.

Sec. 8.05. Date of Final Adoption.

The budget shall be finally adopted prior to the beginning of the fiscal year, and if the city council fails to adopt a budget, then the existing budget shall remain in effect for the ensuing fiscal year, but only until such time as the council passes a budget for the new fiscal year or amends the budget as provided by law.

Sec. 8.06. Amendment of Budget.

The city budget may be amended as provided by law.

Sec. 8.07. Power to Tax.

The city council shall have the power to levy, assess, and collect an annual property tax within the city as provided by law.

ARTICLE 9. FRANCHISES AND PUBLIC UTILITIES

Sec. 9.01. Powers of the City.

The city shall have the power to buy, own, construct, lease, maintain, operate, and regulate public services and utilities and to manufacture, distribute, and sell the output of those services and utility operations, and the city shall have further powers as may now or later be granted by law.

Sec. 9.02. Franchises; Power of City Council.

a. *Franchises.* The city council shall have power by ordinance to grant, amend, renew, and extend all franchises of all public utilities of every character.

b. *Additional Procedure for Passing Franchise Ordinance.* The title or caption stating the general subject matter of an ordinance granting, amending, renewing, or extending a franchise for public utilities shall be read at two separate regular meetings of the city council, and that ordinance shall not be finally passed until twenty-eight days after the first reading. The repeal of a franchise after a hearing shall not require two readings. Passage of a franchise ordinance is subject to the same requirements as other ordinances, except as otherwise provided in this subsection.

Sec. 9.03. Transfer of Franchise.

No public utility franchise shall be transferable except with the approval of the city council expressed by ordinance. The term "transferable" herein shall not be construed to prevent the franchise holder from pledging the franchise as security for a bona fide debt or mortgage.

Sec. 9.04. Right of Regulation.

All grants, removals, extensions, or amendments of public utility franchises shall be subject to the following rights of the city council:

a. To repeal the same by ordinance at any time, after due notice and opportunity for a hearing, upon the failure of the grantee to comply with any provision of the franchise, any ordinance, or other applicable law;

b. To require proper and adequate extension of plant and service, and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency;

c. To establish reasonable standards of service and quality of products;

d. After due notice and opportunity for a hearing, to regulate by ordinance the rates, charges, and fares of all public utility franchise holders operating in the city as authorized by applicable law;

e. At any time to examine and audit the accounts and other records of any such utility and to require annual and other reports, including reports on operations within the city;

f. To require such compensation and rental as not prohibited by law; and

g. To impose any regulations and restrictions as the city considers desirable or conducive to the health, safety, welfare, or accommodation of the public.

Sec. 9.05. Franchise not Exclusive.

No grant or franchise to construct, maintain, or operate a public utility and no renewal or extension of such grant shall be exclusive.

Sec. 9.06. Consent of Property Owners.

The consent of abutting and adjacent property owners shall not be required for the construction, extension, maintenance, or operation of any public utility; but nothing in this charter or in any franchise granted hereunder shall deprive any such property owner of any right of action for damage or injury to his or her property as provided by law.

Sec. 9.07. Extensions.

Any extension of a public utility within the city limits shall become a part of the aggregate property of the public utility, shall be operated as such, and shall be subject to all obligations, reserved rights, and other terms of this charter and of any then-existing franchise to that utility, whether granted before or after the adoption of this charter. The right to use and maintain any such extension shall terminate with that pre-existing franchise and shall be terminable as provided in this charter.

Sec. 9.08. Other Conditions.

a. *Franchises as Contracts.* All franchises existing when this charter is adopted are recognized as contracts between the city and the grantee, and the contractual rights contained in any such franchise shall not be impaired by this charter, except that the city fully reserves:

    1. The power of the city to exercise the right of eminent domain in the acquisition of utility property; and

    2. All powers of the city to regulate the rates and services of a grantee, which shall include the right to require proper and adequate extension of plant and service and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency.

b. *Applicability of Charter Provisions.* Every public utility franchise granted after this charter is adopted shall be subject to all the terms and conditions of this article, whether or not such terms and conditions are specifically mentioned in the franchise.

c. *Discretion of City.* Nothing in this charter shall limit in any way the discretion of the city council or voters of the city in imposing terms and conditions as may be reasonable in connection with any franchise grant.

Sec. 9.09. Accounts of Municipally Owned Utilities.

Accounts shall be kept for each public utility owned or operated by the city and shall show the true and complete financial results of such city ownership and operation, including, but not limited to, the contents listed in this section. The accounts shall show actual capital and operating costs to the city of each public utility owned and the sources and amounts of funds expended for those purposes. The accounts shall show as nearly as possible the cost of any service furnished by any such utility to any department of this city and to any other governmental entity.

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Sec. 9.10. Sales of Water, Sewer, and Other Services.

a. *Power of City.* The city shall have the power to sell and distribute water, sewer services, any other city utilities, and any other city services to any persons within or outside the city limits. The city may permit those persons to connect with those systems under contract with the city, under terms and conditions that the city considers for the best interests of the city.

Sec. 9.10. Regulation of Rates and Service[s].

The city shall have the power to buy, sell, construct, lease, maintain, operate, and regulate public services and utilities within or outside of the city limits, and to distribute and sell such utility services, including, but not limited to, water, gas, electric, telephone, cable, waste management, and transportation services. The city shall have such regulatory powers as may now or hereafter be granted under the constitution and laws of the State of Texas.

ARTICLE 10. GENERAL PROVISIONS

a

Sec. 10.01. Assignment, Execution, and Garnishment.

No property of any kind owned or held by the city shall be subject to any garnishment, sequestration, attachment, seizure, forced sale, or execution of any kind. No property, funds, or debt held by the city shall be subject to garnishment, and the city shall never be required to answer in any garnishment proceeding. The city shall not be obligated to recognize any assignment of wages or funds by its employees, agents, or contractors.

Sec. 10.02. City not Required to Give Security or Execute Bond.

a. *City.* It shall not be necessary in any action, suit, or proceeding in which the city is a party, for any bond, undertaking, or security to be demanded or executed by or on behalf of the city in any of the state courts, but all such actions, suits, appeals, or proceedings shall be conducted in the same manner as if such bond, undertaking, or security had been given as required by law.

b. *City Officers and Employees.* The exemption from a bond, undertaking, or security in subsection "a" shall also apply in favor of any city officer or employee in his or her official capacity, except in a suit by the city against that officer or employee.

Sec. 10.03. Notice of Claim Required; Immunities.

a. *Notice of Claim.* The city shall not be subject to liability for any death, personal injury, property damage, economic loss, or any other liability, loss, damage, or costs of any nature, and no suit shall be filed against the city on such claim, where the claimant fails to notify the city manager or city secretary in writing within six months of the initial incident or condition allegedly causing such damage or loss. That notice must include:

    1. When, where, and how the death, injury, damage, or loss was sustained;

2. The amount of the damage, injury, or loss incurred, as accurately as possible;
3. The name and address of:
    i. Each person who is dead, injured, or incurred property damage or any loss; and
    ii. All persons with knowledge of facts pertinent to the claim; and
4. A statement of how any fault of the city allegedly contributed to causing the incident or loss.

b. *Not a Waiver.* This section shall not be construed to create any liability of the city or as a waiver by the city of any rights, privileges, defenses, or immunities.

c. *City Officers and Employees.* Any right, privilege, defense, or immunity of the city under this charter or any other applicable law shall also apply in favor of all city officers and employees in their official capacity, except in a claim by the city against such officer or employee.

Sec. 10.04. Severability Clause.

If any section or part of a section of this charter is ever held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this charter nor the context in which such section or part of a section so held invalid may appear, except to the extent that an entire section or part of a section is inseparably connected in meaning and effect with the section or part of section to which that holding directly applies.

Sec. 10.05. Effect of this Charter on Existing Law.

All ordinances, resolutions, rules, and regulations now in force under the city government of Iowa Colony and not in conflict with the provisions of this charter shall remain in force under this charter until altered, amended or repealed by the council after this charter takes effect; and all rights of the city under existing franchises and contracts are preserved in full force and effect to the city.

Sec. 10.06. Transition.

The adoption of this charter shall neither end nor extend the term of office of any current officer or employee of the city.

Sec. 10.07. Applicability of General Laws.

In addition to all powers and rights available to home rule cities in Texas, the city shall also have all powers of any other type of municipality in Texas not contrary to the laws governing home rule cities. However, the exercise of any those additional powers by the city shall be optional with the city, and the city shall not be required to conform to the law governing any other types of municipalities, unless by ordinance it adopts those laws.

Sec. 10.08. Use of Terms.

Any term used herein, whether used in singular or plural form, shall be deemed to refer to the object of that term, regardless whether that object is singular or plural, as the context may suggest or require. Any pronoun, whether in masculine, feminine, or neuter form, shall be deemed to refer to the object of that pronoun, whether that object is masculine, feminine, or neuter in gender, as the context may suggest or require.

Sec. 10.09. Amending the Charter, Charter Review Commission, and District Boundaries Commission.

a. *Amendment of Charter by Voters.* Amendments to this charter may be drafted and submitted to the voters of the city as provided by this charter and applicable law.

b. *Charter Review Commission.*

1. *Appointment.* The city council shall appoint a charter review commissionas determined by the city council as needed. The charter review commission shall consist of the same number of members as the city council. Charter review commissioners must be residents of the city for one year at the time of appointment. Each council member shall have the opportunity for at least one nomination to the commission for consideration by the council, but the appointments by the council are not limited to those nominees.

2. *Duties.* The Charter Review Commission shall:

i. Inquire into the operation of the city government under the charter and determine whether any charter provisions should be revised. To this end public hearings may be held, and the commission shall have the power to compel the attendance of any officer or employee of the city and to require the submission of any city records it deems or helpful to the work of the commission;

ii. Propose any recommendations it may deem desirable to ensure compliance with the charter by the city government;

iii. Propose any charter amendments the commission deems desirable; and

iv. Report its findings and present its proposed amendments, if any, to the city council.

c. *District Boundaries Commission.* After the initial adoption of district boundaries, the charter review commission shall also serve as the district boundaries commission, to review and make recommendations to the city council on amending the boundaries of the council districts, as provided in section 3.01(f).

d. *Action by City Council.* The city council shall:

1. receive and post on the city's website any report presented by the charter review commission;

2. consider any recommendations made by the charter review commission; and

3. if any charter amendment is presented as a part of that report, the council may choose to order that amendment to be submitted to the voters of the city in the manner provided by law.

E *Term of Office.* The term of office of the charter review commission shall be six months, or longer if approved by the city council. Upon the completion of the proceedings of the charter review commission, or upon dissolution of the commission, all records of the proceedings of the commission shall be filed with the city secretary.

Sec. 11.13 Amending the Charter.a. Amendments to this Charter may be framed and submitted to the voters of the city in the manner provided by state law pursuant to Tex. Loc. Gov't Code § 9.004

We, the undersigned officers of the Iowa Colony Charter Review Commission, duly selected to prepare amendments to the Home Rule Charter for the City of Iowa Colony, Texas, hereby certify that this document is the Home Rule Charter of the City of Iowa Colony, Texas, as duly approved by a majority of this Commission.

PART I
HOME RULE CHARTER[1]

HOME RULE CHARTER OF THE CITY OF IOWA COLONY, TEXAS

\HOME RULE CHARTER OF THE CITY OF IOWA COLONY, TEXAS

\PREAMBLE

We, the citizens of Iowa Colony, Texas, in order to establish a home rule municipal government, provide for the future progress of our city, obtain more fully the benefits of local self-government, and provide for the public health, safety, and welfare, hereby adopt this Home Rule Charter in accordance with the constitution and statutes of the State of Texas.

ARTICLE 1. INCORPORATION, FORM OF GOVERNMENT, AND BOUNDARIES

Sec. 1.01. Incorporation.

All inhabitants of the City of Iowa Colony, Texas, within the boundaries of this city as now established or as later amended, shall continue to constitute a municipal body politic and shall be incorporated forever as a home rule city under the name "City of Iowa Colony" (sometimes herein called the "city") with all powers, rights, authority, privileges, obligations, and immunities provided herein or by law.

Sec. 1.02. Form of Government.

The municipal government provided by this charter shall be known as the "council-manager government." Pursuant to its provisions and subject only to the limitations imposed by the state constitution, the statutes of this state, and this charter, all powers of the city shall be vested in an elective council, hereinafter referred to as the "city council," which shall enact local legislation, adopt budgets, determine policies, and appoint the city manager, who in turn shall execute the laws and administer the government of the city. All powers of the city shall be exercised in the manner prescribed by this charter, or if the manner be not prescribed, then in such manner as may be prescribed by ordinance, the state constitution or the statutes of the state.

Sec. 1.03. The Boundaries.

a. *Establishment of Boundaries.* The boundaries and extraterritorial jurisdiction of the city shall be as they exist when this charter is adopted, until changed as provided by law. Any authority or provision herein to establish or change the city's boundaries shall also establish and authorize changes to the extraterritorial jurisdiction.

b. *Official Map.* The City Secretary shall at all times keep on file a correct and complete description and official map of the city boundaries and extraterritorial jurisdiction.

[1]Editor's note(s)—Printed below is the home rule charter approved by the city council on April 15, 2020, and later approved by registered city voters at the election of November 3, 2020.

Sec. 1.04. Extension of Boundaries.

The extraterritorial jurisdiction and boundaries of the city may hereafter be enlarged and extended authorized under the terms and provisions of Texas Local Government Code chapters 42 and 43 as now existing or later amended, or as otherwise provided by law.

Sec. 1.05. Contraction of Boundaries.

a. *Authority from Charter.* Whenever the city council determines that any territory within the corporate limits of the city is not suitable or necessary for city purposes, the city council may disannex that territory by ordinance, upon a petition signed by a majority of the qualified voters residing in that territory if it is inhabited, or without any such petition if that territory is uninhabited. That petition and ordinance shall specify accurately the metes and bounds of the territory sought to be eliminated from the city and shall contain a plat designating that territory, so that it can be definitely ascertained. When the disannexation ordinance has been duly passed, it shall be entered upon the minutes and records of the city, and from and after the passage of that ordinance, that territory shall cease to be a part of the city, but that territory shall still be liable for its pro rata share of any debts incurred while that territory was a part of the city, and the city shall continue to levy, assess, and collect taxes on the property within that territory to pay the indebtedness incurred while that territory was a part of the city, as though that territory had not been excluded from the boundaries of the city.

b. *Authority from Other Law.* In addition, the city may remove territory from the extraterritorial jurisdiction or city limits as provided by law.

ARTICLE 2. POWERS OF THE CITY

Sec. 2.01. [Specific Powers].

The city may use a corporate seal; may sue and be sued; may contract and be contracted with; may implead and be impleaded in all courts in all matters whatsoever; may cooperate with the government of the State of Texas or any agency thereof, the federal government or any agency thereof, or any political subdivision of the State of Texas; and shall have all the powers granted to cities by the constitution and laws of the State of Texas, together with all the implied powers necessary or convenient to carry into execution all the powers granted. The city may acquire property within or without its boundaries for any municipal purpose in fee simple or in any lesser interest or estate, by purchase, gift, devise, lease or condemnation and may sell, lease, hold, manage and control any property now owned by it or which it may later acquire; and may construct, own, lease, operate and regulate public utilities; may assess, levy and collect taxes for general and special purposes on all lawful subjects of taxation; may borrow money on the faith and credit of the city by the issuance and sale of bonds, notes, or other lawful debt instruments of the city; may appropriate the money of the city for all lawful purposes; may regulate and control the use, for whatever purpose, of the streets and other public places; may make and enforce all police, health, sanitary and other regulations; and may pass such ordinances as may be expedient for the protection and maintenance of good government, peace and welfare of the city, for the performance of the functions thereof, for the order and security of its residences; and may provide suitable penalties for the violation of any ordinance enacted by the city; and, except as prohibited by the constitution and laws of this state or restricted by this charter, the city may exercise all municipal powers, functions, rights, privileges and immunities of every name and nature whatsoever.

Sec. 2.02. General Powers Adopted.

The enumeration of the particular powers in this charter shall not be held or deemed to be exclusive, but in addition to the powers enumerated herein, implied hereby, or appropriate to the exercise of those powers, the city shall have and may exercise all powers of local self-government and all other powers which, under the constitution and laws of the State of Texas, it would be competent for this charter specifically to enumerate. The city shall have and may exercise all the powers enumerated in the laws of the State of Texas, as now or later amended.

Sec. 2.03. Eminent Domain.

The city shall have the full power of eminent domain, subject to all limitations and restrictions provided by law.

