



CITY OF IOWA COLONY

CITY COUNCIL MEETING

**Monday, July 20, 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, JULY 20, 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.

PUBLIC HEARINGS

- [1.](#) Hold a public hearing on the approval of a Crime Control Plan and Budget for the Iowa Colony Crime Control and Prevention District for FY 26-27.

- [2.](#) Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas.

COUNCIL COMMENTS

STAFF REPORTS

- [3.](#) Building Official/Fire Marshal Monthly Report
- [4.](#) Public Works Department Monthly Report
- [5.](#) Police Department Monthly Report
- [6.](#) Municipal Court Monthly Report
- [7.](#) City Engineer's Monthly Report
- [8.](#) Finance Department Monthly Reports
- [9.](#) Technology Department Monthly Report
- [10.](#) Water/Wastewater Utility Monthly Report

EXECUTIVE SESSION

Executive session in accordance with 551.071, 551.074, and 551.087 of the Texas Gov't Code to deliberate and consult with attorney on the following:

11. Discuss legal advice related to a specific use permit.
12. Discuss the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments.
13. Discuss personnel matters with the City Manager.
14. Discuss economic development negotiations regarding the Crystal Center Entertainment District.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

15. Consideration and possible action on Executive Session matters.
- [16.](#) Consideration and possible action on an Ordinance granting a specific use permit to allow HVAC system services, including maintenance, repair, and equipment storage at:

Approximately a 4.92-acre tract of land situated in the H.T. & B.R.R. Survey, Abstract No. 560, being Tract 191A1-190A, commonly known as 7515 Iowa Colony Boulevard, Iowa Colony, Texas 77583.
- [17.](#) Consideration and possible action on an Ordinance concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas.
- [18.](#) Consideration and possible action on a Resolution expressing opposition to the development and construction of data centers within the city limits of Iowa Colony.

- [19.](#) Consideration and possible action to approve an agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 55 for the installation and use of a generator to provide temporary and permanent standby power for the Phase 1 Permanent Wastewater Treatment Plant.
- [20.](#) Consideration and possible action to approve a Conveyance Agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 87 for the conveyance of the wastewater treatment plant and Lift Stations No. 1 and No. 2.
- [21.](#) Consideration and possible action to award a construction contract to Hassell Construction Group, LLC for the Northwest Regional Wastewater Treatment Plant Phase 1.

CONSENT AGENDA

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

- [22.](#) Consider approval of the R & E Estate Final Plat.

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 July 14, 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: _____

NOTICE OF PUBLIC HEARING

The Iowa Colony City Council will hold a public hearing at 7:00 p.m. on July 20, 2026, in the Council Chambers at Iowa Colony City Hall, 3144 Meridiana Parkway, Iowa Colony, Texas 77583 concerning the approval of a crime control plan and budget of the Iowa Colony Crime Control and Prevention District for fiscal year 2027. The public may speak or present evidence for or against the proposed crime control plan and budget, copies of which are available from the Iowa Colony City Secretary at City Hall or by emailing krosser@iowacolonytx.gov

Kayleen Rosser,
Iowa Colony City Secretary

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON REZONING**

Planning and Zoning Commission Public Hearing: **July 7, 2026, at 6:30 p.m.**

City Council Public Hearing: **July 20, 2026, at 7:00 p.m.**

City Council Chambers

3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 6:30 p.m. on July 7, 2026, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on July 20, 2026, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T.
& B.R.R., Tract 2C, Brazoria County, Texas

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 3.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Cell Phone: (346) 278-9218
Website: iowacolonytx.gov

July 13, 2026

Mayor and Council,

See July 2026, 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-	413
Electrical Inspections-	311
Plumbing Inspections-	431
Mechanical Inspections-	<u>137</u>
Total-	1292

Total Paid to Safe Built for July 2026, for a total of 1292 Inspections- \$32,300.00

Total Paid to Safe Built for July 2025, for a total of 1599 Inspections- \$35,977.50

July 2026 Plan Reviews- 68

Building- 4	Commercial Buildout- 2	Electrical- 0	New Residential- 61	New Addition-0	Swimming Pool- 1
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July 2025 Plan Reviews- 86

Building-2	Commercial Buildout- 1	Electrical- 7	New Addition-	New Residential- 76	Planning & Zoning- 0
Residential-Remodel- 0	Swimming Pool- 0				

Permits Issued

2025- 148

Engineer Projects- 28	Other Permits- 63	New Home Permits- 57
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2026- 134