ARTICLE 3. THE CITY COUNCIL

Sec. 3.01. Number, Selection, and Term.

a. *General.* The legislative and governing body of the city shall consist of a mayor and six councilmembers and shall be known as the "City Council of the City of Iowa Colony" and is sometimes herein called the "council" or "city council."

b. *Mayor.* The mayor shall be elected to office from the city at large. The mayor shall be a member of the city council for all purposes.

c. *At Large and District Council Places.* There shall be three at large council places, which shall be designated Position One, Position Two, and Position Three. These three positions shall be elected as at large positions. There shall also be three council places, which shall be designated District A, District B, and District C, and the council members in those places shall reside in and shall be elected from districts to be established and determined as herein provided in compliance with applicable law. Each council place shall constitute a separate office. A person may not be a candidate for more than one place on the council at one time, and a candidate must specify that place at the time of officially becoming a candidate. Every qualified voter in the city shall be entitled to vote on a candidate for the mayor and for each at large council position. Only qualified voters who reside within a council district shall be eligible to vote for a candidate for the council place for that district.

d. *Staggered Terms.*

1. *Transition Provisions.*

i. At the general election of city officers in 2020, persons shall be elected to council member Positions 1 and 2, which shall be the same as the current council member Positions 1 and 2, for two-year terms and until their respective successors are rightfully sworn in.

ii. At the general election of city officers in 2021, persons shall be elected to the offices of mayor and council member Positions 4 and 5, which shall be the same as the current positions of mayor and council member Positions 4 and 5, for two year terms and until their respective successors are rightfully sworn in, and a person shall be elected to the office of council member Position 3 for a transitional one year term and until his or her successor is rightfully sworn in. For the sole purpose of determining when a successor is sworn in, council member District A shall be considered the successor to council Position 4, and council member District B shall be considered the successor to council Position 5.

2. *After the Transition.*

   i. At the general election of city officers in 2022, and in each even-numbered year after that, persons shall be elected to the offices of council member Positions 1, 2, and 3 for two-year terms and until their respective successors are rightfully sworn in.

   ii. At the general election of city officers in 2023, and in each odd-numbered year after that, persons shall be elected to the offices of mayor and council members Districts A, B, and C for two-year terms and until their respective successors are rightfully sworn in.

3. *Uniform Election Dates.* The annual election of city officers shall be held on the statutory uniform election date in May of each year, except as otherwise provided in response to the COVID-19 pandemic or other emergency measures. If an election of officers is postponed from the May uniform election date because of an emergency, the reference herein to a two-year term shall mean two years from the May election date when the election would have been held without the emergency postponement, except as otherwise provided by law.

e. *Term of Office; Elections.* Each council member shall hold office for a period of threeyears and until his or her successor is rightfully sworn in. A council member whose term ends early due to a resignation or any other reason shall not hold over in office after the resignation or other early termination becomes effective. All elections shall be held in the manner provided in article 5 of this charter and in compliance with law.

f. *District Boundaries.*

1. *Initial Districts.* The initial council district boundaries shall be drawn by the charter commission members, and they are hereby constituted as the initial district boundaries commission for that purpose. The initial district boundaries drawn by the district boundaries commission shall be delivered to the mayor and shall not be changed until after the city council election of May 2022.

2. *Redistricting.*

   i. Beginning after the city council election of May 2022, the council may at its discretion review and revise council district boundaries from time to time, and the council must review the district boundaries for possible revision as soon as practicable after the release of data from each decennial federal census. After the initial district boundaries are established, the charter review commission appointed under section 11.12 shall advise the council on redistricting.

   ii. Changing district boundaries shall not require an amendment of this charter and may be done by ordinance, but the number of districts shall not be changed except by an amendment of this charter.

   iii. The city must consult with one or more independent experts to ensure the district boundaries are drawn in accordance with applicable law; however, the boundaries shall not be subject to challenge on the grounds that such consultation was not done.

   iv. Promptly following the addition of territory to the city by a boundary change, the city council shall by ordinance add that territory to an adjacent district or districts.

Sec. 3.02. Qualifications; Resign-to-Run.

a. *Qualifications.* To be eligible to be a candidate for, elected to, or appointed to the city council, a person must:

1. Be a United States citizen;

2. Be 21 years of age or older on the first day of the term to be filled at the election or on the date of appointment, as applicable;

3. Have not been determined by a court exercising probate jurisdiction to be:
    i. Totally mentally incapacitated; or
    ii. Partially mentally incapacitated without the right to vote;
4. Be a qualified voter of the city
5. Have been a resident of the territory from which the office is elected or appointed for 12 months immediately preceding the following date:
    i. The date of the regular filing deadline for a candidate's application for a place on the ballot;
    ii. For a write-in candidate, the date of the election for which the candidate's name is written in; or
    iii. For an appointee to the council, the date of the appointment;
    iv. If territory is annexed into the city within the 12-month period described in this section, then the person's residence in that territory before the annexation counts toward the residency requirement; and
6. When any member of the council or the mayor no longer possesses all of the qualifications specified in this section, or is convicted of a felony or any offense involving moral turpitude while in office, the office shall immediately and automatically become vacant. The council shall be the judge of the qualifications of its members in accordance with section 3.06(a) and for these purposes shall have the power to conduct a tribunal, subpoena witnesses and require the production of records.
7. Meet all requirements of applicable law.

b. *Resign-to-Run.*

1. Any of the following events shall constitute an automatic resignation from the office on the council already being held by a person:
    i. That person officially becomes a candidate for a different office on the council, which act entitles that person to a place on the ballot for that office or to receive write-in votes for that office, unless the term of the earlier office is scheduled to expire at or before the beginning of the term of the office for which the person becomes a candidate; or
    ii. That person is sworn in to a different office on the council.
2. This subsection "b" does not apply to the office of mayor pro-tem or any office other than council member, which as always in this charter includes the mayor.
3. The city secretary shall give notice on the city's internet website of a vacancy created under this subsection promptly when the vacancy is created. The city secretary shall give notice on that website of any filing period for any special election to fill that vacancy, promptly when the election is ordered.

Sec. 3.03. Council to be Judge of Election and Qualification.

The city council shall be the judge of the election and qualification of its own members and other elected officers of the city.

Sec. 3.04. Compensation.

a. *No Compensation for Services.* City council members shall not receive compensation for their services as council members.

b. *Expenses.* City ordinances may provide for and regulate payments to council members for reasonable expenses incurred in the performance of their official duties.

Sec. 3.05. Mayor and Mayor Pro Tem.

a. *Mayor.* The mayor shall be the presiding officer of the city council and may make and second motions, participate in discussions, and vote on all matters under consideration by the council, subject to the same restrictions as any other council member. The mayor shall be the head of the city government for all ceremonial purposes but shall have no regular administrative duties. The mayor shall be the official head of the city for purposes of martial law and of other emergency powers, except to the extent otherwise provided by law. The mayor shall annually present to the council a written report on the state of the city. The mayor shall perform such other duties consistent with the office as may be imposed upon the mayor by this charter, ordinances and resolutions passed pursuant hereto, or other law.

b. *Mayor Pro Tem.* The city council, at its first meeting after installation of council members after each regular election of council members, shall elect a council member as mayor pro-tem, and he or she shall perform all the duties of the mayor in the absence or disability of the mayor.

Sec. 3.06. Vacancies.

a. *Creation of Vacancy.* A vacancy in the office of a council member occurs upon any of the following:

1. The council member fails to maintain the qualifications for that office throughout the term of office, as determined by the council;
2. Violates any express prohibition of this Charter;
3. Is convicted of a felony or is convicted of crime involving moral turpitude;
4. The council member is absent from three consecutive regularly scheduled council meetings without valid excuse, as determined by the council;
5. The council member resigns voluntarily or involuntarily;
6. The council member is removed from office; or
7. A vacancy otherwise exists by law.

b. *Filling Vacancy by Appointment.* The council must fill a vacancy on the council by appointment for the remainder of the unexpired term, except as otherwise provided in subsection "c."

c. *Special Election to Fill Vacancy.* However, this subsection applies in either of the following circumstances:

1. There are three or more appointed members on the council; or
2. The vacancy is created by a resignation but not by an automatic resignation, not by a resignation while a recall petition is pending, and not by a disqualification.

Where this subsection applies, the council may fill the vacancy by appointment until the next regularly scheduled date for the election of municipal officers occurring long enough after the creation of the vacancy for an election to fill the vacancy to be held lawfully on that date, and on that date an election must be held to fill the vacancy for the remainder of the unexpired term.

Sec. 3.07. Powers of the City Council.

All powers of the city and the determination of all matters of policy shall be vested in the city council, except as otherwise specifically provided in this charter. Without limitation of the foregoing and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:

a. Appoint and remove from any office or position of employment in the city government any officer, employee, or member of any board or commission, except as otherwise provided in sections 4.[0]1, 4.[0]2, or any other provision of this charter.

b. Establish and consolidate any offices or administrative departments and abolish offices or departments established by the council but not by this charter.

c. Adopt the budget of the city.

d. Authorize the issuance of bonds by a bond ordinance.

e. Inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs.

f. Provide for any boards and commissions and appoint the members thereof. Such boards and commissions shall have all powers and duties now or later conferred and created by this charter, by city ordinance, or by law.

g. Adopt and modify the zoning plan and the building code of the city.

h. Adopt and modify the official map of the city.

i. Adopt, modify, and carry out plans for urban renewal and economic development.

j. Adopt, modify, and carry out plans proposed by the planning commission for the planning, improvement, and redevelopment of any area destroyed in whole or in part by disaster.

k. Regulate, license, and fix the charges or fares made by any person, firm or corporation owning, operating, or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the city.

l. Provide for the establishment and designation of fire limits and prescribe the kind and character of buildings, structures, or improvements to be erected, and provide for the erection of fireproof buildings within those limits, and provide for the condemnation of buildings or structures that are dangerous, dilapidated, or likely to increase the fire hazard, and prescribe the manner of their removal or destruction within those limits.

m. Set the salaries and compensation of the city officers and employees, except to the extent that the council delegates that authority to the city manager.

n. The council may provide for sanitary garbage disposal, set fees and charges therefor, and provide penalties for failure to pay those fees and charges.

o. Exercise exclusive dominion, control, and jurisdiction in, upon, over, and under the public streets, avenues, sidewalks, alleys, highways, boulevards, and public grounds of the city and provide for the improvement of those as provided in Texas Transportation Code ch. 313, as now or later amended, or in any applicable law.

p. Compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the city, its officers, or its employees in their official capacity.

Sec. 3.08. Meetings of the City Council.

The city council shall hold at least one regular meeting in each month at a time to be fixed by it for such regular meetings and may hold additional or special meetings when called by the mayor or any two members of the council. All meetings of the city council shall be public, except to the extent otherwise allowed by law. All council meetings shall be held at the city hall, except that the council or the mayor and two other council members may designate another place for those meetings, and notice of any meeting at a place other than city hall shall be posted at city hall, at the place of that meeting, and on the internet website of the city, in the manner provided by law for notice of council meetings.

Sec. 3.09. Rules of Procedure.

The city council shall determine its own rules of procedure and may compel the attendance of its members. A majority of the qualified members of the city council shall constitute a quorum to do business, and the affirmative vote of a majority of the qualified members present shall be necessary to adopt any ordinance or resolution. Minutes of the proceedings of all meetings of the city council shall be kept, to which any person may have access at all reasonable times and which shall constitute one of the archives of the city. The vote upon the passage of all ordinances and resolutions shall be entered upon the minutes, and every ordinance or resolution, upon its final passage, shall be recorded in a book or other suitable, lawful medium kept for that purpose, and shall be authenticated by the signature of the presiding officer and the city secretary.

Sec. 3.10. Procedure for Passage of Ordinances.

a. The city council shall only pass ordinances and resolutions that are in written or printed form.

b. All ordinances, except ordinances making appropriations, codifying or rearranging existing ordinances, or enacting a code of ordinances, shall state the general subject matter in the caption or title.

c. The enacting clause of all ordinances shall be: "Be it ordained by the city council of the City of Iowa Colony." The enacting clause need not be included in a codification of ordinances.

    1. Every ordinance shall become effective upon adoption, or at any later time specified in the ordinance.

d. No ordinance shall be finally passed unless either:

    1. The general subject matter caption or title has been read at two council meetings on separate days;

    2. The passage of the ordinance requires either a public hearing or more notice than normally required by the Texas Open Meetings Act; or

    3. The council finds that an emergency, an urgent public necessity, or an imminent and unusual threat of substantial property damage or of other substantial economic loss requires the passage of the ordinance without two readings. The council must clearly identify in the ordinance the emergency, the urgent public necessity, or the imminent and unusual threat of substantial property damage or of other substantial economic loss. An emergency or an urgent public necessity exists only if immediate action is required of the council because of:

        i. An imminent threat to public health and safety, including a threat described by paragraph "ii" below if imminent; or

        ii. A reasonably unforeseeable situation, including:

            A. Fire; explosion; chemical release; flood; earthquake; hurricane; tornado; wind, rain, hail, ice, or snowstorm; or other natural or human-caused disaster;

B. Power failure; transportation failure; or interruption of water, sewage treatment, or communication services;

C. Epidemic;

D. Riot, civil disturbance, enemy attack, or other actual or threatened act of lawlessness or violence; or

E. The sudden relocation of a large number of residents from the area of a declared disaster to this city or its extraterritorial jurisdiction.

4. Amending a proposed ordinance between the first reading and the final passage shall not require restarting the process of two readings.

5. Each ordinance of the city passed after this charter takes effect shall be posted on the internet website of the city, unless that ordinance has been included in a codification of the city's ordinances appearing on the internet with a link from the city's website to that codification.

e. Notice of Passage of Ordinances.

1. *Posting on Website.* The city secretary shall post every ordinance on the city's internet website promptly after final passage.

2. *Publication in Newspaper.* Except as otherwise required by law or by this charter, the city secretary shall give notice of the enactment of every penal ordinance and, to the extent required by law, every other ordinance promptly after final passage thereof, by causing the general subject matter title or caption of the ordinance, including a summary of the penalty for violation, to be published one time in a newspaper of general circulation in the city.

3. *Proof of Notice.* An affidavit of that publication by a printer or publisher of that newspaper, or an affidavit of that posting by an administrator of that website, filed with the city secretary shall be conclusive evidence in all courts and elsewhere of the legal publication and posting, respectively, of that ordinance.

4. *Effective Date of Penalty.* The penalty, fine, or forfeiture shall apply five days after publication, or at a later time provided in the ordinance.

Sec. 3.11. Official Bonds for City Officers and Employees.

The city manager, the city secretary, and such other city officers and employees as the city council may require, shall before entering upon the duties of their offices, enter into a good and sufficient fidelity bond in a sum to be determined by the city council, payable to the city and conditioned upon the faithful discharge of the duties of those persons and upon the faithful accounting for all monies, credits, and things of value coming into the hands of those persons, and those bonds shall be signed as surety by a company authorized to do business under the laws of the State of Texas, and the premium on those bonds shall be paid by the city, and those bonds must be acceptable to the city council.

Sec. 3.12. Investigation by City Council.

The city council shall have power to inquire into the conduct of any office, department, agency, officer, or employee of the city and to make investigations as to municipal affairs, and for that purpose may subpoena witnesses, administer oaths, and compel the production of books, papers, and other evidence. Failure to obey that subpoena or to produce books, papers or other evidence as ordered under the provisions of this section shall constitute a misdemeanor and shall be punishable by fine not to exceed two hundred dollars.

Sec. 3.13. Audit and Examination of City Books and Accounts.

The city council may require a special audit to be made of the books and accounts of each and every department of the city at any time during the year. At the close of each fiscal year a complete audit shall be made by a certified public accountant, who shall be selected by the city council, and that audit shall include a recapitulation of all audits made during the course of that fiscal year, and all audit reports shall be presented to the city council, shall be available for public inspection, and shall be made a part of the records of the city. The accountant so selected shall not maintain or keep any of the city's accounts or records.

ARTICLE 4. ADMINISTRATIVE SERVICES

Sec. 4.01. Appointment and Removal of Personnel.

a. *Action by Council.* The council appoints and removes the city manager, city attorney, municipal judge, and members of any board or commission.

b. *Action by City Manager with Concurrence of Council.*

1. *Appointments.* The city manager appoints, , all department heads except the city attorney and municipal judge.

c. *Action by City Manager.*

1. *Appointments.* The city manager hires all employees except the city manager, city attorney, municipal judge, and other department heads. Those exceptions are appointed as described in subsections "a" and "b.1."

2. *Removal.* The city manager removes all employees, including department heads, except the city attorney and municipal judge.

Sec. 4.02. Restrictions on Personnel Authority of Council.

a. *Appointments.* Except as otherwise provided in section 4.01, neither the city council nor any of its members shall direct the appointment of any person to office by the city manager or by any of his or her subordinates.

b. *Dealing through City Manager.* Except for the purpose of inquiry, the city council and its members shall deal with the administrative services solely through the city manager. Neither the council nor any member thereof shall give orders to any subordinate of the city manager, either publicly or privately.

c. *Mayor's Emergency Powers.* However, the emergency powers of the mayor are an exception to this section.

Sec. 4.03. City Manager.

a. *Appointment and Qualifications.* The city council shall appoint a city manager who shall be the chief administrative and executive officer of the city and shall be responsible to the city council for the administration of all the affairs of the city. He or she shall be chosen by the city council solely on the basis of his or her executive and administrative training, experience and ability. The city manager must become a resident of the city within a time to be set by the council. No member of the city council shall be appointed city manager during the time for which he or she is elected or appointed and for one year thereafter.

b. *Term and Salary.* The council shall set the terms of employment and compensation of the city manager and may enter into an employment agreement with the city manager. In case of the absence or disability of the

city manager, the city council may designate a person or persons to perform the duties of the office during that absence or disability. The city manager shall receive such compensation as may be fixed by the council.

c. *Annual Performance Review.* The council shall cause a performance review of the city manager to be done annually.

d. *Powers and Duties of the City Manager.* The city manager shall have the following powers and duties:

1. Appoint and remove any employee of the city, except as otherwise provided by Section 4.01, any other provision of this charter or any ordinance consistent with this charter.

2. Prepare the budget annually and submit it to the city council, and be responsible for its administration after adoption.

3. Prepare and submit to the city council as of the end of the fiscal year a complete report on the finances and administrative activities of the city for the preceding year.

4. Keep the city council advised of the financial condition and future needs of the city and make such recommendation as may seem desirable.

5. Supervise all employees of the city, including department heads.

6. Perform such duties as may be prescribed by this charter or may be required of him or her by the city council, not inconsistent with this charter.

7. Attend all meetings of the council, except when excused by the council;

Sec. 4.04. Police Department.

The city shall establish and maintain a police department to preserve order within the city, to secure the residents of the city from violence and the property therein from injury or loss, and for all other lawful purposes.

Sec. 4.05. City Secretary.

a. *Duties.* The city secretary is subject to appointment and removal as provided in section 4.01. The city secretary or an assistant city secretary shall give notice of council meetings, shall keep the minutes of the proceedings of those meetings, shall authenticate those minutes by his or her signature, and shall keep all those minutes, all ordinances, and all resolutions in records indexed for the purpose. The city secretary or an assistant city secretary shall perform such other duties as the city manager shall assign to him/her, and those elsewhere provided for in this charter or by law.

b. *Assistants, Deputies, and Substitutes.* Any reference to the city secretary in this charter or in an ordinance passed pursuant hereto shall mean the person performing the duties of the city secretary, unless the reference expressly excludes anyone other than the city secretary.

Sec. 4.06. Municipal Court.

a. *Court Established.* There shall be established and maintained a court designated as the municipal court for the trial of misdemeanor offenses, with all powers and duties now or later prescribed by the laws of the State of Texas relative to municipal courts.

b. *Municipal Judge.* The judge of that court shall:

1. Be a citizen of the United States;

2. Be a resident of the State of Texas;

3. Not meet any of the disqualifications to vote under either the Texas Constitution or state law;

4. Be a duly licensed attorney in the State of Texas.

5. Hold no other city office or city employment with this city during the term for which that person is appointed judge of the municipal court.

c. *Appointment and Removal of Judge.* The judge shall be appointed by the council, shall hold this office at the pleasure of the council, and shall receive such salary as may be fixed by the council.

d. *Alternate Judges.* To provide for adequate judicial service, the city council may appoint temporary, alternate, or relief judges in case of the disability, absence, or other unavailability of the municipal judge. All temporary, alternate, or relief judges must meet the same qualifications as the municipal judge.

e. *Municipal Court Clerk.*

1. The clerk of the municipal court shall be appointed and removed as provided in section 4.[0]1.

2. The clerk of the court and his or her deputies shall have the power to administer oaths and affidavits, make certificates, affix the seal of the court thereto, and generally perform any and all acts usual and appropriate by the clerk of a court in issuing process of a court and conducting its business.

Sec. 4.07. City Attorney.

The city council shall appoint a competent attorney licensed to practice law in the State of Texas, who shall be the city attorney. He or she shall receive for his or her services such compensation as may be fixed by the city council and shall hold office at the pleasure of the city council. The city attorney, or such other attorneys selected by him or her with the approval of the city council, shall represent the city in all litigation. He or she shall be the legal advisor, attorney, and counsel for the city and all officers and departments thereof.

ARTICLE 5. NOMINATIONS AND ELECTIONS

Sec. 5.01. Elections.

Regular municipal elections shall be conducted by the appointed election authorities and shall be held on a uniform election date set out in state law. The city council shall fix the hours and place for holding those elections. The city council may order a special election in a manner provided by law.

Sec. 5.02. Regulation of Elections.

The city council shall make all regulations which it considers needful or desirable, not inconsistent with this charter or the laws of the State of Texas, for the conduct of municipal elections, for the prevention of fraud in those elections, and for the recount of ballots in case of doubt or fraud. Municipal elections shall be conducted by the appointed election authorities, who shall also have power to make regulations not inconsistent with this charter, any regulations made by the council, or the laws of the State of Texas.

Sec. 5.03. Filing for Election to Office.

Any person having the qualifications set forth for council members under section 3.02 of this charter shall have the right to file an application in writing for any elective office of the city as provided by law.

Sec. 5.04. Official Ballot.

Ballots shall be as provided by the Texas Election Code. No party designation shall appear on the ballot in connection with the name of a candidate for city office.

Sec. 5.05. Election by Plurality.

To be elected to city office, a person must receive more votes than any other candidate for that office, except that ties shall be resolved as provided by law.

Sec. 5.06. Laws Governing City Elections.

All city elections shall be governed, except as otherwise provided by this charter, by the laws of the State of Texas governing general and municipal elections.

Sec. 5.07. Conducting and Canvassing Elections.

The election judges and other necessary election officials for conducting all city elections shall be appointed by the city council. The election judges shall conduct the elections and perform all duties as provided by the general election laws of Texas. Within the time set by state law, the city council shall canvass the elections as provided by law.

Sec. 5.08. Oath of Office.

Every officer of the city shall, before entering upon the duties of office, take the oaths or affirmations of office as set forth in the Texas Constitution.

ARTICLE 6. INITIATIVE, REFERENDUM AND RECALL

Sec. 6.01. Initiative, referendum and recall.

(a) *The power of initiative*. The qualified voters of the city shall have power to propose ordinances to the council and, if the council fails to adopt an ordinance so proposed without any change in substance, to adopt or reject it at a city election; provided, however, such power shall not extend to the budget or a capital program or any ordinance relating to appropriation of money, levy of taxes, issuance of bonds and notes, borrowing of money, salaries of city officers or employees, or matters related to administration of municipal employees, annexation or municipal boundary adjustments, or in any instance where a court of proper jurisdiction determines that the initiated ordinance has been removed from the field of initiative. With respect to zoning, the city will follow state law. Such initiative power may be used to enact a new ordinance or to repeal or to amend sections of any existing ordinances.

(b) *The power of referendum*. The qualified voters of the city shall have power to require reconsideration by the council of any adopted ordinance and, if the council fails to repeal an ordinance so reconsidered, to approve or reject it at a city election provided that such power shall not extend to the budget or a capital program or any ordinance relating to appropriation of money, levy of taxes, issuance of bonds and notes, borrowing of money, salaries of city officers or employees, or matters related to administration of municipal employees, annexation or municipal boundary adjustments, or in any instance where a court of proper jurisdiction determines that the referred ordinance has been removed from the field of referendum. With respect to zoning, the city will follow state law.

(c) *The power of recall*. The qualified voters of the city reserve the power to recall any elected official and may exercise such power by filing a petition in accordance with this article.

(d) *Qualified voter defined*. As used in this Charter, a qualified voter is a person who possesses the voter qualifications established by the Texas Election Code, and is a registered voter as defined by said code.

(e) *Business day defined*. As used in this Charter, business day shall mean every day except Saturdays, Sundays, and official municipal holidays.

Sec. 6.02. Commencement of proceedings for initiative and referendum; of petitioners' committee; affidavit.

(a) Any fifteen (15) qualified voters may commence initiative or referendum proceedings by filing with the city secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses, specifying the address to which all notices to the committee are to be sent, and setting out in full the proposed initiative ordinance or citing the ordinance sought to be reconsidered.

(b) Promptly after the affidavit of the petitioners' committee is filed, the city secretary shall verify that the applicants are qualified voters and, if they are, shall issue the appropriate petition blanks to the petitioners' committee.

Sec. 6.03. Petitions for initiative and referendum.

(a) *Number of signatures*. Initiative and referendum petitions must be signed by qualified voters of the city equal in number to at least fifty-one (51) percent of the total number of votes cast in the last regular city election.

(b) *Form and content.* All papers of a petition shall be uniform in size and style and shall be assembled as one instrument for filing. Each signature shall be executed in blue ink and shall be followed by the signer's printed name, the signer's date of birth or voter registration number, the signer's residence address, and date of signing. Petitions shall contain or have attached thereto throughout their circulation the full text of the ordinance proposed or sought to be reconsidered.

(c) *Affidavit of circulator.* Each paper of a petition shall have attached to it, when filed, an affidavit executed by the circulator thereof stating that he/she personally circulated the paper, the number of signatures thereon, that all the signatures were affixed in his/her presence, that he/she believes them to be the genuine signatures of the persons whose names they purport to be, and that each signer had an opportunity before signing to read the full text of the ordinance proposed or sought to be reconsidered.

(d) *Time for filing petitions.* Referendum petitions must be filed within thirty (90) days after adoption by the council of the ordinance sought to be reconsidered. Initiative petitions must be filed within thirty (90) days after issuance of the appropriate petition blanks to the petitioners' committee; additional time, as specified in [section] 7.04, shall be allowed for supplemental petitions. All petitions shall be filed with the city secretary.

Sec. 6.04. Procedure after filing petition for initiative or referendum.

(a) *Review by city secretary.* Upon the filing of a petition, the city secretary shall review the petition to determine the existence of the requisite number of signatures of qualified voters and whether the form of the petition complies with the provisions of this Charter. The city secretary shall also review the petition to determine the genuineness of the signatures. The council may provide, by ordinance, the punishment and

penalties for contempt for failure or refusal to obey any subpoena or request for production of evidence issued by the city secretary or city attorney.

(b) *Certificate of city secretary.* Within fifteen (15) business days after the petition is filed, the city secretary, with advice from the city attorney, shall complete a certificate as to its sufficiency or, if insufficient, shall set forth the particulars wherein it is defective and shall promptly send a copy of the certificate to the petitioners' committee by certified mail, return receipt requested.

(c) *Supplemental petition*. A petition certified insufficient for lack of the required number of valid signatures, or due to inadequate form or content of the affidavit of certification, may not be supplemented, modified, or amended on or after the date it is received, except where expressly authorized by law.

(d) *Submission to city council*. If a petition or supplemental petition is certified sufficient, or if a petition or supplemental petition is certified insufficient and the petitioners' committee does not elect to supplement as provided in subsection (c) above within the time required, the city secretary shall present this certificate to the council at the next scheduled city council meeting and the certificate shall then be a final determination as to the sufficiency of the petition.

Sec. 6.05. Withdrawal of signatures.

No signature shall be withdrawn from any petition after such petition has been filed with the city secretary. Before that date, a signer may withdraw his/her signature in the manner authorized by law.

Sec. 6.06. Referendum petitions; suspension of effect of ordinance.

When a referendum petition is filed with the city secretary, the ordinance sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

(1) There is a final determination of insufficiency of the petition, or

(2) The council repeals the ordinance, or

(3) The ordinance is approved by the qualified voters of the city.

Sec. 6.07. Consideration by council and submission to electors.

When the council receives an authorized initiative petition certified by the city secretary to be sufficient, the council shall either:

(a) Pass the initiated ordinance without amendment within sixty (60) days after the date of the certification to the council;

(b) Submit said initiated ordinance without amendment to a vote of the qualified voters of the city at a regular or special election to be held on the next authorized uniform election date; or

(c) At such election, submit to a vote of the qualified voters of the city such initiated ordinance without amendment, and an alternative ordinance proposed by the council on the same subject.

When the council receives an authorized referendum petition certified by the city secretary to be sufficient, the council shall reconsider the referred ordinance and, if upon such reconsideration such ordinance is not repealed within forty-five (45) days after receipt of such certification, it shall be submitted to the qualified voters of the city at a regular or special election to be held on the next authorized uniform election date. Special elections on initiated or referred ordinances shall not be held more frequently than once each six (6) months, and no ordinance on the same subject as an initiated ordinance, which has been defeated at any election, may be initiated within two (2) years from the date of such election.

Sec. 6.08. Form of ballot for initiated and referred ordinances.

The ballot used in voting upon initiated or referred ordinances shall, as provided by the Texas Election Code, state the caption of the ordinance and to the left of the caption shall set forth on separate lines the words, "for" and "against."

Where an initiated ordinance and an alternative ordinance proposed by the council are submitted, the ballot shall state the captions of each ordinance, clearly designating them "Ordinance No. 1" and "Ordinance No 2," respectively, and shall set forth to the left of each caption on separate lines the words "for" and "against." Any number of ordinances may be voted on at the same election in accordance with the provisions of this article. If a majority of the votes cast is in favor of a submitted ordinance, it shall thereupon be effective as an ordinance of the city.

Sec. 6.09. Results of election.

If a majority of the qualified voters vote in favor of a proposed initiative ordinance, it shall thereupon be an initiative ordinance of the city. A referred ordinance, which is not approved by a majority of the electors voting thereon, shall thereupon be deemed repealed. If conflicting or alternative ordinances are approved by the electors at the same election, the one receiving the greatest number of affirmative votes shall prevail.

Sec. 6.10. Repealing ordinances.

Initiative and referendum ordinances adopted or approved by the qualified voters may be amended or repealed by the council as in the case of other ordinances; provided, however, no ordinance adopted at the polls under the initiative shall be amended or repealed by the council within one (1) year of the adoption of said ordinance; and no ordinance repealed at the polls under the referendum shall be reenacted by the council within one (1) year of the repeal of said ordinance.

Sec. 6.11. Commencement of recall proceedings; petitioners' committee; affidavit.

Any fifteen (15) qualified voters may commence recall proceedings by filing with the city secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and addresses, specifying the address to which all notices to the committee are to be sent, and setting out the name of the councilmember to be removed and a clear and concise statement of the grounds for his/her removal. As used herein for purposes of recall, "councilmember" shall include the office of mayor.

Sec. 6.12. Recall petitions.

(a) *Number of signatures*. Recall petitions must be signed by qualified voters equal in number to at least fifty-one (51) percent of the total number of votes cast in the last regular city election.

(b) *Form and content*. The recall petition shall be signed and verified in the same manner as required for an initiative petition and shall contain the name of the councilmember whose removal is sought, contain a clear and concise statement of the grounds on which this removal is sought, and one of the signers of each petition paper shall make an affidavit that the statements therein are true and correct. There shall be a separate petition for each councilmember whose removal is sought.

(c) *Time for filing petitions.* No signature to a recall petition shall remain effective or be counted if it was placed upon the petition more than forty-five (45) days prior to filing of the recall petition with the city secretary.

Sec. 6.13. Procedure after filing petition for recall.

(a) *Review by city secretary*. The recall petition shall be reviewed, supplemented, and certified in the same manner as required for an initiative petition.

(b) *Submission to city council.* If a petition or supplemental petition is certified sufficient and in compliance with the terms of this article, the city secretary shall promptly present this certificate to the council at its next regular council meeting, or at a specially called meeting, and immediately shall notify the councilmember whose removal is sought and provide him with a copy of the petition.

(c) *Calling of election.* If the councilmember whose removal is sought does not resign after the certified petition is presented to the council, the council, at its next regular meeting, or at a specially called meeting, shall order a recall election to be held on the first uniform election date occurring on or after the 62nd day after the date the election is ordered.

Sec. 6.14. Recall ballot.

Ballots used at recall elections shall conform to the following requirements:

(1) With respect to each person whose removal is sought, the question shall be submitted:

"Shall (name of person) be removed from the office of (name of office) by recall?"

(2) With each such question there shall be printed the following words, one above the other, in the order indicated:

"For the recall of (name of person)"

"Against the recall of (name of the person)"

Sec. 6.15. Results of recall election.

If a majority of the votes cast at a recall election shall be against the recall of the elected official named on the ballot, he/she shall continue in office. If the majority of the votes cast at the election be for the recall of the elected official named on the ballot, the council shall immediately declare his/her office vacant and such vacancy shall be filled in accordance with section 3.06 of this Charter for the filling of vacancies.

Sec. 6.16. Limitation on recall.

(a) No recall petition shall be filed against an elected official within six (6) months after he/she takes office, or within one (1) year after a failed recall election.

(b) No recall petition shall be filed against an elected official within six (6) months of the end of his/her term.

(c) No person removed by recall may run again until the next regular election.

Sec. 6.17. Failure of city council to call an election.

In case all of the requirements of this Charter shall have been met and the council shall fail or refuse to receive the initiative, referendum or recall petition, or order such initiative, referendum or recall election, or discharge other duties imposed upon said council by the provisions of this Charter with reference to such initiative, referendum or recall, then the County Judge of Brazoria County, Texas, shall discharge any such duties herein provided to be discharged by the city secretary or by the council. In addition, any qualified voter in the city may

seek judicial relief in the District Court of Brazoria County, Texas, to have any of the provisions of this Charter pertaining to initiative, referendum or recall carried out by the proper official.

ARTICLE 7. MUNICIPAL ZONING

Sec. 7.01. Zoning.

The City of Iowa Colony shall be a zoned city in accordance with applicable law.

ARTICLE 8. MUNICIPAL FINANCE

Sec. 8.01. Fiscal Year.

The fiscal year of the city shall begin on the first day of October and shall end on the last day of September of each calendar year. That fiscal year shall also constitute the budget and accounting year.

Sec. 8.02. Preparation and Submission of Budget.

The city manager, at least 45 days prior to the beginning of each fiscal year, shall submit to the council a proposed budget.

Sec. 8.03. Vote required for Adoption.

The budget shall be adopted by the favorable vote of a majority of the members of the whole city council.

Sec. 8.04. Budget as Appropriations.

Adoption of the budget shall constitute an appropriation of the amounts specified therein as expenditures from the funds indicated, except as otherwise provided by ordinance.

Sec. 8.05. Date of Final Adoption.