Engineer Projects- 21	Other Permits- 64	New Home Permits- 49
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Fees Collected

2025- \$371,854.75

Engineer Projects- \$100,277.14	Other Permit Fees- \$29,721.84	New Home Permit Fees- \$241,855.77
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2026- \$312,200.79

Engineer Projects- \$68,393.06	Other Permit Fees- \$16,402.67	New Home Permit Fees- \$227,405.06
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Animal Control- 11 Calls for service

5- Animal at Large	1- Deceased Animals	3- Alligator	2- Animal Nuisance
Taken to SPCA	Properly disposed of	Captured and released	Handled by ACO

Code Compliance- 101 Calls for service

Tall Grass and Weeds- 7	Junked Vehicles- 3	Debris and Unsanitary Conditions- 8	No Address- 0	Rubbish/Trash- 16
Sign Removal- 64	Violation Notices- 3	Notice of Compliance Letters- 0		

Fire Marshal

Nothing to Report.

Thanks,

Albert Cantu

Albert Cantu, CFM

Safety Meeting	Description		Complete
Public Works Building	Slips, Trpis & Falls - The Fatal Half Inch		Complete
Public Works Building	Introduction to Electrical Safety		Complete
Public Works Building	Planning for Workplace Emergencies		Complete
Public Works Building	Emergency Evacuation Procedures		Complete
Public Works Building	Ergonomics - Safety Training		Complete
DEBRIS REMOVAL	Description		Complete
Hwy288 & Cedar Rapids (entry & exit ramps)	contacted TX-DOT of the dumped trash		Complete
CR 79 & CR 78 west bound	remove trash from right of way		Complete
Meridiana bridge east bound lane	remove trash from sidewalk		Complete
4015 Dubuque order# 123122311	contact Centerpoint for removal of tree debris	Centerpoint cut trees and didn't remove tree debris	Complete
Dubuque & Iowa Colony (east bound northside)	remove dumped boxes & trash from right of way		Complete
Iowa Colony city limits	survey entire city for debris & trash		Complete
Cedar Rapids & Iowa Colony west bound	remove dumped dishwasher from right of way		Complete
Ames & Davenport south bound	remove dumped dresser from right of way		Complete
Street SIGNAGE	Description		Complete
Cabot Trail & Kinsey	remove faded stop sign		Complete
Cabot Trail & Kinsey	install new stop sign		Complete
Davenport & Discovery (west bound)	repair barricade		Complete
Iowa Colony city limits	survey entire city for damage street signs		Complete
Iowa Colony & Glenn wy	straighten yield sign for pedestrian crosswalk		Complete
Sonoran Valley ct & Palo Verde	turn pole with stop sign & street signs correct direction		Complete
Sage Hills & Palm Springs	turn pole with stop sign & street signs correct dirction		Complete
Dubuque & Magnolia Bend	install new stop sign		Complete
MOWING/TREE TRIM	Description		Complete
Discovery & Davenport (westside of High School)	weedeat baricade / sprayed weed killer		Complete
Louisiana & Hwy 6 to Louisiana & Des Moines ct	mow & weed eat right of way		Complete
Iowa Colony & Daveport (north bound eastside)	mow right of way (slope mower)		Complete
City Property (1 acre)	mow & weed eat property		Complete
Meridiana & Hwy 288 (in front of autozone)	mow & weed eat right of way		Complete
Meridiana & CR 48 to city limits (southside)	mow & weed eat right of way		Complete
Ames & Meridiana to Ames & Harper	mow ditch line (slope mower)		Complete
Meridiana & Karsten (north bound median)	mow & weed eat right of way		Complete
Bullard & Hwy 288 to Bullard & Pursley (southside of	mow ditch line (slope mower)		Complete
CR 62 & Hwy 288 to CR 62 & city limits sign	mow & weed eat right of way		Complete
CR 62 & Hwy 288 to CR 62 & city limits sign	mow ditch line (slope mower)		Complete
Cedar Rapids & CR 79 to CR 79 & Bullard	mow & weed eat right of way		Complete
CR 78 & Iowa Colony to CR 78 & CR 79	mow & weed eat right of way		Complete
Pursley & Cedar Rapids to Pursley & Bullard	mow & weed eat right of way		Complete

Pursley & Cedar Rapids to Pursley & Bullard	mow ditch line (slope mower)		Complete
CR 78 & Iowa Colony to CR 78 & CR 79	mow ditch line (slope mower)		Complete
Cedar Rapids & CR 79 to CR 79 & Bullard	mow ditch line (slope mower)		Complete
Pursley & Dubuque to Pursley & Davenport	mow & weed eat right of way		Complete
Pursley & Dubuque to Pursley & Brister	mow & weed eat right of way		Complete
Brister & Iowa Colony to Iowa Colony & Dubuque	mow & weed eat right of way		Complete
Iowa Colony & Dubuque to Iowa Colony & Davenport	mow & weed eat right of way		Complete
Iowa Colony & Davenport to Davenport & Hwy 288	mow & weed eat right of way		Complete
Davenport & Sophie Mary (200ft north bound)	mow & weed eat right of way		Complete
Davenport & Discovery (south bound westside of Hwy 288)	mow & weed eat right of way		Complete
Davenport & Iowa Colony (north bound westside of Hwy 288)	mow & weed eat right of way		Complete
Cedar Rapids & CR 79 north bound	cut & move fallen tree out of the road		Complete
Iowa Colony & Meridiana to Iowa Colony & Cedar Rapids	mow right of way		Complete
Iowa Colony & Cedar Rapids to Iowa Colony & CR 78	mow right of way		Complete
Iowa Colony & CR 78 to Hwy 288	mow right of way & road median		Complete
Iowa Colony & Hwy 288 to Iowa Colony & Bullard	mow right of way & road median		Complete
Iowa Colony & Bullard to Iowa Colony & Oak	mow right of way		Complete
Iowa Colony & Oak to city limit sign	mow right of way		Complete
Ames & CR 62 to Ames & CR 53	mow right of way		Complete
Ames & CR 53 to CR 53 & Sandy Pointe bridge	mow right of way		Complete
Ames & CR 53 to city limit	mow right of way		Complete
Ames & CR 62 to Ames & Davenport	mow right of way		Complete
Meridiana & CR 48 to city limits (southside)	mow right of way		Complete
Meridiana & Karsten (north bound median)	mow & weed eat right of way		Complete
Meridian & Karsten to Meridiana & Hwy 288 (east bound)	mow & weed eat right of way		Complete
Meridiana overpass	mow right of way		Complete
Davenport overpass	mow right of way		Complete
Meridiana overpass	weed eat traffic signs / intersection		Complete
ROAD REPAIRS		Description	Complete
Iowa Colony & Oak to Oak & city limit	fill road potholes		Complete
Iowa Colony & Oak to Iowa Colony & Bullard	fill road potholes		Complete
Ames & CR 382 to Ames & Davenport	fill road potholes		Complete
Iowa Colony & Bullard to Hwy 288	fill road potholes		Complete
4138, 4142 & 4150 Kinsey	survey drainage issue / resident responsibility		Complete
Iowa Colony & Cactus In to Iowa Colony & CR 78	asphalt patch (8 section)		Complete
Dubuque & Pursley to Pursley & Brister	fill road potholes		Complete
Iowa Colony & CR 62 to Iowa Colony & Dubuque	fill road potholes		Complete
Iowa Colony & Bullard to Iowa Colony & Oak	fill road potholes		Complete
Cedar Rapids(cr57) & Hwy 288 to Cedar Rapids(cr57)	fill road potholes		Complete
Cedar Rapids(cr57) & Hwy 288 to Cedar Rapids(cr57)	fill road potholes		Complete
Iowa Colony city limits	survey entire city for potholes		Complete
Iowa Colony & Bullard to Iowa Colony & Oak	fill road potholes		Complete
Ames & CR 382 south bound	fill road potholes		Complete
Iowa Colony & Bullard to Iowa Colony & Oak	fill road potholes		Complete
Ditch Drainage issue		Description	Complete
10219 Coastel Court	survey street drainage for mold	no mold found / algae was present	Complete
11725 CR 48	report ditch grade to county for completion		Complete

Parks	Description		Complete
Miscellaneous Works	Description		Complete
City Hall Building	reset a/c for 2nd floor		Complete
Public Works	collect concrete & materials to repair barricade		Complete
City Hall Building	attempt to try to reset blower fan in finance office		incomplete
10601 Diamond Mountain	survey property for pipe leakage		Complete
Public Works Building	clean equipment & garage		Complete
City Hall Building	disassemble & relocate cubicles from EOC back to Public Works building		Complete
Public Works Building	clean conex storage unit out		Complete
Hwy 288 & Cedar Rapids entry ramp	assist PD & Animal Control with cows on the right of way		Complete
Public Works	pulled Animal Control pickup out of ditch		Complete
City Hall Building	reinstall vertical blinds in HR office		Complete
City Hall Building	survey 1st floor computer closet mini split	mini split not operating	incomplete
Public Works	collect stop signs from Smith Municipal		Complete
Public Works	collect materials for repairing zero - turn / slope mower		Complete