The budget shall be finally adopted prior to the beginning of the fiscal year, and if the city council fails to adopt a budget, then the existing budget shall remain in effect for the ensuing fiscal year, but only until such time as the council passes a budget for the new fiscal year or amends the budget as provided by law.

Sec. 8.06. Amendment of Budget.

The city budget may be amended as provided by law.

Sec. 8.07. Power to Tax.

The city council shall have the power to levy, assess, and collect an annual property tax within the city as provided by law.

ARTICLE 9. FRANCHISES AND PUBLIC UTILITIES

Sec. 9.01. Powers of the City.

The city shall have the power to buy, own, construct, lease, maintain, operate, and regulate public services and utilities and to manufacture, distribute, and sell the output of those services and utility operations, and the city shall have further powers as may now or later be granted by law.

Sec. 9.02. Franchises; Power of City Council.

a. *Franchises.* The city council shall have power by ordinance to grant, amend, renew, and extend all franchises of all public utilities of every character.

b. *Additional Procedure for Passing Franchise Ordinance.* The title or caption stating the general subject matter of an ordinance granting, amending, renewing, or extending a franchise for public utilities shall be read at two separate regular meetings of the city council, and that ordinance shall not be finally passed until twenty-eight days after the first reading. The repeal of a franchise after a hearing shall not require two readings. Passage of a franchise ordinance is subject to the same requirements as other ordinances, except as otherwise provided in this subsection.

Sec. 9.03. Transfer of Franchise.

No public utility franchise shall be transferable except with the approval of the city council expressed by ordinance. The term "transferable" herein shall not be construed to prevent the franchise holder from pledging the franchise as security for a bona fide debt or mortgage.

Sec. 9.04. Right of Regulation.

All grants, removals, extensions, or amendments of public utility franchises shall be subject to the following rights of the city council:

a. To repeal the same by ordinance at any time, after due notice and opportunity for a hearing, upon the failure of the grantee to comply with any provision of the franchise, any ordinance, or other applicable law;

b. To require proper and adequate extension of plant and service, and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency;

c. To establish reasonable standards of service and quality of products;

d. After due notice and opportunity for a hearing, to regulate by ordinance the rates, charges, and fares of all public utility franchise holders operating in the city as authorized by applicable law;

e. At any time to examine and audit the accounts and other records of any such utility and to require annual and other reports, including reports on operations within the city;

f. To require such compensation and rental as not prohibited by law; and

g. To impose any regulations and restrictions as the city considers desirable or conducive to the health, safety, welfare, or accommodation of the public.

Sec. 9.05. Franchise not Exclusive.

No grant or franchise to construct, maintain, or operate a public utility and no renewal or extension of such grant shall be exclusive.

Sec. 9.06. Consent of Property Owners.

The consent of abutting and adjacent property owners shall not be required for the construction, extension, maintenance, or operation of any public utility; but nothing in this charter or in any franchise granted hereunder shall deprive any such property owner of any right of action for damage or injury to his or her property as provided by law.

Sec. 9.07. Extensions.

Any extension of a public utility within the city limits shall become a part of the aggregate property of the public utility, shall be operated as such, and shall be subject to all obligations, reserved rights, and other terms of this charter and of any then-existing franchise to that utility, whether granted before or after the adoption of this charter. The right to use and maintain any such extension shall terminate with that pre-existing franchise and shall be terminable as provided in this charter.

Sec. 9.08. Other Conditions.

a. *Franchises as Contracts.* All franchises existing when this charter is adopted are recognized as contracts between the city and the grantee, and the contractual rights contained in any such franchise shall not be impaired by this charter, except that the city fully reserves:

    1. The power of the city to exercise the right of eminent domain in the acquisition of utility property; and

    2. All powers of the city to regulate the rates and services of a grantee, which shall include the right to require proper and adequate extension of plant and service and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency.

b. *Applicability of Charter Provisions.* Every public utility franchise granted after this charter is adopted shall be subject to all the terms and conditions of this article, whether or not such terms and conditions are specifically mentioned in the franchise.

c. *Discretion of City.* Nothing in this charter shall limit in any way the discretion of the city council or voters of the city in imposing terms and conditions as may be reasonable in connection with any franchise grant.

Sec. 9.09. Accounts of Municipally Owned Utilities.

Accounts shall be kept for each public utility owned or operated by the city and shall show the true and complete financial results of such city ownership and operation, including, but not limited to, the contents listed in this section. The accounts shall show actual capital and operating costs to the city of each public utility owned and the sources and amounts of funds expended for those purposes. The accounts shall show as nearly as possible the cost of any service furnished by any such utility to any department of this city and to any other governmental entity.

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Sec. 9.10. Sales of Water, Sewer, and Other Services.

a. *Power of City.* The city shall have the power to sell and distribute water, sewer services, any other city utilities, and any other city services to any persons within or outside the city limits. The city may permit those persons to connect with those systems under contract with the city, under terms and conditions that the city considers for the best interests of the city.

Sec. 9.10. Regulation of Rates and Service[s].

The city shall have the power to buy, sell, construct, lease, maintain, operate, and regulate public services and utilities within or outside of the city limits, and to distribute and sell such utility services, including, but not limited to, water, gas, electric, telephone, cable, waste management, and transportation services. The city shall have such regulatory powers as may now or hereafter be granted under the constitution and laws of the State of Texas.

ARTICLE 10. GENERAL PROVISIONS

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Sec. 10.01. Assignment, Execution, and Garnishment.

No property of any kind owned or held by the city shall be subject to any garnishment, sequestration, attachment, seizure, forced sale, or execution of any kind. No property, funds, or debt held by the city shall be subject to garnishment, and the city shall never be required to answer in any garnishment proceeding. The city shall not be obligated to recognize any assignment of wages or funds by its employees, agents, or contractors.

Sec. 10.02. City not Required to Give Security or Execute Bond.

a. *City.* It shall not be necessary in any action, suit, or proceeding in which the city is a party, for any bond, undertaking, or security to be demanded or executed by or on behalf of the city in any of the state courts, but all such actions, suits, appeals, or proceedings shall be conducted in the same manner as if such bond, undertaking, or security had been given as required by law.

b. *City Officers and Employees.* The exemption from a bond, undertaking, or security in subsection "a" shall also apply in favor of any city officer or employee in his or her official capacity, except in a suit by the city against that officer or employee.

Sec. 10.03. Notice of Claim Required; Immunities.

a. *Notice of Claim.* The city shall not be subject to liability for any death, personal injury, property damage, economic loss, or any other liability, loss, damage, or costs of any nature, and no suit shall be filed against the city on such claim, where the claimant fails to notify the city manager or city secretary in writing within six months of the initial incident or condition allegedly causing such damage or loss. That notice must include:

    1. When, where, and how the death, injury, damage, or loss was sustained;

2. The amount of the damage, injury, or loss incurred, as accurately as possible;
3. The name and address of:
    i. Each person who is dead, injured, or incurred property damage or any loss; and
    ii. All persons with knowledge of facts pertinent to the claim; and
4. A statement of how any fault of the city allegedly contributed to causing the incident or loss.

b. *Not a Waiver.* This section shall not be construed to create any liability of the city or as a waiver by the city of any rights, privileges, defenses, or immunities.

c. *City Officers and Employees.* Any right, privilege, defense, or immunity of the city under this charter or any other applicable law shall also apply in favor of all city officers and employees in their official capacity, except in a claim by the city against such officer or employee.

Sec. 10.04. Severability Clause.

If any section or part of a section of this charter is ever held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this charter nor the context in which such section or part of a section so held invalid may appear, except to the extent that an entire section or part of a section is inseparably connected in meaning and effect with the section or part of section to which that holding directly applies.

Sec. 10.05. Effect of this Charter on Existing Law.

All ordinances, resolutions, rules, and regulations now in force under the city government of Iowa Colony and not in conflict with the provisions of this charter shall remain in force under this charter until altered, amended or repealed by the council after this charter takes effect; and all rights of the city under existing franchises and contracts are preserved in full force and effect to the city.

Sec. 10.06. Transition.

The adoption of this charter shall neither end nor extend the term of office of any current officer or employee of the city.

Sec. 10.07. Applicability of General Laws.

In addition to all powers and rights available to home rule cities in Texas, the city shall also have all powers of any other type of municipality in Texas not contrary to the laws governing home rule cities. However, the exercise of any those additional powers by the city shall be optional with the city, and the city shall not be required to conform to the law governing any other types of municipalities, unless by ordinance it adopts those laws.

Sec. 10.08. Use of Terms.

Any term used herein, whether used in singular or plural form, shall be deemed to refer to the object of that term, regardless whether that object is singular or plural, as the context may suggest or require. Any pronoun, whether in masculine, feminine, or neuter form, shall be deemed to refer to the object of that pronoun, whether that object is masculine, feminine, or neuter in gender, as the context may suggest or require.

Sec. 10.09. Amending the Charter, Charter Review Commission, and District Boundaries Commission.

a. *Amendment of Charter by Voters.* Amendments to this charter may be drafted and submitted to the voters of the city as provided by this charter and applicable law.

b. *Charter Review Commission.*

1. *Appointment.* The city council shall appoint a charter review commission determined by the city council as needed. The charter review commission shall consist of the same number of members as the city council. Charter review commissioners must be residents of the city for one year at the time of appointment. Each council member shall have the opportunity for at least one nomination to the commission for consideration by the council, but the appointments by the council are not limited to those nominees.

2. *Duties.* The Charter Review Commission shall:

i. Inquire into the operation of the city government under the charter and determine whether any charter provisions should be revised. To this end public hearings may be held, and the commission shall have the power to compel the attendance of any officer or employee of the city and to require the submission of any city records it deems or helpful to the work of the commission;

ii. Propose any recommendations it may deem desirable to ensure compliance with the charter by the city government;

iii. Propose any charter amendments the commission deems desirable; and

iv. Report its findings and present its proposed amendments, if any, to the city council.

c. *District Boundaries Commission.* After the initial adoption of district boundaries, the charter review commission shall also serve as the district boundaries commission, to review and make recommendations to the city council on amending the boundaries of the council districts, as provided in section 3.01(f).

d. *Action by City Council.* The city council shall:

1. receive and post on the city's website any report presented by the charter review commission;

2. consider any recommendations made by the charter review commission; and

3. if any charter amendment is presented as a part of that report, the council may choose to order that amendment to be submitted to the voters of the city in the manner provided by law.

E *Term of Office.* The term of office of the charter review commission shall be six months, or longer if approved by the city council. Upon the completion of the proceedings of the charter review commission, or upon dissolution of the commission, all records of the proceedings of the commission shall be filed with the city secretary.

Sec. 11.13 Amending the Charter.a. Amendments to this Charter may be framed and submitted to the voters of the city in the manner provided by state law pursuant to Tex. Loc. Gov't Code § 9.004

We, the undersigned officers of the Iowa Colony Charter Review Commission, duly selected to prepare amendments to the Home Rule Charter for the City of Iowa Colony, Texas, hereby certify that this document is the Home Rule Charter of the City of Iowa Colony, Texas, as duly approved by a majority of this Commission.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CALLING A SPECIAL ELECTION ON MAY 2, 2026, ON THE ADOPTION OF PROPOSED AMENDMENTS TO THE CITY OF IOWA COLONY HOME RULE CHARTER; AND PROVIDING FOR POLLING PLACES, ELECTORS, OFFICERS, EARLY VOTING, A JOINT ELECTION AGREEMENT, AND RELATED PROVISIONS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. Special Election Called

A special election shall be held in the City of Iowa Colony, Texas, on the **first** Saturday in **May 2026**, which is the **2nd day of May 2026**, between the hours of 7:00 a.m. and 7:00 p.m., to submit proposed amendments to the City of Iowa Colony Home Rule Charter to the qualified voters of the City of Iowa Colony for their consideration**.**

SECTION 2. Municipal Election Precinct and Polling Place

For the purpose of this special election called and ordered by this resolution, the polling places for the City of Iowa Colony, Texas, shall be all of the county-wide vote centers listed in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 3. Electors

Every person eligible to vote in the City of Iowa Colony, Texas under the provisions of Chapter 11 of Title 2 of the Texas Election Code who is a resident of the City of Iowa Colony, Texas and who is duly registered to vote in this election shall be entitled to vote in this election.

SECTION 4. Officers of Election and Compensation Thereof

The appointments, compensation, and duties of all election officers and personnel shall be as provided in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 5. Early Voting

a. The Early Voting Clerk is hereby authorized to conduct early voting by personal appearance beginning on the **twelfth (12th)** day preceding and ending on the **fourth (4th)** day preceding the date of this election, which early voting dates are **Monday, April 20, 2026**, through **Tuesday, April 28, 2026**, respectively, and such early voting by personal appearance shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. on every day except Saturday, Sunday and State legal holidays. In addition, early voting by personal appearance shall be conducted as follows:

DATES AND HOURS:
April 20….....8 AM – 5 PM
April 21 (Closed San Jacinto Day)
April 22-25.....8 AM – 5 PM
April 27-28.....8 AM – 5 PM

b. The main early voting place is:

East Annex (Old Walmart)
1524 E. Mulberry #144, Angleton

c. The locations for early voting by personal appearance are as follows:

Alvin Branch Location:	Alvin Library 105 S. Gordon, Alvin
Angleton Main Location:	East Annex (Old WalMart Building) 1524 E. Mulberry Angleton
Brazoria Branch Location:	Brazoria Library 620 S. Brooks, Brazoria
Freeport Branch Location:	Freeport Library 410 Brazosport Blvd., Freeport
Lake Jackson Branch Location:	Doris Williams Civic Center 333 Hwy. 332 East, Lake Jackson

Manvel Branch Location:	Keith Traylor Criminal Justice Center 7313 Corporate Dr., Manvel
Pearland East Branch Location:	Tom Reid Library 3522 Liberty Dr., Pearland
Pearland West Branch Location:	West Pearland Community Center 2150 Country Place Pkwy., Pearland
Shadow Creek Branch Location:	West Pearland Library 11801 Shadow Creek Pkwy., Pearland
Sweeny Branch Location:	Sweeny Community Center 205 W. Ashley Wilson Rd., Sweeny
West Columbia Branch Location:	Precinct 4 Building 2 121 N. 10th Street, West Columbia

d. Early voting by mail shall be as provided by applicable law. The mailing address of the **Early Voting Clerk is Joyce Hudman, County Clerk, 237 East Locust St., Suite 102, Angleton, Texas 77515.** The email address of the **Early Voting Clerk is ABBM@brazoriacountytx.gov.**

SECTION 6. Method of Voting and Conducting Election

All early voting by personal appearance and all voting on the day named above for the holding of this special annual election shall be by means of whatever type of voting machine or electronic voting system is available from the voting machine department of Brazoria County, Texas. The manner of holding this election will be governed by the laws of the State of Texas governing special elections and as provided in this resolution.

SECTION 7. Notice of Election

a. The Mayor shall cause notice of this election to be posted for at least twenty-one (21) days prior to the date named above for the holding of this special annual election (1) on the

bulletin board used for posting notices of meetings of the City Council and (2) on the internet website of the City.

b. The Mayor shall also cause notice of this election to be published in The Alvin Sun, a newspaper published in the City of Alvin, in Brazoria County, Texas, having a general circulation within the corporate limits of the City of Iowa Colony, not earlier than thirty (30) days and not later than ten (10) days before the date named above for the holding of this special annual election.

SECTION 8. Order for Election.

This resolution constitutes an order for this election, in compliance with the Texas Election Code. In addition, the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an order for this election summarizing the information herein.

SECTION 9. Amended Election Information.

If the Brazoria County Clerk, the Governor of Texas, or any other lawful authority changes the voting locations or any other election information herein stated, then this resolution shall be automatically amended to conform to those amendments, and the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an amended order for this election summarizing the information herein with those amendments.

SECTION 10. Call for Joint Election.

a. This election shall be held jointly with Brazoria County and any other participating entities, pursuant to Chapter 271 of the Texas Election Code.

b. The Mayor and City Secretary are hereby authorized to execute on behalf of the City a Joint Election Agreement and Contract for Election Services between the City and the Brazoria County Clerk for this election.

c. Costs of this election shall be shared as provided in the Joint Election Agreement and Contract for Election Services with the Brazoria County Clerk for this election.

SECTION 11. Severance Clause

If any part of this resolution and order, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this resolution and order shall remain in full force and effect.

SECTION 12. Effective Date

This resolution shall be effective immediately upon its passage and approval.

READ, PASSED AND ADOPTED ON JANUARY 26, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date:

Department Making Request: 20 - Police

Person Making Request: Chief Aaron I. Bell

Item Type: Resolution

Budgeted? N/A (no cost) Cost:

If budgeted, identify account:

Short Description:

Consideration and possible action to approve a Resolution authorizing a grant application through the Office of the Governor, Public Safety Office, Criminal Justice Division, for two-way radios for the Police Department.

Explanation/Justification Details:

The proposed project aims to enhance the communication capabilities of the Iowa Colony Police Department by providing peace officers with upgraded two-way radios, including both hand-held and mobile units. Currently, each officer is assigned a hand-held radio, and each fleet vehicle is equipped with a mounted mobile radio. However, these devices are approaching the end of their operational lifespan and have been officially designated as end-of-life by the manufacturer.

This project will significantly improve officer safety and operational efficiency by ensuring reliable, continuous communication with Communications Operators. The scope of the project includes the acquisition of Harris XL-45P hand-held radios with related accessories, as well as Harris XL-85M mobile radios with related accessories.