IOWA COLONY POLICE DEPARTMENT

Item 5.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report June 2026

Offense	May 2026	June 2026
Burglary	1	4
Theft	7	4
Robbery	0	0
Total Index Crimes Reported	8	8
Reports Taken		
Misdemeanor	34	33
Felony	13	8
Charges Filed/Arrests		
Misdemeanor	25	24
Felony	7	2
Outside Agency Warrant Arrest	2	3
Traffic Enforcement		
Number of Violations	812	682
Crash Investigations		
Minor Crashes	24	13
Major Crashes	5	4
Fatality Crashes	0	0
Calls for Service		
Alarms	38	26
Assist Other Agency	62	40
Disturbance	16	7
Other	351	272
Security Checks	642	667
Suspicious Activity/Persons	56	28

Significant Events

- June 1 – Officers conducted a traffic stop in the area 2100 block of Cedar Rapids Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- June 3 – Officers were dispatched to the 2700 block of Sapphire Hills Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 3 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.



IOWA COLONY POLICE DEPARTMENT

Item 5.

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- June 4 – Officers conducted a traffic stop in the 1700 block of Cedar Rapids 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.
- June 7 – Officers conducted a traffic stop in the area of Sierra Vista Blvd/Meridiana Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- June 9 – Officers observed a minor crash in the area of Meridiana Pkwy/Observation Way. During the crash investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- June 10 – Officers observed a stranded motorist in the area of SH 288/Dubuque Pkwy. During the call for service it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- June 10 – Officers were dispatched to the 9700 block of Steel Knot Ln in reference to a disturbance. An arrest was made and a report was generated.
- June 11 – Officers were dispatched to the 3700 block of Allegro Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 14 – Officers were dispatched to the 2500 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.
- June 15 – 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.
- June 16 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- June 18 – Officers were dispatched to a reckless driver on SH 288. Officers located the vehicle 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.
- June 18 – Officers were dispatched to the 2700 block of Diamond Vista Ln in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 23 – Officers conducted a traffic stop in the 16000 block of SH 6. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

Item 5.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

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-
- June 24 – Officers conducted a traffic stop in the area of SH 288/FM 1462. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
 - June 24 – Officers conducted a traffic stop in the 3200 block of 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.
 - June 25 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
 - June 25 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
 - June 25 – Officers conducted a traffic stop in the area of SH 288/SH 6. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
 - June 28 – Officers conducted a traffic stop in the area of SH 288/CR 61. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
 - June 30 – Officers conducted a traffic stop in the 11500 block of Iowa Colony Blvd. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
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Office of Emergency Management

June 2026

- Attended 19 Texas Division of Emergency Management Situational Awareness Weather Briefings.
- Attended three NWS Houston/Galveston Heavy Rainfall/Flooding Potential Weather Briefings.
- Monitored Tropical Storm Arthur for local impacts.
- Assisted with event action planning for FourthFest 2026.
- Monitored New World Screwworm outbreak and potential local impacts.

City of Iowa Colony
Municipal Court Council Report
From 6/1/2026 to 6/30/2026

7/13/2026 9:11

Item 6.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
273	1	0	0	5	279

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Consol. Sec/Tech	Total
\$18,212.11	\$26,849.43	\$8,085.70	\$37.37	\$45.75	\$1,757.01	\$54,987.37

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
56	4	47	34	117	258

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
3	0	3	6

MEMORANDUM

Date: July 13, 2026
To: Mayor Wil Kennedy
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – July 2026 Engineer's Report
cc: Dr. Tarron Richardson, Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Project is substantially complete.
 - Staff to schedule meeting with TxDOT to discuss landscaping for project.
2. GRANTS UPDATE
 - TDA Grant - Final documents has been submitted.
 - Resilient Communities Program
 - i. PMI to provide update and schedule.
3. Capital Improvement Projects
 - 2023 Ames Blvd Extension
 - i. ROW Acquisition complete.
 - ii. Adico finalizing plans for Ames Blvd. Bid in August.
 - Northwest WWTP 0.75 MGD
 - i. We received 6 bids for this project.
 - ii. Currently interviewing bidders to provide recommendations to City Council in July.
 - Southwest WWTP 0.50 MGD
 - i. Preliminary Design Phase (100% complete).
 - ii. Construction documents 5%.
 - Elevated Storage Tank
 - i. Preliminary Design Phase (90% complete) – Survey complete.
 - ii. Design options for Elevated Storage Tank to be submitted to Council at July workshop.
 - iii.
 - East Water Plant & Well
 - i. Preliminary Design Phase (76% complete)
 - ii. This project will be split in two projects. This will allow for the construction of the well to commence sooner.
 - 2025 Impact Fee Update:
 - i. Meeting was held on 7/7/26 with new members.
 - ii. CIP and Land Use Plan submitted to members.
 - iii. Next meeting scheduled in September.
 - Water and Sewer Rate Study:
 - i. Hedding Consulting is providing this services
 - ii. Progress meeting scheduled 7/16.
 - CRS Flood Insurance Program

- i. Cahoon Consulting is providing this services
- ii. Meeting scheduled for 7/14/2026

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 – 75% complete.
 - Meridiana Section 55C – On agenda for acceptance into OYMP
 - Meridiana Section 55B – 70% Utilities complete, 70% pavement 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 – 50% complete
 - Sterling Lakes Gates is complete pending Centerpoint installing a new transformer. Expected between 6-8 weeks.

C. *SIERRA VISTA - STARWOOD*

- Active construction projects - None

D. *SIERRA VISTA WEST - STARWOOD*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – On agenda for acceptance into OYMP
 - 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 Closeout Documents
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Water Plant No. 1 Ultimate Phase – 50% Complete.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – Awaiting closeout Documents.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – Awaiting Closeout Documents.
 - Caldwell Ranch Crossing Detention Ph IIB – Complete
 - 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 – Complete.
 - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
 - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
 - Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete, 75%Paving Complete.
 - BCMUD 87 Detention and Mass Grading Ph IV - 90% Complete.
 - BCMUD 87 Remote Water Well 25% 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- 90% complete. Awaiting final walk.
 - BCMUD 92 Offsite lift station. – 85% complete. Awaiting on power.
 - Creekhaven Mass Grading Phase II – On agenda for acceptance into OYMP
 - Creekhaven Section 4 - On agenda for acceptance into OYMP
 - Creekhaven Boulevard Phase II - On agenda for acceptance into OYMP
 - Creekhaven Section 5 – On agenda for acceptance into OYMP
 - Creekhaven Section 6 – On agenda for acceptance into OYMP

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 85% complete. Awaiting power
- Ellwood Water Supply and Storage Closet- 75% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 75%complete.
- Ellwood Karsten Boulevard Bridge – 55% complete.
- Ellwood Section 2 – Utilities 70% complete, 75% Pavement Complete.
- Ellwood Karsten Boulevard Phase III - 20% Utilities Complete.
- Ellwood Karsten Boulevard Phase II- 30% Utilities Complete, 20% Pavement Complete.

J. WYNSERRA

- Wynserra Detention and Mass Grading – 20%
- Wynserra Water Well 1, 25% complete
- Wynserra Water Well 2, 25% complete

K. OTHER CONSTRUCTION PROJECTS

- Climate Controlled Self Storage @ Meridiana – Civil 90% complete
- Primrose Montersori- Under Construction
- Crystal Center Entertainment District:
 - DRAFT AFA agreement between City and TxDOT is currently in place.
 - City is waiting an agreement and funding with BCMUD 32 to execute AFA with TxDOT.
 - TxDOT review is on hold until the AFA is signed for the frontage road.
 - City has not received any additional documents from the developer.

City of Iowa Colony
Balance Sheet
As of June 30, 2026

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Account Type	Account Number	Description	Balance	Total
10 - General				
		Total Assets	11,280,101.35	
				11,280,101.35
		Total Liabilities	3,383,279.78	
		Total Fund Balance/Equity	7,896,821.57	
		Total Liabilities & Fund Balance		11,280,101.35
11 - Retainer				
		Total Assets	2,076,068.83	
				2,076,068.83
		Total Liabilities	1,900,078.72	
		Total Fund Balance/Equity	175,990.11	
		Total Liabilities & Fund Balance		2,076,068.83
12 - Series 2022 Project				
		Total Assets	336,916.64	
				336,916.64
		Total Liabilities	0.00	
		Total Fund Balance/Equity	336,916.64	
		Total Liabilities & Fund Balance		336,916.64