The grant will cover 100% of the project costs, with no cash match required. If awarded, the two-way radios will be purchased after October 1, 2026 as per the grant terms.

Requestor Signature: Allen King Digitally signed by Allen King Date: 2026.01.16 12:52:04 -06'00'

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This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF IOWA COLONY, TEXAS, AUTHORIZING THE APPLICATION FOR A CRIMINAL JUSTICE GRANT FROM THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, AND AUTHORIZING THE NECESSARY ACTIONS FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE GRANT

WHEREAS, the City Council of the City of Iowa Colony, Texas finds it in the best interest of the citizens of Iowa Colony, Texas the City of Iowa Colony seek funds for the purchase of updated two-way radios through the Radio Update Project; and

WHEREAS, the City Council of the City of Iowa Colony, Texas further finds that it is in the best interest of the City to agree to abide by terms and conditions of the Criminal Justice Division grant program; and

WHEREAS, the City Council of the City of Iowa Colony, Texas agrees that in the vent of any loss or misuse of the grant funds provided pursuant to the Criminal Justice Grant Program, the City of Iowa Colony assures that such funds will be returned to the Office of the Governor, Public Safety Office, Criminal Justice Division; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the City Council of the City of Iowa Colony, Texas designates the Police Chief, Aaron I. Bell, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

SECTION 2. That the City Council of the City of Iowa Colony, Texas designates Accountant, Amber Yaws, as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

PASSED AND APPROVED ON THIS 26th DAY OF JANUARY 2026.

CITY OF IOWA COLONY

_____

Wil Kennedy, Mayor

ATTEST:

_____

Kayleen Rosser, City Secretary

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date:

Department Making Request: ...Select Dept.

Person Making Request:

Item Type: ...Select Item Type

Budgeted? Y / N / n/a Cost: 0.00

If budgeted, identify account:

Short Description:

This document provides the consolidated Employee Appreciation funding plan and required departmental budget adjustments to align worksheet data with final approved figures, without affecting citywide financial totals.

Explanation/Justification Details:

The adjustments included in this memorandum are necessary to ensure that the FY 20252026 Budget Book accurately reflects the final numbers discussed and agreed upon during the budget workshops. During the final stages of worksheet preparation, several departmental line items retained earlier draft values instead of the final adopted amounts. These adjustments correct those discrepancies and align each departments detailed worksheet with the approved budget.

The Employee Appreciation allocations are being presented to recognize staff performance, retention, and service across all departments. These allocations are fully supported through internal budget realignments, specifically, increasing the HR Employee Appreciation line item and decreasing the IT Training & Travel line item. This method avoids the need for additional appropriations and maintains the adopted General Fund bottom line.

The departmental budget adjustments (Administration, Code Enforcement, Community Development, CIP, Debt Service, Local Grant, and Utility Fund reallocation) reflect updated personnel costs, corrected benefit calculations, grant entries that did not populate onto the worksheet, and revised debt service schedules. These adjustments do not affect citywide totals, fund balance, or overall financial position. They simply ensure that the line-item detail matches the final values considered by staff and Council during the budgeting process.

Requestor Signature:

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This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING ORDINANCE 2025-12, THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; TO PROVIDE FOR A CONSOLIDATED EMPLOYEE APPRECIATION FUNDING PLAN AND DEPARTMENTAL BUDGET ADJUSTMENTS NECESSARY TO ALIGN BUDGET WORKSHEETS WITH FINAL APPROVED FIGURES, WITHOUT IMPACTING CITYWIDE FINANCIAL TOTALS; PROVIDING FOR SEVERABILITY, WITH RELATED PROVISIONS

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

WHEREAS, Ordinance No. 2025-12 was adopted by the City Council of the City of Iowa Colony approving the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, during final budget preparation it was determined that certain departmental line items reflected preliminary worksheet values rather than the final amounts reviewed and approved by City Council during the budget workshops; and

WHEREAS, the City Council desires to establish and fund an Employee Appreciation allocation within the adopted Fiscal Year 2025–2026 budget through internal General Fund reallocations by increasing the Human Resources Employee Appreciation line item and decreasing the Information Technology Training and Travel line item, without increasing total appropriations or affecting the General Fund bottom line; and

WHEREAS, additional budget-neutral adjustments affecting Administration, Code Enforcement, Community Development, Capital Improvement Projects, Debt Service, Local Grant funds, and the Utility Fund are necessary to reflect updated personnel costs, corrected benefit calculations, grant entries, and revised debt service schedules, without impacting total expenditures, fund balances, or the City's overall financial position;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are adopted as part of this Ordinance.

SECTION 2. That Ordinance No. 2025-12, adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, is hereby amended to provide for

internal, budget-neutral reallocations and corrections to departmental line items as described herein, including the establishment of consolidated Employee Appreciation funding and adjustments to Administration, Code Enforcement, Community Development, Capital Improvement Projects, Debt Service, Local Grant funds, and the Utility Fund, all as necessary to align the Budget Book with the final figures approved by City Council.

SECTION 3. That the City Council directs the Interim City Manager or her designee and the Finance Department to take all actions necessary to implement this budget amendment in accordance with applicable laws, policies, and accounting standards.

SECTION 4. That if any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 5. That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public, as required by Chapter 551 of the Texas Government Code, and that advance public notice of the time, place, and purpose of said meeting was given.

SECTION 6. This Ordinance shall be effective immediately upon its passage and adoption.

READ, PASSED, AND ADOPTED ON DECEMBER 15, 2025.

_____

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING RESTRICTED PRIOR SERVICE CREDIT FOR EMPLOYEES WHO ARE MEMBERS OF THE TEXAS MUNICIPAL RETIREMENT SYSTEM.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

Authorization of Restricted Prior Service Credit.

(a) The City of Iowa Colony, Texas (the "City") authorizes each employee who is a member ("Member") of the Texas Municipal Retirement System (the "System"), now or in the future, to be granted restricted prior service credit for service previously performed as an employee of any entity described in Section 853.305 of Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"), provided that (1) the employee does not otherwise have credited service in the System for that service, (2) the service meets the requirements of TMRS Act §853.305, and (3) the Member seeking to establish restricted prior service credit submits an application with the verifications required by TMRS Act §853.305.

(b) Pursuant to TMRS Act §853.305, restricted prior service credit may be used only to satisfy length-of-service requirements for retirement eligibility with the System, has no monetary value in computing the annuity payments allowable to the Member, and may not be used in other computations, including computation of Updated Service Credits.

(c) This Ordinance shall be effective on the first day of February, 2026.

PASSED AND APPROVED ON THE ON THE FIRST READING ON THE 15TH DAY OF DECEMBER 2025.

PASSED AND APPROVED ON THE ON THE SECOND READING ON THE _____ DAY OF _____ 2026.

ATTEST: **APPROVED:**

_____ _____

KAYLEEN ROSSER, CITY SECRETARY WIL KENNEDY, MAYOR

CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Wednesday, November 05, 2025
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 5th day of November 2025, the City Council of the City of Iowa Colony, Texas, held a meeting 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 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 6:00 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 Municipal Court Week

Mayor Kennedy presented the Municipal Court Week Proclamation to the Municipal Court Administrator, Monica Suarez.

CITIZEN COMMENTS
Terry Hayes, Vice President of the Sterling Lakes POA, expressed his appreciation to the City Council, city staff, and the Police and Fire Departments for their collaboration in achieving community goals. He also thanked Albert Cantu for his support and guidance with code enforcement matters.

EXECUTIVE SESSION-6:10 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 matters pertaining to the selection process for a new City Manager.
3. Discuss City Attorney employment, duties, and compensation.
4. Discuss personnel and departmental matters under the supervision of the Interim City Manager, including duties and performance of employees.

POST EXECUTIVE SESSION- 12:47 A.M.

ITEMS FOR CONSIDERATION

5. Consideration and possible action on Executive Session matters.

   Motion made by Councilmember Hargroder to authorize the mayor to extend an offer of employment for the position of City Manager to the candidate discussed in executive session under the terms and conditions as directed by the City Council, 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

   Motion made by Mayor Pro Tem Greene-Scott to approve the City Attorney's contract and compensation per the terms discussed in executive session and she noted that Natasha has not received a COLA for the 2025-26 year, Seconded by Councilmember Hargroder.
   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 that the City Manager and staff move forward with items as discussed in executive session, Seconded by Councilmember Varlack.
   Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

ADJOURNMENT

The meeting was adjourned at 12:49 A.M.

APPROVED THIS 15th DAY OF DECEMBER 2025

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Monday, November 17, 2025
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 17th day of November 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
Dr. Fleming prayed aloud.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS
Mayor Kennedy welcomed Mr. Dagget's class to the meeting.

CITIZEN COMMENTS
The following citizens spoke in favor of approving the Specific Use Permit for Ms. Dyanna's swim school.

Amber Ferrelle- Steele
Morgan Wilson
Connie Kemp
Madeline Kemp
Douglas Johnson
Deena Victor
Nicole Lister
Jade Mays- Sinnette

James Henderson acknowledged the building departments hard work regarding inspections.

Matthew Isenberg notified everyone that he had spoken about alarm permits and the residents were being charged $100 for them, however after research he found it was the City of Manvel and he wanted to notify everyone that he was incorrect.

Brenda Dillon thanked the Interim City Manager for her hard work and dedication.

Ed Fleming shared that his church is providing Thanksgiving meals for those in need.

PUBLIC HEARINGS

1. Hold a public hearing to consider a Specific Use Permit for a proposed swim school facility on the following property:

   Approximately 1.956 acres of land, being the south ½ of the southeast ¼ of section 53, H.T. & B.RR. Co. Survey, Abstract 287, Brazoria County Texas as recorded in Volume 358, Page 495 Deed Records, Brazoria County Texas.

   Mayor Kennedy opened the public hearing at 7:34 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing 8:10 P.M.

2. 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 7:35 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 8:10 P.M.

3. 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 include an additional 5.00-acre tract and designate the tract for single-family residential use within the PUD.

   Mayor Kennedy opened the public hearing at 7:35 P.M. Dr. John Okewuni owns the property. He asked about the flood control plan, pool dust from all the work, speed on the road, and the wood fence. Mayor Kennedy closed the public hearing at 8:10 P.M.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott welcomed everyone and thanked those in attendance. She acknowledged the Veterans Day event and recognized Councilmember Varlack for his service as a veteran. She also expressed excitement about a swim school opening in Iowa Colony.

Councilmember Murray recognized Ms. Dye's son and mentioned the upcoming MLK Day parade and related events.

Councilmember Brooks stated she was pleased to see the strong support for Mrs. Dye and acknowledged Mr. Daggett for bringing his class to the meeting. She noted that this was a valuable opportunity to observe local government in action and emphasized the importance of staying engaged, as local government impacts daily life.

Councilmember Hargroder thanked those in attendance and commented on the strong sense of commu support shown for the swim school.

Councilmember Boyce expressed appreciation for the community's support of Coach Dye and the swim school. He also highlighted upcoming city events, including the Festival of Lights and the MLK Day parade.

Councilmember Varlack thanked everyone for attending and referenced upcoming events such as the Festival of Lights and the MLK Day parade. He noted that he was unable to attend the Veterans Day event due to prior speaking commitments at another Veterans Day observance. He wished a happy 250th birthday to any Marines in attendance and reminded the public that November is Suicide Prevention Month. He encouraged anyone experiencing a personal crisis or harmful thoughts to call 988.

Mayor Wil Kennedy reminded everyone about the MLK Day parade scheduled for Saturday, January 17. He thanked the councilmembers who were able to attend the Veterans Day event, offered encouragement and well wishes to the Iowa Colony Pioneers, and expressed appreciation to the community members and Mr. Daggett's class for attending the meeting.

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

ITEMS FOR CONSIDERATION

12. Consideration and possible action on an Ordinance granting a specific use permit for a swim facility located at 4903 Davenport Parkway.

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

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

    This item was deferred. No action was taken.

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

    Motion made by Councilmember Varlack to table the item until the December meeting, 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 to reschedule the City's Regular Council Meeting of January 19, 2026, due to the observance of the Martin Luther King Jr. Holiday.

    Motion made by Councilmember Hargroder to reschedule the City's regular Council meeting from January 19, 2026 to January 26, 2026 due to the observance of the Martin Luther King Jr. Holiday, 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 amending Ordinance No. 2025-03 regarding electronic signs in Chapter 30 of the City Code.

    Motion made by Councilmember Varlack to approve the amendment to Ordinance No. 2025-03 to include the TxDOT required language regarding electronic signs in Chapter 30 of the City Code, Seconded by Councilmember Hargroder.
    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 a proposal from Cahoon Consulting to apply and participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS).

    Motion made by Mayor Pro Tem Greene-Scott to authorize the City of Iowa Colony to participate in the Community Rating System (CRS) program under the National Flood Insurance Program and take the , Seconded by Councilmember Varlack.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

18. Consideration and possible action to authorize Adico, LLC to provide engineering design services for the City of Iowa Colony Expansion of the SW WWTP (formerly BCMUD 53) to 0.90 MGD.

    Motion made by Mayor Pro Tem Greene-Scott to authorize Adico, LLC to provide engineering design services for the City of Iowa Colony Expansion of the SW WWTP (formerly BCMUD 53) to 0.90 MGD, Seconded by Councilmember Hargroder.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

19. Consideration and possible action to authorize Adico, LLC to provide engineering design services for the City of Iowa Colony for the elevated storage tank.

    Motion made by Councilmember Boyce to authorize Adico, LLC to provide engineering design services for the City of Iowa Colony for the 1.0-million-gallon elevated storage tank and authorize the City Manager to proceed with project development, 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 award a contract for on-call building inspections and plan review services to Safebuilt.

Motion made by Councilmember Hargroder to award a contract for on-call building inspectio and plan review services to Safebuilt, 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

CONSENT ORDINANCES – SECOND READING
Consideration and possible action to approve the following ordinances on second and final reading.

21. Consideration and possible action on an ordinance allowing outdoor burning inside the city limits.

    Motion made by Councilmember Varlack to adopt an ordinance on second and final reading allowing outdoor burning inside the city limits, 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

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, Councilmember Brooks

22. Consider approval of the October 6, 2025 City Council meeting minutes.
23. Consider final acceptance of Sterling Lakes North Section 2 - Water, Sanitary, Drainage and Paving Facilities.
24. Consider final acceptance of Sterling Lakes North Section 3 - Water, Sanitary, Drainage and Paving Facilities.
25. Consider final acceptance of Sterling Lakes North Section 5 - Water, Sanitary, Drainage and Paving Facilities.
26. Consider final acceptance of Sterling Lakes North Section 6 - Water, Sanitary, Drainage and Paving facilities.
27. Consider approval of Sierra Vista West Section 11 Early Plat Application.
28. Consider acceptance into the warranty period for the 12" waterline extension and improvements on Iowa Colony Boulevard and 8" on Kelly Leigh Drive ARPA Contract No. SLFRF TX0833.
29. Consider acceptance of MAR-CON Service, LLC for the drainage improvements on Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary CDBG-DR MIT Contract No. 24-065-009-E166.
30. Consider acceptance of Performance Services for AMI Project Phase 1.
31. Consider acceptance of Performance Services for AMI Project Phase 2.

EXECUTIVE SESSION
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:

32. Discuss matters pertaining to the selection process for a new City Manager.

    No executive session was held.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

33. Consideration and possible action on Executive Session matters.

    Motion made by Councilmember Brooks named Dr. Tarron Richardson as the finalist for the position of City Manager and to authorize the City Attorney to begin negotiating an employment contract with the candidate, 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

ADJOURNMENT
The meeting was adjourned at 9:02 P.M.

APPROVED THIS 26th DAY OF JANUARY 2026

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

CITY COUNCIL WORKSESSION MINUTES

Monday, November 17, 2025
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 17th day of November 2025, 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 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 worksession to order at 6:00 P.M.

CITIZEN COMMENTS
There were no comments from the public.

ITEMS FOR DISCUSSION

1. Presentation and discussion on the Iowa Colony Masterplan.

   Burditt Consultants presented an update on the Iowa Colony master plan. The plan includes two sites: a 50-acre tract designated for a future municipal government center and a 43-acre tract intended for support facilities.

   The government center was studied to accommodate a City Hall, Municipal Courthouse, public park, athletic fields, and a potential library. The support facilities campus would include a wastewater treatment plant, public works, and animal control facilities.

   Burditt Consultants met with staff to discuss their vision and long-term plans for the future sites and facilities. The presentation included a site analysis of both tracts, outlining existing conditions, as well as information from previously completed studies. Visuals of comparable sites were also provided, along with program space analysis diagrams illustrating the proposed layout of the administrative areas of the future facility.

EXECUTIVE SESSION-6:41 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 matters pertaining to the selection process for a new City Manager.

The City Council returned and reconvened in open worksession at 6:55 P.M.

ADJOURNMENT

Mayor Kennedy adjourned the worksession at 6:56 P.M.

APPROVED THIS 26th DAY OF JANUARY 2026

_____	_____
Kayleen Rosser, City Secretary	Wil Kennedy, Mayor



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Thursday, November 20, 2025
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 20th day of November 2025, the City Council of the City of Iowa Colony, Texas, held a meeting 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 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 6:00 P.M.

INVOCATION
Pastor Ed Flemming prayed aloud.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS
Lindsey Koskiniemi stated that she believes this action reflects elements of cancel culture and provided information outlining her perspective on that concept. She referenced specific language contained within the censure document and read portions of the wording aloud. She expressed concern that the document is written in a manner she feels is stereotypical, harmful, and unprofessional toward Black women. She stated that she is embarrassed and disappointed that such a letter appears in her community's City Council packet. During her 15 years of experience in local government, she noted that she has not encountered similar actions by any city council with which she has worked. She expressed concern that the public censure is intended to cause humiliation and embarrassment and voiced hope that the matter would be resolved during the meeting. Mrs. Koskiniemi further stated that the discussion occurred in executive session and acknowledged that individuals can become passionate about issues they care deeply about. She remarked that elected officials should be able to handle strong or expressive language and suggested that those unable to do so may wish to reconsider holding public office. Additionally, she expressed that she would like the city to provide streaming services.

Cameron Rollwitz stated that he is still learning how to navigate city government and acknowledged that this is a difficult decision. He noted that while the situation may feel like an act of cancel culture to some, a censure is a formal governmental action intended to address instances where elected officials do not adhere to the established code of conduct and guidelines to which they have agreed. He emphasized that these guidelines are not new and have been in place for some time. He expressed support for the decision the Council makes this evening, recognizing that it is not taken lightly. Based on the evidence he has reviewed, he stated that he trusts the Council's judgment. He further noted that he does not believe it is appropriate for elected officials to yell or direct explicit language toward others. Based on the documents reviewed to date, he stated that he is in favor of the censure.

Carolyn Bowen stated that she has lived in the city for 54 years and has served the community for 22 of those years. She expressed disapproval of grandstanding or publicly displaying the City's problems, noting that she has previously watched similar issues unfold on television, where attorneys advised silence despite her understanding of the underlying circumstances. She described that period as a difficult time in her life. She stated that she does not like seeing the City's issues addressed in a public forum such as the Council chambers and expressed her disappointment with the situation. She requested an apology for the conduct in question and an explanation of how the situation escalated to that point. She also emphasized the need to address safety concerns on County Road 48, stating that failure to do so could result in a serious accident.

Brenda Dillon stated that she fully supports the City Council's decision regarding the censure. Drawing on her experience as an auditor, she noted that she regularly works with codes of conduct and established procedures. She shared that a family member contacted her after seeing a social media post regarding City Council business, expressing concern that City matters had been discussed publicly online by Councilwoman Brooks. She stated that if a Councilwoman Greene-Scott felt the censure was necessary, it was not done in an illegal manner or in a way that would jeopardize her professional license as an attorney. She emphasized the importance of addressing matters through proper channels. She further stated that the profanity stated loud regarding the Police Chief was taken personally, noting that there is an appropriate and respectful way to communicate with others. She reiterated her support for the Council's actions and stated that she does not believe Councilwoman Greene-Scott owes anyone an apology. She emphasized that the City Council serves as a governing body responsible for making decisions on behalf of the City.

ITEMS FOR CONSIDERATION

1. Consideration and possible action on a resolution to formally censure Councilmember Nikki Brooks regarding her conduct on November 5, 2025, for violations of the Rules of Procedure and Code of Conduct.

   Mayor Kennedy read the censure letter aloud.

   Mayor Pro Tem Greene-Scott stated that the request for censure was not made lightly, emphasizing that the integrity of the City Council, staff, and the City as a whole is at stake. She noted that debate should be allowed, but it must always be conducted respectfully. She clarified that the censure was not a personal attack on Councilmember Brooks, but rather a response to her behavior. The terms used to describe the behavior; belligerent, aggressive, and unpredictable—were intended as an accurate characterization of the actions observed. She further noted that four other Black women were present during the discussion, emphasizing that the censure was not based on race. She reiterated that this action constitutes a censure, not a form of censorship, and is not intended to silence anyone. She referenced a Bible verse from Ecclesiastes to underscore her point, asking rhetorically what workplace allows employees to curse coworkers and staff. She concluded by stating that such conduct cannot be allowed to continue.

Councilmember Tim Varlack stated that he concurs with the Mayor Pro Tem, noting that this decision was not taken lightly and, in fact, was made with great difficulty. He emphasized that, as elected officials, members are held to obligations, rules, and procedures that the general public is not, and while it is acceptable to disagree, the City Manager taught Councilmembers that disagreements must be expressed without being disagreeable. He noted that Councilmembers are required to work through difficult issues and stated that he has reviewed Councilmember Brooks' response. He emphasized that interactions with the public, staff, and each other require adherence to a higher standard. Unfortunately, in this incident, the matter could not remain private, as it extended beyond the executive session and required action from a staff member who was not part of that session. For these reasons, the matter needed to be addressed by the Council and brought before the City. He indicated that he does not see a significant need for further discussion. He quoted from Councilmember Brooks' response to the censure. He clarified that he does not question her integrity, dedication to protecting the Council, or commitment to the City; there is nothing about her personally that he questions. He stated that what is before the Council is the behavior that occurred and the necessity to ensure it does not happen again. He expressed hope that the matter can be resolved in a manner that is respectful to all parties involved.

Councilmember Brooks presented a PowerPoint in response to the censure and began by thanking everyone in attendance. She addressed the use of social media, noting it may reflect generational differences, and stated her intention was to explain what happened and why. She asserted that the executive session in question was not properly qualified under Texas law. She explained that Texas law requires specific conditions to be met for an executive session regarding an employee, including providing the employee proper notice, the right to attend, and the right to request that matters related to their job be made public. She stated that these policies were not followed, and therefore the executive session was not properly convened, meaning the Texas Open Meetings Act did not apply. She provided direct quotes to clarify the context of prior statements, asserting that partial quotes previously presented misrepresented the situation and maligned her character. She noted that this pattern of misrepresentation is consistent with conduct she has observed from some colleagues since joining the Council. She emphasized that she was providing accurate context to information that was already public. She stated that the censure is not about a lack of quorum but about her refusal to participate in improper conduct. She provided background on her professional experience and training, including Sarbanes-Oxley, Whistleblower Act training, anti-retaliation protocols, and disciplined leadership standards. She explained that she is required by law to report unethical behavior or procedural violations and had notified other Councilmembers that certain actions violated multiple statutes, including Sarbanes-Oxley, the Texas Whistleblower Protection Act, and the Texas Penal Code. She explained the Whistleblower Act and stated that her refusal to participate in improper solicitation was her legal right. She addressed statements regarding Chief Bell. She described feeling shocked and overwhelmed by the level of hostility, noting that no explicit language was used but the behavior was intimidating. At one point, she stated, out of fear and professional concern, that she would not put herself at legal risk for the Council. During this time, a recess was called, and all staff except one employee were sent home. The employee was then brought back into executive session, where aggressive and discriminatory behavior occurred toward the individual, requiring her repeated intervention. She noted that the meeting lasted over five hours, ending after 12:30 a.m., and she subsequently contacted the Texas Municipal League (TML) and a personal attorney. She documented her observations in an affidavit. She emphasized that the Council's role is to set policy and hire the City Manager and City Attorney, not to oversee staff. She sought clarity from the Mayor and HR the following day, and the Mayor advised her to contact TML. She obtained written advice from TML and shared it with the Mayor and Interim City Manager, but she stated the guidance was not followed. She emphasized that social media

was not the issue. She created a petition advocating for streaming Council meetings to increas transparency and accountability. She described additional “red flags,” including pressure to act outside legal authority and misuse of attorney-client privilege, noting she was unsure of the legal counsel involved. She expressed concern over employees being disparaged and subjected to inappropriate comments, including references to mental health. She cited specific incidents involving the IT Manager, including this meeting held without HR present that she described as an illegal executive session. Finally, she noted that she signed her affidavit prior to the censure being issued to protect herself and reduce potential liability for the City.

Mayor Pro Tem Greene-Scott emphasized that no one was being interrogated. She noted that she holds two bar licenses, one in Louisiana and one in Texas, and stated that serving as an elected official is done out of dedication to the City. She expressed concern about social media posts suggesting that the Council was engaging in illegal activity, which she does not appreciate. She explained that she had requested a contract from an employee on November 5 and followed up on November 17 and November 20, noting that the contract had still not been provided. She added that Chief Bell remained at the building until all others had departed that night of the meeting. Mayor Pro Tem Greene-Scott emphasized that the focus is on behavior, not the individual. She noted that the document in question, which some claim was handled illegally, was only received by Councilmember Brooks; no other Council members, including the Mayor, have seen it. She stated that without access to the document, it is not possible to interrogate anyone or fully understand the situation. She described visiting City Hall to sign checks and inquiring about a particular check. Finance directed her to an individual who indicated that the check was related to a contract provided when Robert was City Manager. She requested the contract in order to obtain the necessary information and ensure proper review, emphasizing that the Council is simply performing its duty by asking questions. She noted that there was a significant amount of profanity used during prior discussions, making it difficult to recall all details. She reiterated that the Council is not privy to the document upon which certain claims rely and stated that they have no knowledge of any formal complaint or whistleblower issue.

Councilmember Varlack asked whether a copy of the presentation displayed on the screens by Councilmember Brooks had been provided to the Council prior to the meeting. Councilmember Brooks responded that it had not, stating that the presentation consisted of her personal notes. Councilmember Varlack noted that the Code of Conduct requires that information germane to Council deliberations not be withheld from the Council, and stated that this constituted another breach of the Code of Conduct. He addressed claims that the Council held an illegal personnel meeting, clarifying that the executive session was identified as a departmental review. He stated that he initiated the request for an IT department review after a neighboring city experienced a cyberattack and explained that the purpose was to review strategy and preparedness, regardless of whether the IT Manager was present. He noted that the Interim City Manager recommended reviewing all departments as part of this process. Councilmember Varlack cited the City Charter, which requires the City Manager to consult with the City Council prior to taking action regarding department heads. He stated that, based on consultation with attorneys, while an individual may have a whistleblower claim, Texas law does not require the subject of a complaint to have their supervisor present during such discussions. He further explained that the purpose of an executive session is to consult with legal counsel on matters that may be private or protected. He stated that he respects Councilmember Brooks as both a colleague and a friend, but noted that she acknowledged making the statements referenced in the censure. He stated that during the meeting, Councilmember Brooks indicated she did not leave the session, initially citing fatigue and later referencing personal challenges. He concluded by stating that when emotions escalated, the conduct extended beyond the executive session into the Council chambers, at which point the matter became public, which is why we are having this meeting.

Councilmember Brooks responded to the questions that had been raised. When asked how the council became aware of the email, she explained that the mayor stated he was unable to open it. Because she had forgotten her iPad, her husband brought it to her that night before the meeting. She then asked the IT Director to open the email so it could be discussed. The email was received by three individuals: the Mayor, Councilmember Boyce, and Councilmember Brooks. She has signed an affidavit and stated that she acknowledged everything to the best of her recollection, as she was advised to do. She expressed concern that public attention was focused on her use of profanity, while there was little concern for how the employee was being treated. She felt the situation was an attack. She stated that the council is frequently at City Hall instructing the employee, and she notified them that this was not within the council's purview. She explained that she made the presentation so the public could follow along and to promote transparency. She believes the council needs to address de quorum. She stated that profanity used in a moment of shock is not the core issue. Rather, the issue is that the council is not behaving in a manner consistent with a governing body. She noted that she undergoes extensive professional training, yet when she offers suggestions, the council becomes offended. When she shares information, she is later notified by attorneys that she has violated some rule or restriction. She stated that a great deal was said during the executive session. Although the employee was initially brought in to discuss an invoice, the discussion shifted to other matters. She stated that the first person she contacted the following morning was an attorney, followed by the mayor and Human Resources, because she was terrified by what had occurred during the session. She further stated that they were instructed to shred the attorney-client privilege folder on their way out the door. She concluded by stating that the reason they are in this situation is a lack of transparency.

Councilmember Hargroder stated that she has served on the council for some time and, during her tenure, has not become complacent. Instead, she has continually challenged herself through ongoing education. She volunteers throughout the city, serves as a staff member for a sister city, and actively seeks out external training because of her passion for public service. She expressed that she is offended by any implication that her commitment is questionable. She acknowledged that everyone present, in their own way, cares about the city. She shared that she spoke with a colleague about the situation and felt embarrassed by it. After ending the call, her daughter; who had overheard the conversation; asked whether the same woman who had publicly told her to calm down had also yelled at her in private. She stated that she had to answer yes, noting that this was not the first time matters had escalated on the dais. She emphasized that this issue is not about the "why," but about the "what." There are established rules, procedures, and a code of conduct that must be followed. She referenced George Washington's Farewell Address in support of this point. She stated that she is not privy to the whistleblower complaint being discussed. She wanted the audience to understand that the document was not distributed appropriately and that privileged protections had been placed on it. She concluded by stating that, in her opinion, the matter should not have reached this point. She further stated that apologies are meaningless without the willingness and ability to change behavior, noting that while three apologies were offered, no change in behavior followed.

Councilmember Murray stated that she was present at the meeting where the incident occurred. She admitted that she used profanity and acknowledged her actions. She stated that responsibility now needs to be taken. She acknowledged that there is a proper way for matters to be handled and emphasized that, ultimately, they are all part of one team; Team City of Iowa Colony. She stated that she has admitted her conduct and needs to be prepared to accept the censure as the consequence of her actions. She concluded by stating that she does not want anyone to use profanity toward her.

Councilmember Boyce stated that he is disappointed and embarrassed by the situation, noting that this is not the standard he expects from city officials. He expressed that this is not something citizens should have to witness or endure. He emphasized that the issue under discussion is the conduct involved. He stated that he was not present at the meeting when the matter occurred and that his understanding is based on secondhand accounts and a review of the materials afterward. He expressed difficulty in voting on an issue without having all of the information. However, he stated that he has enough information to know what he does not want to see in the city. He concluded by stating that the council must uphold and conduct itself in a respectful manner. He is disturbed by the fact that there are four officers present in this meeting. He feels that the city puts out a lot of information that is highly accessible to the residents of the city.

Mayor Kennedy stated that when he hears he yells at someone he is concerned. He apologized to those on staff if he did yell at them.

Councilmember Brooks requested the opportunity to make a closing statement in response to the censure. The mayor stated that, at this time, the council needed to move forward. Councilmember Brooks responded that it was acceptable and that she would instead make her statement on social media. She stated that if the council was finished hearing from her, that was fine. She then posed two questions: whether the council intended to update the rules of procedure to prohibit the use of profanity, and what consequences would apply if she or another councilmember used profanity in the future. She stated that she would communicate further through social media and emphasized that the city clearly needs greater transparency. She further stated that there appears to be a culture issue within city staff.

Councilmember Hargroder asked whether there was a motion on the floor.

City Attorney Natasha Brooks requested that the presentation given by Councilmember Brooks that evening be shared with her, as she would like a copy. She stated that several statements made during the meeting were inaccurate, noting that she has practiced law for over 20 years and takes her career very seriously. She expressed her love for the City of Iowa Colony and explained that when the previous city manager retired, she was asked to assume the role. To ensure continuity of operations, she took on a dual role. She stated that she contacted outside counsel and that when she was called into executive session, she was prepared to discuss multiple personnel matters. She stated that she does not want her professional reputation affected by statements made during the meeting. She emphasized that all of her actions were in accordance with the law and that she will protect her law license. She stated that she is a qualified and competent attorney and would like the opportunity to address the statements made that evening.

Councilmember Brooks stated that while Natasha is a qualified and competent attorney, the issue lies in her role as City Manager. She stated that the council placed her in a position requiring responsibilities for which she was not trained, creating a conflict of interest. Councilmember brooks continued talking as the mayor called order to the room.

Councilmember Brooks interrupted the proceedings and stated that the Councilmembers were lying. She further stated that she intended to pursue legal action against the City and would be contacting the Office of the Attorney General. She also urged the public to vote the current members of the Council out of office.

Councilmember Varlack addressed the audience, explaining that when a motion is made, it places the question before the Council for a vote, and a second allows for discussion. He stated that the conduct displayed during the meeting was the very issue before the Council and asked whether the behavior exhibited that evening would be included in the motion under consideration.

Councilmember Brooks responded by stating that if her passion was being characterized as dangerous, she questioned whether she appeared to be a threat, asking rhetorically whether she looked as though she was about to physically confront someone.

The Mayor then directed Councilmember Brooks to leave the dais. Councilmember Brooks collected her belongings and exited the room.

The Mayor stated that he had directed the Councilmember to leave the dais. He further explained that removal of a Councilmember requires a two-thirds vote of the Council. A vote was taken, and all six remaining Councilmembers voted in favor of the removal.

Motion made by Mayor Pro Tem Greene-Scott action on a resolution to formally censure Councilmember Nikki Brooks regarding her conduct on November 5, 2025, for violations of the Rules of Procedure and Code of Conduct., Seconded by Councilmember Varlack.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
Councilmember Brooks was absent

ADJOURNMENT
The meeting was adjourned at 7:45 P.M.

APPROVED THIS 26th DAY OF JANUARY 2026

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Monday, December 08, 2025
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 8th 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
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 6:00 P.M.

INVOCATION
Mayor Kennedy prayed aloud.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS
Lindsey Koskiniemi stated that although she had prepared remarks, she does not feel this is the appropriate time to deliver them. Speaking with compassion, she emphasized that now is the time for strong leadership, which she believes has been lacking in recent meetings. She referenced the constant conflict identified in Item No. 1 on the agenda, stating that such conflict undermines good governance and public trust. In her opinion, there are more significant issues that warrant the Council's attention. Speaking from her perspective as a credentialed manager, she stated that this level of conflict is highly abnormal. She further stated that it is unusual for an interim city manager to file a complaint and place it on a Council agenda. She encouraged the Council to set aside differences, act as good stewards of their time, and focus on effective governance. She concluded by encouraging all parties to pursue additional training.