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District				
	Total Assets		627,769.84	
				627,769.84
	Total Liabilities		3,281.09	
		Total Fund Balance/Equity	624,488.75	
	Total Liabilities & Fund Balance			627,769.84
21 - Police Seizure and Forfeiture				
Assets				
	21-1000	Cash / Due From Consolidated Cash	1,585.50	
	Total Assets		1,585.50	
				1,585.50
	Total Liabilities		0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50
30 - Debt Service (General)				
	Total Assets		1,045,459.08	
				1,045,459.08
	Total Liabilities		18,789.00	
		Total Fund Balance/Equity	1,026,670.08	
	Total Liabilities & Fund Balance			1,045,459.08

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan (General)				
	Total Assets		(191,824.82)	
				(191,824.82)
	Total Liabilities		1,074.56	
		Total Fund Balance/Equity	(192,899.38)	
	Total Liabilities & Fund Balance			(191,824.82)
36 - Public Safety Grants				
	Total Assets		(152,052.02)	
				(152,052.02)
	Total Liabilities		2,060.95	
		Total Fund Balance/Equity	(154,112.97)	
	Total Liabilities & Fund Balance			(152,052.02)
37 - Parkland				
	Total Assets		611,657.00	
				611,657.00
	Total Liabilities		0.00	
		Total Fund Balance/Equity	611,657.00	
	Total Liabilities & Fund Balance			611,657.00

Account Type	Account Number	Description	Balance	Total
40 - Court Technology				
		Total Assets	31,394.18	
				31,394.18
		Total Liabilities	0.00	
		Total Fund Balance/Equity	31,394.18	
		Total Liabilities & Fund Balance		31,394.18
41 - Court Security				
		Total Assets	46,674.27	
				46,674.27
		Total Liabilities	0.00	
		Total Fund Balance/Equity	46,674.27	
		Total Liabilities & Fund Balance		46,674.27
42 - Consolidated Security and Technology				
		Total Assets	18,080.21	
				18,080.21
		Total Liabilities	0.00	
		Total Fund Balance/Equity	18,080.21	
		Total Liabilities & Fund Balance		18,080.21

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA)				
		Total Assets	0.00	
				0.00
		Total Liabilities	(0.01)	
		Total Fund Balance/Equity	0.01	
		Total Liabilities & Fund Balance		0.00
50 - Vehicle Replacement				
		Total Assets	136,783.25	
				136,783.25
		Total Liabilities	0.00	
		Total Fund Balance/Equity	136,783.25	
		Total Liabilities & Fund Balance		136,783.25
60 - Utility				
		Total Assets	78,218,493.49	
				78,218,493.49
		Total Liabilities	926,508.04	
		Total Fund Balance/Equity	77,291,985.45	
		Total Liabilities & Fund Balance		78,218,493.49

Account Type	Account Number	Description	Balance	Total
61 - Utility Capital Project				
		Total Assets	(185,926.86)	
				(185,926.86)
		Total Liabilities	5,477,195.59	
		Total Fund Balance/Equity	(5,663,122.45)	
		Total Liabilities & Fund Balance		(185,926.86)
62 - Series 2025 Project				
		Total Assets	27,546,616.07	
				27,546,616.07
		Total Liabilities	0.00	
		Total Fund Balance/Equity	27,546,616.07	
		Total Liabilities & Fund Balance		27,546,616.07
63 - Northwest Regional WWTP Cost Sharing				
		Total Assets	139,815.00	
				139,815.00
		Total Liabilities	0.00	
		Total Fund Balance/Equity	139,815.00	
		Total Liabilities & Fund Balance		139,815.00

Account Type	Account Number	Description	Balance	Total
65 - Solid Waste				
		Total Assets	0.00	
				0.00
		Total Liabilities	0.00	
		Total Fund Balance/Equity	0.00	
		Total Liabilities & Fund Balance		0.00
70 - ICDA General Operating				
		Total Assets	813,922.24	
				813,922.24
		Total Liabilities	0.16	
		Total Fund Balance/Equity	813,922.08	
		Total Liabilities & Fund Balance		813,922.24
71 - ICDA Capital Projects				
		Total Assets	(16,812.79)	
				(16,812.79)
		Total Liabilities	0.00	
		Total Fund Balance/Equity	(16,812.79)	
		Total Liabilities & Fund Balance		(16,812.79)

Account Type	Account Number	Description	Balance	Total
72 - ICDA Debt Service				
		Total Assets	2,794,153.54	
				2,794,153.54
		Total Liabilities	0.00	
		Total Fund Balance/Equity	2,794,153.54	
		Total Liabilities & Fund Balance		2,794,153.54
98 - ICDA Consolidated Cash				
		Total Assets	0.34	
				0.34
		Total Liabilities	0.34	
		Total Fund Balance/Equity	0.00	
		Total Liabilities & Fund Balance		0.34
99 - Consolidated Cash				
		Total Assets	15,116,413.16	
				15,116,413.16
		Total Liabilities	15,116,413.16	
		Total Fund Balance/Equity	0.00	
		Total Liabilities & Fund Balance		15,116,413.16