EXECUTIVE SESSION- 6:06 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:

Stephanie Hamm stated that the agenda references Sections 551.071 and 551.074 of the Texas Government Code. It is her understanding that the Councilmember exercised her right to have any complaint against her deliberated in open session. Accordingly, the executive session that evening would be limited to consultation with legal counsel, and to the extent any deliberation regarding personnel matters occurs, it would take place in open session.

1. Deliberate on personnel matters regarding the employment and duties of a public officer or employee, including a complaint against Councilmember Position 1, and consult with legal counsel regarding the same

POST EXECUTIVE SESSION-6:37 P.M.

ITEMS FOR CONSIDERATION

2. Consideration and possible action on a complaint filed against Councilmember Position 1.

   Councilmember Brooks commented that in investigation into a workplace complaint is not the same as what was listed.

   Motion made by Mayor Kennedy to retain Thompson Horton to conduct an investigation of a workplace complaint, 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

3. 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.

   No action was taken. This item was deferred.

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

   No action was taken. This item was deferred.

ADJOURNMENT
The meeting was adjourned at 6:40 P.M.

APPROVED THIS 26th DAY OF JANUARY 2026

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: January 6, 2026

Department Making Request: 25 - Municipal Court

Person Making Request: Monica Suarez

Item Type: Contract

Budgeted? N/A (no cost) Cost: 0

If budgeted, identify account: | | |

Short Description:

Consider reappointment of Municipal Court Judge whose term expires January 2026.

Explanation/Justification Details:

Per Sec. 29.005 of the Government Code, a municipal court judge's term of office is two years unless the municipality provides for a longer term pursuant to the Texas Constitution.
The following individual was appointed as Associate Judge for the City of Iowa Colony Municipal Court on 01/08/2024 and is up for reappointment:

Judge William Thomas Exley, Jr.

Mr. Exley has agreed to continue in their current role and staff recommends that he be reappointed for another two-year term.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the 1/26/2026 Council Agenda.

City Secretary

ADICO
CONSULTING ENGINEERS

Monday, December 29, 2025

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood General Development Plan - Updated
+/-239.38 Acres out of the W.H. Dennis Survery, A-512, Iowa Colony, Brazoria County, TX
Letter of Recommendation to Approve
COIC Project No. 7385
Adico, LLC Project No. 710-25-002-056

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the updated General Development Plan for Ellwood, being +/-239.38 acres out of the W.H. Dennis Survey, A-512, Iowa Colony, Brazoria County, TX, received on or about December 11, 2025. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the updated Ellwood General Development Plan as submitted on December 11, 2025. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning meeting.

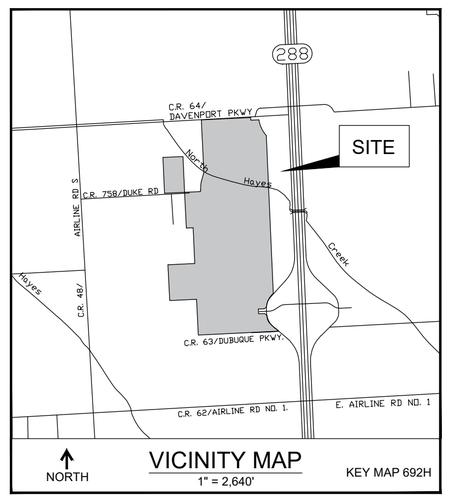
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-056

APPROVED ADICO LLC 12292025



GENERAL NOTES:

1. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.P.R. indicates Brazoria County Plat Records.
   D.E. indicates Drainage Easement.
   PG. indicates Page.
   R.O.W. indicates Right-Of-Way.
   VOL. indicates Volume
2. This general development plan is subject to the Rally 288 West PUD Ordinance No. 2022-09.
3. Two 40' right-of-way platted by the Emigration Land company per Volume 2, page 113 of the Brazoria County Plat Records shall be abandoned upon recordation of the plats containing those right-of-way per the approved PUD.

0' 100' 200' 400'
SCALE: 1"=200'

NORTH

Ellwood General Development Plan

Being a general development plan of 239.28 acres out of the W.H. Dennis Survey, A-512, and being out of Lots 451, 454, 462, & 467-478 of the Emigration Land Company Subdivision Vol. 2, Pg. 113 B.C.P.R. in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV, LLC

December 10, 2025

OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 221-082-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-00\Plat\General Development Plan\Ellwood_General Development Plan rev 2_20251208.dwg Dec 08, 2025-5:30pm Edited by: jneuberger

ADICO
CONSULTING ENGINEERS

Monday, December 8, 2025

Merrett Huddleston
Elevation Land Solutions
18811 Megan Way, Suite A
New Caney, TX 77357
mhuddleston@elevationlandsolutions.com

Re: Primrose School Meridiana Reserve Final Plat
Letter of Recommendation to Approve
COIC Project No. 6798
Adico, LLC Project No. 710-25-002-040

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose School Meridiana Reserve Final Plat received on or about December 1, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on December 1, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning Commission meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

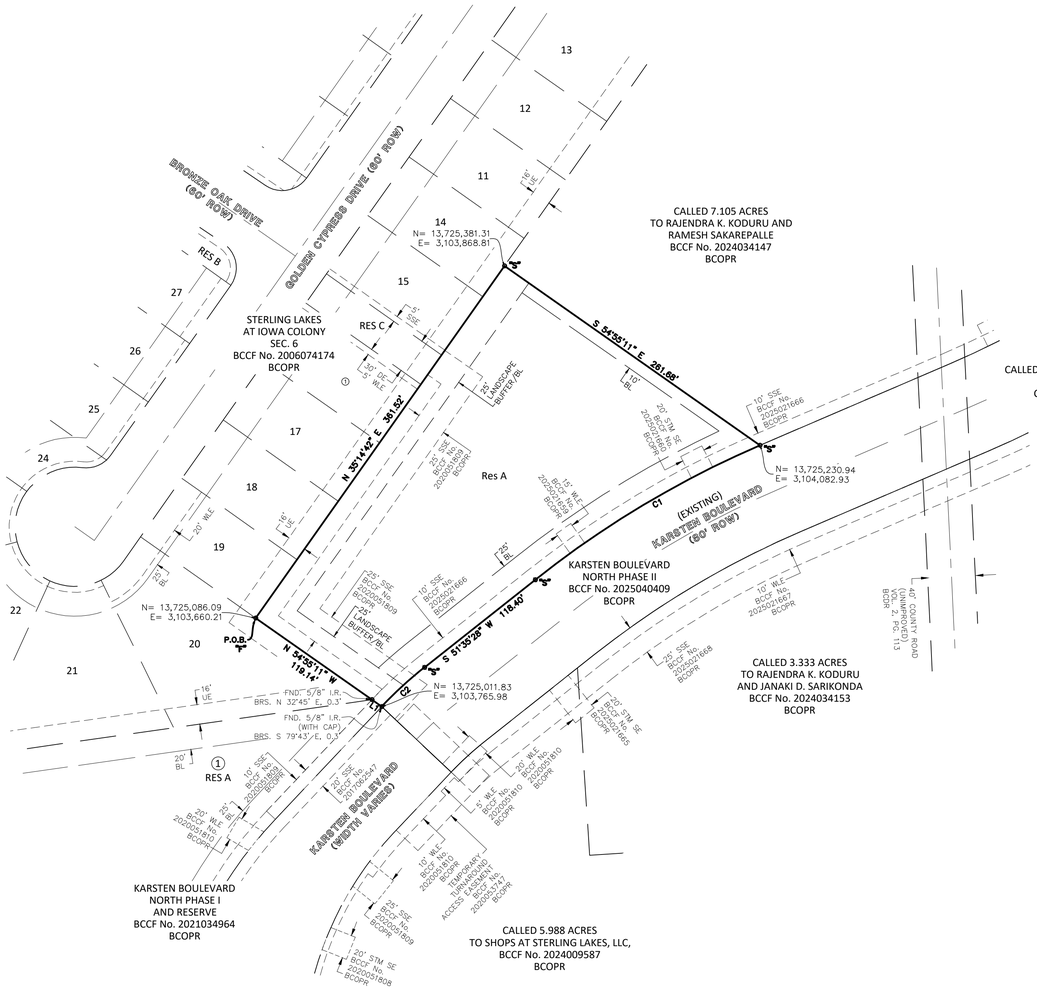
Dinh V. Ho, P.E.
TBPE Firm No. 16423

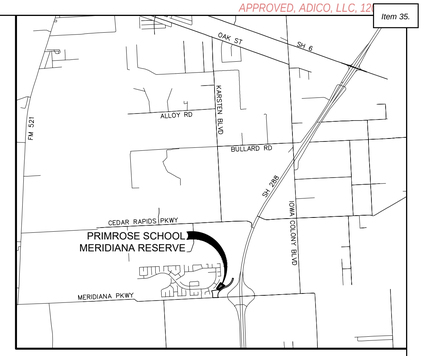
Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-040

APPROVED, ADICO, LLC, 12

FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
4. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
5. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
6. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
7. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
8. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
10. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTLIITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTLITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
11. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
12. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
13. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
16. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
20. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. THE APPROVAL OF THE FINAL PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
24. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED IN JUNE 2018.
25. 25' SSE RECORDED UNDER BCCF 2020051809 BCOPR PARTIALLY ABANDONED BY BCCF 2025010788 BCOPR.
26. 20' SSE RECORDED UNDER BCCF 2017062547 BCOPR PARTIALLY ABANDONED BY BCCF 2025013180 BCOPR.





VICINITY MAP

BRAZORIA COUNTY KEY MAP: 692E & 692S

SCALE: 1"=5000'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL _, PG._=	VOLUME, PAGE
No.=	NUMBER
"F"=	FOUND 5/8-INCH IRON ROD (WITH CAP)
FND=	FOUND
POB=	POINT OF BEGINNING
IR=	IRON ROD
BRS=	BEARS
●E	EXISTING 5/8" IRON ROD WITH CAP
○S	5/8" IRON ROD WITH CAP TO BE SET

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.11'	N 54°57'27" W

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	220.18'	840.00'	015°01'06"	219.55'	S 59°06'01" W
C2	48.64'	340.00'	008°11'45"	48.59'	S 47°29'34" W

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A 'RECORDED DOCUMENT NUMBER' AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
13. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT
PRIMROSE SCHOOL MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
NOVEMBER 2025

OWNER/ DEVELOPER: DDKR KARSTEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6715 GREEN GABLE MANOR,
SPRING, TX 77389

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD. SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\01 Civil Vibe - ROAD\ 25.045 Sterling Meridiana Title Survey\Plat\plat\Final\Primrose Meridiana - FinalPlatCad.dwg 12/1/2025 2:14:08 PM Jessica

APPROVED, ADICO, LLC, 12

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 1.529 acre (66,603 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of the remainder of a called 31.51 acre tract (Tract 1) conveyed to DDKR Karsten, LLC, No. 2025028089, Brazoria County Official Public Records; said 1.529 acre (66,603 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8–inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract, being the south corner of Lot 19, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Official Public Records, and being on the northeast line of Lot 20, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec 6, 361.52 feet to a 5/8–inch iron rod (with cap) found, being on the east line of Lot 14, Block 1, of said Sterling Lakes At Iowa Colony Sec 6, and being the west corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records;

THENCE, South 54°55'11" East, along the southwest line of said called 7.105 acre tract, 261.68 feet to a 5/8–inch iron rod (with cap) found, being the south corner of said called 7.105 acre tract, being on the west line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, and being the beginning of a curve to the left;

THENCE, along the west line of said called 2.500 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a southwesterly direction, with a radius of 840.00 feet, a central angle of 15°01'06", an arc length of 220.18 feet, and a chord bearing South 59°06'01" West, 219.55 feet to a 5/8–inch iron rod (with cap) found;
2. South 51°35'28" West, 118.40 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Along said curve to the left in a southwesterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing South 47°29'34" West, 48.59 feet to the easterly northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right–of–way line of Karsten Boulevard (right–of–way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, from which a 5/8–inch iron rod (with cap) found bears South 79°43' East, 0.3 feet, also from which an "X" cut in concrete found bears South 46°36'20" East, 80.00 feet, being on the east right–of–way line of said Karsten Boulevard and being on the west line of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC (an undivided 81% interest) and Shops at Lakehouse, LLC (an undivided 19% interest) by deed recorded in Clerk's File No. 2023026033, Brazoria County Official Public Records;

THENCE, North 54°57'27" West, 10.11 feet to the southeast corner of said Lot 20, being the northerly northeast corner of said Reserve A, from which a 5/8–inch iron rod found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to the POINT OF BEGINNING, CONTAINING 1.529 acres (66,603 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20___

_____
David Hurst
Chairman

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
Brenda Dillon

_____
Brian Johnson

_____
Demond Woods

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20__.

_____
Wil Kennedy
Mayor

_____
Nikki Brooks
Council Position 1

_____
Arnetta Hicks–Murray
Council Position 2

_____
Marquette Greene–Scott
Council Position 3

_____
Tim Varlack
Council District A

_____
Kareem Boyce
Council District B

_____
Sydney Hargroder
Council District C

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through Ronald Merrill, Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 1.529 Acre tract described in the above and foregoing map of PRIMROSE SCHOOL MERIDIANA RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter ground easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter ground easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter ground easements, from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'–6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'–0") for ten feet (10'–0") back–to–back ground easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back ground easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back ground easements, from a plane sixteen feet (16'–0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through _____,

_____, thereunto authorized this _____ day of _____, 20__.

DDKR KARSTEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____

Ronald Merrill, Manager

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

_____
President Date
Lee Walden, P.E.

_____
Vice President Date
Kerry L. Osburn

_____
Secretary/Treasurer Date
Brandon Middleton

_____
District Engineer Date
Dinh V. Ho

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Ronald Merrill, Manager, of DDKR KARSTEN, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20___

_____
Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

_____
Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20___

_____
Dinh V. Ho, P.E.

FINAL PLAT
PRIMROSE SCHOOL MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY, SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
NOVEMBER 2025

OWNER/ DEVELOPER: DDKR KARSTEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6715 GREEN GABLE MANOR,
SPRING, TX 77389

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\001 Sierra Vista - BCAD\2 SURVEY\Working Map\Iowa Title Survey\Platting\dwg\Primrose Meridiana - FinalPlat.dwg 12/1/2025 2:16:12 PM, kmoore

ADICO
CONSULTING ENGINEERS

Thursday, December 18, 2025

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 55C Final Plat
Letter of Recommendation to Approve
COIC Project No. 7368
Adico, LLC Project No. 710-25-002-053

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 55C Final Plat received on or about December 8, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objections to the plat as submitted on December 8, 2025. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning Commission meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
File: 710-25-002-053

E4663

APPROVED, ADICO, LLC, 12182025

Item 36.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR–M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR–M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 55C, do hereby make subdivision of said property for and on behalf of said GR–M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55C where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter easements from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'–6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'–0") for ten feet (10'–0") back–to–back easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back easements, from a plane sixteen feet (16'–0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

IN TESTIMONY WHEREOF, GR–M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR–M1, LTD., a Texas Limited Partnership, thereunto authorized this ____ day of _____, 20__.

OWNER

GR–M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY:_____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR–M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____

Notary Public in and for the
State of Texas
My Notary Commission Expires_____

I, Charles Jurica, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8– inch diameter iron rod with surveyor's cap.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

_____

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
Wil Kennedy, Mayor

_____
Nikki Brooks, Council Member

_____
Arnetta Hicks–Murray, Council Member

_____
Marquette Greene–Scott, Council Member

_____
Tim Varlack, Council Member

_____
Sydney Hargroder, Council Member

_____
Kareem Boyce, Council Member

_____
Dinh Ho, P.E., City Engineer

_____
Date

PLANNING AND ZONING COMMISSION APPROVAL

_____
David Hurst, Chairman
Planning and Zoning Commission

_____
Les Hosey
Planning and Zoning Commission Member

_____
Brenda Dillon
Planning and Zoning Commission Member

_____
Brian Johnson
Planning and Zoning Commission Member

_____
Terry Hayes
Planning and Zoning Commission Member

_____
Robert Wall
Planning and Zoning Commission Member

_____
Demond Woods
Planning and Zoning Commission Member

_____
Date

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

_____ Date
Lee Walden, P.E.,
President

_____ Date
Kerry L. Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

_____ Date
Dinh V. Ho, P.E.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCDD 5 ID# 702–25–002–043

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 55C
BEING A 14.60 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.60 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR–M1, LTD. CALLED 120.58 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 14.60 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found marking the southerly common corner of Reserve "B", Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022059674 and the east right–of–way line of Meridiana Pursley Boulevard Phase 6A recorded under B.C.C.F. NO. 2022069506 being in the southerly line of the said 120.58 acre tract common to the Lulling Stone Section 2, as per plat recorded in Volume (Vol.) 23, Pages (Pgs.) 77–82 of the Brazoria County Plat Records (B.C.P.R.);

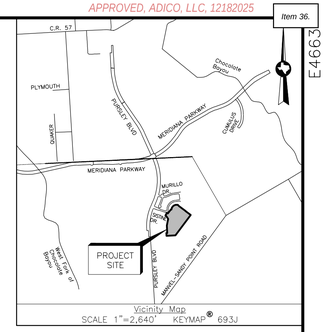
THENCE, North 87°10'00" East, with the southerly line of said 120.58 acre tract common to said Lulling Stone, Section 2, for a distance of 595.82 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the southerly corner of said Meridiana Section 56 and the POINT OF BEGINNING of the herein described tract of land;

THENCE, with the easterly line of said Meridiana section 56 the following six (6) courses and distances:

1. THENCE, North 02°50'00" West, for a distance of 100.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
2. THENCE, North 87°10'00" East, for a distance of 33.01 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
3. THENCE, North 03°04'23" West, for a distance of 282.77 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
4. THENCE, North 11°15'56" East, for a distance of 245.87 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
5. THENCE, North 33°17'23" West, for a distance of 124.42 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
6. THENCE, North 61°04'14" West, for a distance of 39.07 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the common corner of said Meridiana Section 56 ad Meridiana 55A as per plat recorded under B.C.C.F. No. 2023052186;

THENCE, with the southwesterly line of said meridian Section 55A the following eight (8) courses and distances:

7. THENCE, North 28°13'18" East, for a distance of 115.25 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found in an arc of a non–tangent curve;
8. THENCE, in a southeasterly direction along the arc of a non–tangent curve to the right having a radius of 275.00 feet, an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing South 57°14'46" East, for a distance of 43.46 feet to 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
9. THENCE, North 37°17'10" East, for a distance of 183.72 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
10. THENCE, South 81°06'23" East, for a distance of 21.31 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
11. THENCE, North 14°52'17" East, for a distance of 82.27 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
12. THENCE, North 40°16'18" East, for a distance of 80.75 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
13. THENCE, North 66°33'28" East, for a distance of 81.56 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner;
14. THENCE, North 89°54'21" East, for a distance of 88.91 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for an exterior corner of said Meridiana Section 55A;
15. THENCE, South 41°16'25" East, for a distance of 60.84 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
16. THENCE, South 53°23'44" East, for a distance of 300.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
17. THENCE, South 36°36'16" West, for a distance of 3.16 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
18. THENCE, South 53°23'44" East, for a distance of 241.50 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set in the northwesterly line of Lot 6 of the aforementioned Lulling Stone Section 2;
19. THENCE, South 36°36'16" West, with the common line between said Lulling Stone Section 2 and the aforementioned 120.58 acre tract for a distance of 940.50 feet to an aluminum disk found in concrete for corner;
20. THENCE, South 87°10'00" West, for a distance of 331.41 feet to the POINT OF BEGINNING and containing 14.60 acres of land.



Vicinity Map
SCALE 1"=2,640' KEYMAP® 693J

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL–ROAD CROSSING, 5–1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT–OF–WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA SECTION 55C

BEING A SUBDIVISION OF 14.60 ACRES OUT OF THE
H. T. AND B. R.R. COMPANY SURVEY, SECTION 54
ABSTRACT NO. 514
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

67 LOTS 2 BLOCKS 3 RESERVES (3.360 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

DECEMBER, 2025

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081–011–55–03

E4663

E4993

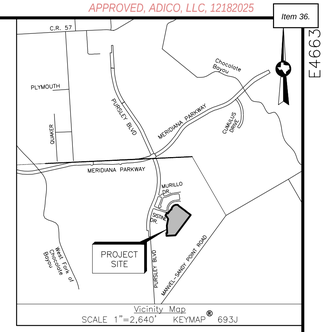
PATH:R:\2008\081–011–55–03\DRAWING\PLAT\08101155BV–PLFP01_MER–55C BY:JAM DATE:2025–12–04

APPROVED, ADICO, LLC, 12182025



0' 60' 120' 180'

SCALE: 1" = 60'



Vicinity Map
SCALE 1"=2,640' KEYMAP® 693J

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1.189 SQ. FT. / 0.0273 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,701 SQ. FT. / 0.5211 ACRES
C	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	122,468 SQ. FT. / 2.811 ACRES
TOTAL		146,358 SQ. FT. / 3.360 ACRES

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone "X".

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

3. A indicates Abstract
   A.E. indicates Aerial Easement
   ALUM. indicates Aluminum
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   CONC. indicates Concrete
   (F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500",FND. indicates Found
   I.R. indicates Iron Rod.
   NO. indicates Number
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement
   P.O.B. indicates Point Of Beginning
   P.O.C. indicates Point of Commencing
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R= indicates Radius
   RES. indicated Reserve
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement
   STM.S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Foot
   W.L.E. indicates Water Line Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   indicates change in street name

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the Iowa Colony, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with the Meridiana P.U.D. Amendment No. 4.

7. All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.

8. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

9. This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.

10. All water and wastewater facilities shall conform to the city's design criteria.

11. There are no visible or apparent pipelines within the boundaries of this subdivision.

12. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

13. The boundary for this plat has a closure in excess of 1:15,000.

14. This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.

15. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of Reserves "A" and "B". The Lulling Stone Property Owners Association shall be responsible for maintenance of Reserve "C".

16. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°50'00" W	100.00'
L2	N 87°10'00" E	33.01'
L3	N 61°04'14" W	39.07'
L4	S 81°06'23" E	21.31'
L5	N 14°52'17" E	82.27'
L6	N 40°16'18" E	80.75'
L7	N 66°33'28" E	81.56'
L8	N 89°54'21" E	88.91'
L9	S 41°16'25" E	60.84'
L10	S 36°36'16" W	5.16'
L11	S 37°59'07" E	50.63'
L12	S 81°53'30" E	28.96'
L13	S 36°36'16" W	25.00'
L14	S 37°59'07" E	50.63'
L15	S 37°59'07" E	50.63'
L16	N 36°36'16" E	85.00'
L17	S 09°07'51" E	44.60'
L18	N 36°36'16" E	42.00'
L19	N 40°00'44" E	38.63'
L20	N 06°05'19" E	86.56'
L21	S 89°19'54" W	1.21'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	275.00'	43.51'	9°03'52"	S 57°14'46" E	43.46'
C2	300.00'	77.12'	14°43'43"	S 45°20'59" E	76.91'
C3	300.00'	241.35'	46°05'37"	S 14°56'19" E	234.89'
C4	200.00'	214.69'	61°30'14"	N 67°21'23" E	204.53'
C5	275.00'	70.69'	14°43'43"	S 45°20'59" E	70.50'
C6	275.00'	221.23'	46°05'37"	S 14°56'19" E	215.32'
C7	25.00'	21.03'	48°11'23"	S 32°12'11" W	20.41'
C8	50.00'	241.19'	276°22'46"	S 81°53'30" E	66.67'
C9	25.00'	21.03'	48°11'23"	N 15°59'12" W	20.41'
C10	25.00'	37.16'	85°10'20"	N 50°41'40" E	33.83'
C11	225.00'	222.57'	56°40'34"	N 64°56'33" E	213.60'
C12	325.00'	83.55'	14°43'43"	S 45°20'59" E	83.32'
C13	325.00'	219.77'	38°44'37"	S 18°36'49" E	215.60'
C14	25.00'	39.10'	89°36'19"	S 44°02'39" E	35.23'
C15	175.00'	166.61'	54°32'55"	N 63°52'43" E	160.39'
C16	25.00'	39.27'	90°00'00"	N 08°23'44" W	35.36'
C17	25.00'	30.77'	70°31'44"	N 88°39'36" W	28.87'
C18	50.00'	218.63'	250°31'44"	N 01°20'24" E	81.65'
C19	25.00'	39.27'	90°00'00"	N 81°36'16" E	35.36'
C20	300.00'	117.03'	22°21'06"	N 63°53'23" W	116.29'
C21	300.00'	38.94'	7°26'10"	N 71°20'51" W	38.91'

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT
MERIDIANA SECTION 55C

BEING A SUBDIVISION OF 14.60 ACRES OUT OF THE H. T. AND B. R.R. COMPANY SURVEY, SECTION 54 ABSTRACT NO. 514 IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

67 LOTS 2 BLOCKS 3 RESERVES (3.360 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

DECEMBER, 2025

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1 & 2	49.1

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	46.0
1% ANNUAL CHANCE FLOOD	46.0
0.2% ANNUAL CHANCE FLOOD	46.5

ADICO
CONSULTING ENGINEERS

Monday, December 29, 2025

Craig Beasley
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
cbeasley@ehra.team

Re: Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7384
Adico, LLC Project No. 710-25-002-055

Dear Mr. Beasley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat, received on or about December 11, 2025. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on December 11, 2025. Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 2026, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-055

APPROVED, ADICO, LLC, 12292025

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Floodway

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.D.R. indicates Brazoria County Deed Record.
   B.C.P.R. indicated Brazoria County Plat Record.
   B.L. indicates Building Line.
   C.R. indicates County Road.
   D.E. indicates Drainage Easement.
   E.A. indicates Emergency Access Easement.
   M.H. indicates Manhole.
   NO. indicates Number.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⟩ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
9. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
10. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
11. Drainage plans to be provided prior to final plat submittal.
12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.
13. Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

CURVE TABLE

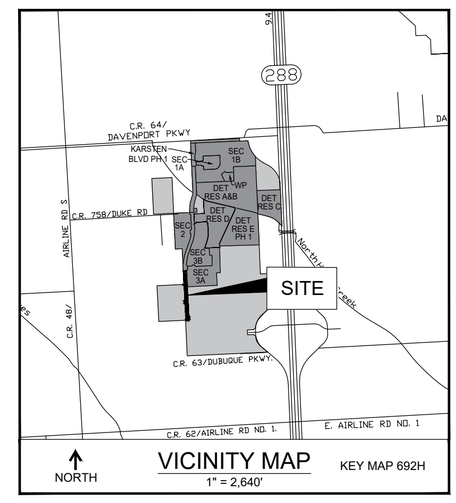
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 47°45'05" E	35.35'
C2	25.00'	39.27'	S 42°14'55" W	35.35'
C3	25.00'	39.27'	N 47°45'05" W	35.35'
C4	25.00'	39.27'	N 42°14'55" E	35.35'
C5	25.00'	39.24'	N 47°43'20" W	35.33'

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	**0.18 AC.**
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	**1.34 AC.**
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	**1.48 AC.**
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	**24.76 AC.**
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	**9.11 AC.**
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.32 AC.	**14.32 AC.**
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	**15.29 AC.**
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	9.55 AC.	**10.01 AC.**
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	**1.58 AC.**
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	**2.46 AC.**
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	**2.85 AC.**
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	**2.43 AC.**
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	**2.66 AC.**
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	**15.71 AC.**
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	1.48 AC.	**6.30 AC.**
ELLWOOD SECTION 3A	9.92 AC.	-	-	-	-	0.69 AC.	**8.55 AC.**
ELLWOOD SECTION 3B	9.91 AC.	-	-	-	-	0.79 AC.	**10.72 AC.**
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	**1.77 AC.**
TOTAL	**22.27 AC. (16.9%)**	**17.87 AC. (13.6%)**	**9.11 AC. (6.9%)**	**1.52 AC. (1.2%)**	**10.85 AC. (8.2%)**	**69.94 AC. (53.2%)**	**131.52 AC. (100%)**

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.74 AC.
ELLWOOD DETENTION RESERVE 'E PHASE. 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.21 AC.
TOTAL	8.11 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 185 LOTS	3.43 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.

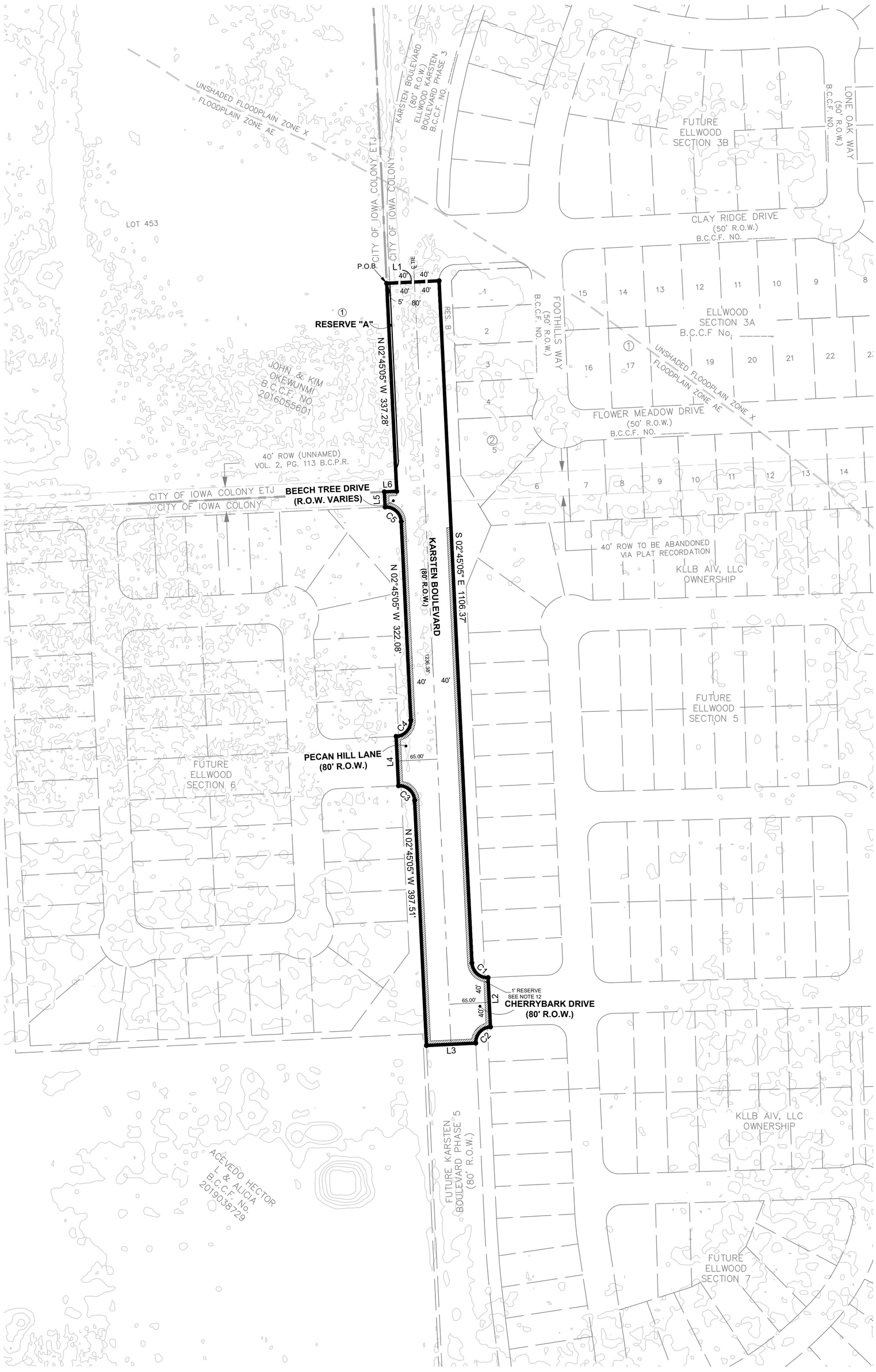
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	1,485.05	0.034
	TOTAL	1,485.05	0.034

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°14'55" E	85.00'
L2	S 02°45'05" E	80.00'
L3	S 87°14'55" W	80.00'
L4	N 02°45'05" W	80.00'
L5	N 02°48'35" W	24.53'
L6	N 87°18'25" E	20.00'



NORTH
0' 50' 100' 200'
SCALE: 1"=100'

Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat

Being a subdivision of 2.43 acres in the W.H. Dennis Survey, Abstract No. 512, also being out of a portion of Lot 454 of the Emigration Land Company Subdivision Vol. 2, Pg. 113 B.C.P.R. in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
Owner: KLLB AIV LLC, a Delaware Limited Liability Company

December 10, 2025

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 221-022-105

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-103\Plat\PPLAT\Ellwood Karsten Blvd Ph 4 Street Dedication 20251209.dwg Dec 10, 2025-9:31am Edited by: cbeasley

City of Iowa Colony
Quarterly Investment Portfolio Report -
December 31st, 2025

Investment Description	Maturity Date	Yield (Interest Rate)	10/01/2025 Beginning Market Value	Changes	12/31/2025 Ending Market Value	Accrued Interest Earnings
TexStar Investment Pool	Liquid	3.97%	$2,807,130.12	$28,210.26	$2,835,340.38	$28,210.26
TexStar IP - Crime Control Fund	Liquid	3.97%	$470,882.66	$4,732.15	$475,614.81	$4,732.15
TexStar IP - Vehicle Rplc Fund	Liquid	3.97%	$359,385.17	$3,611.66	$362,996.83	$3,611.66
Veritex Community C/D	Closed as of 12/30/2025	4.15%	$145,000.00	$1,500.26	$145,000.00	$1,500.26
Texas Class IP - Utility Fund	Liquid	4.12%	$0.00	$27,420,452.15	$27,420,452.15	$150,451.65
Texas Class Investment Pool	Liquid	4.12%	$4,728,977.46	$49,325.25	$4,778,302.71	$49,325.25
Texas Class IP - Ames Blvd Retainer	Liquid	4.12%	$1,626,423.58	$14,390.93	$1,640,814.51	$16,964.31

City Manager

Accountant