City of Iowa Colony
Financial Statement
As of June 30, 2026

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10 - General	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	89,388.45	100,393.16	(11,004.71)	567,296.00	1,205,200.00	47.07%	637,904.00
Ad Valorem Taxes	58,287.02	268,035.67	(209,748.65)	6,074,637.61	5,845,213.00	103.92%	(229,424.61)
Other Sources	18,693.68	45,788.55	(27,094.87)	1,128,816.43	549,500.00	205.43%	(579,316.43)
Fines and Fees	35,203.11	38,792.83	(3,589.72)	341,105.98	465,700.00	73.25%	124,594.02
Licenses and Permits	197,130.51	382,180.42	(185,049.91)	2,399,534.17	4,603,000.00	52.13%	2,203,465.83
Franchise/ROW Fees	47,069.22	37,485.00	9,584.22	486,410.81	450,000.00	108.09%	(36,410.81)
Grants	0.00	25,000.00	(25,000.00)	2,025.78	300,000.00	0.68%	297,974.22
Interest	8,568.17	12,495.00	(3,926.83)	81,411.50	150,000.00	54.27%	68,588.50
Revenue Totals	<u>454,340.16</u>	<u>910,170.63</u>	<u>(455,830.47)</u>	<u>11,081,238.28</u>	<u>13,568,613.00</u>	<u>81.67%</u>	<u>2,487,374.72</u>
Expense Summary							
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Personnel and Benefits	339,967.81	413,301.55	(73,333.74)	2,866,201.94	4,970,100.00	57.67%	2,103,898.06
Contracts and Agreements	235,445.74	213,473.76	21,971.98	1,671,550.44	2,646,500.00	63.16%	974,949.56
Materials and Supplies	47,763.96	66,130.88	(18,366.92)	361,644.43	835,500.00	43.28%	473,855.57
Specialized Services	69,602.73	367,131.32	(297,528.59)	4,436,081.53	4,398,880.86	100.85%	(37,200.67)
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	1,518.38	60,678.62	(59,160.24)	47,513.30	717,631.69	6.62%	670,118.39
Expense Totals	<u>694,298.62</u>	<u>1,120,716.13</u>	<u>(426,417.51)</u>	<u>9,382,991.64</u>	<u>13,568,612.55</u>	<u>69.15%</u>	<u>4,185,620.91</u>

City of Iowa Colony
Financial Statement
As of June 30, 2026

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10 - General	Transfers Out	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Transfers Out Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

10 - General	Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Capital Outlays	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
	Contracts and Agreements	52,835.02	41,579.47	11,255.55	316,844.47	507,500.00	62.43%	190,655.53
	Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Materials and Supplies	9,058.84	22,728.16	(13,669.32)	79,295.32	264,500.00	29.98%	185,204.68
	Personnel and Benefits	75,172.00	85,662.77	(10,490.77)	578,336.61	1,031,700.00	56.06%	453,363.39
	Specialized Services	9,662.84	13,452.95	(3,790.11)	93,760.54	161,500.00	58.06%	67,739.46
	Administration Totals	146,728.70	163,965.02	(17,236.32)	1,068,236.94	1,971,700.00	54.18%	903,463.06

10 - General	Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	75.00	1,291.15	(1,216.15)	5,317.55	90,500.00	5.88%	85,182.45
	Materials and Supplies	267.11	2,707.25	(2,440.14)	8,933.34	32,500.00	27.49%	23,566.66
	Personnel and Benefits	32,794.95	33,278.35	(483.40)	189,347.78	407,500.00	46.47%	218,152.22
	Finance Totals	33,137.06	37,276.75	(4,139.69)	203,598.67	530,500.00	38.38%	326,901.33

10 - General	Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	60.00	1,166.20	(1,106.20)	2,035.12	14,000.00	14.54%	11,964.88
	Materials and Supplies	27,618.79	16,886.70	10,732.09	161,754.94	202,700.00	79.80%	40,945.06
	Personnel and Benefits	166,139.58	188,049.75	(21,910.17)	1,522,459.09	2,257,500.00	67.44%	735,040.91
	Specialized Services	641.28	11,245.50	(10,604.22)	27,440.11	135,000.00	20.33%	107,559.89
	Police Totals	194,459.65	217,348.15	(22,888.50)	1,713,689.26	2,609,200.00	65.68%	895,510.74

10 - General	Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	5,760.00	1,082.90	4,677.10	28,085.00	13,000.00	216.04%	(15,085.00)
	Materials and Supplies	1,092.90	849.70	243.20	3,899.64	10,200.00	38.23%	6,300.36

Personnel and Benefits	4,527.68	12,115.04	(7,587.36)	50,041.61	142,100.00	35.22%	92,058.39
Specialized Services	155.64	2,832.20	(2,676.56)	4,461.97	34,000.00	13.12%	29,538.03
Animal Control Totals	<u>11,536.22</u>	<u>16,879.84</u>	<u>(5,343.62)</u>	<u>86,488.22</u>	<u>199,300.00</u>	<u>43.40%</u>	<u>112,811.78</u>

10 - General	Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	1,800.00	1,541.55	258.45	6,919.62	19,000.00	36.42%	12,080.38
	Materials and Supplies	0.00	999.67	(999.67)	5,552.62	62,000.00	8.96%	56,447.38
	Emergency Management Totals	<u>1,800.00</u>	<u>2,541.22</u>	<u>(741.22)</u>	<u>12,472.24</u>	<u>81,000.00</u>	<u>15.40%</u>	<u>68,527.76</u>

10 - General	Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	2,184.98	8,663.20	(6,478.22)	51,359.76	104,000.00	49.38%	52,640.24
	Materials and Supplies	501.25	1,583.03	(1,081.78)	4,982.80	19,000.00	26.23%	14,017.20
	Personnel and Benefits	13,691.11	21,907.90	(8,216.79)	125,755.82	263,000.00	47.82%	137,244.18
	Specialized Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Municipal Court Totals	<u>16,377.34</u>	<u>32,154.13</u>	<u>(15,776.79)</u>	<u>182,098.38</u>	<u>386,000.00</u>	<u>47.18%</u>	<u>203,901.62</u>

10 - General	Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	942.00	29,906.27	(28,964.27)	26,611.26	359,000.00	7.41%	332,388.74
	Materials and Supplies	4,058.76	7,831.03	(3,772.27)	49,784.55	94,000.00	52.96%	44,215.45
	Personnel and Benefits	25,662.79	36,110.55	(10,447.76)	208,347.55	434,000.00	48.01%	225,652.45
	Specialized Services	83.76	3,165.40	(3,081.64)	2,949.16	38,000.00	7.76%	35,050.84
	Public Works Totals	<u>30,747.31</u>	<u>77,013.25</u>	<u>(46,265.94)</u>	<u>287,692.52</u>	<u>925,000.00</u>	<u>31.10%</u>	<u>637,307.48</u>

10 - General	Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	71,092.94	10,829.17	60,263.77	139,612.22	130,000.00	107.39%	(9,612.22)
	Materials and Supplies	4,500.00	8,330.36	(3,830.36)	36,181.70	100,000.00	36.18%	63,818.30
	Parks & Recreation Totals	<u>75,592.94</u>	<u>19,159.53</u>	<u>56,433.41</u>	<u>175,793.92</u>	<u>230,000.00</u>	<u>76.43%</u>	<u>54,206.08</u>

10 - General	Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	68,425.80	83,469.10	(15,043.30)	820,228.57	1,002,000.00	81.86%	181,771.43
	Materials and Supplies	477.72	2,832.20	(2,354.48)	16,413.33	34,000.00	48.27%	17,586.67
	Personnel and Benefits	10,786.99	22,157.80	(11,370.81)	86,823.55	266,000.00	32.64%	179,176.45
	Specialized Services	59,017.33	335,185.77	(276,168.44)	4,305,496.74	4,015,380.86	107.23%	(290,115.88)

Community Development Totals	<u>138,707.84</u>	<u>443,644.87</u>	<u>(304,937.03)</u>	<u>5,228,962.19</u>	<u>5,317,380.86</u>	<u>98.34%</u>	<u>88,418.67</u>
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10 - General	Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlays		1,518.38	0.00	1,518.38	4,163.30	0.00	0.00%	(4,163.30)
Contracts and Agreements		32,270.00	33,944.75	(1,674.75)	274,536.87	407,500.00	67.37%	132,963.13
Materials and Supplies		188.59	1,382.78	(1,194.19)	(5,153.81)	16,600.00	(31.05%)	21,753.81
Personnel and Benefits		11,192.71	14,019.39	(2,826.68)	105,089.93	168,300.00	62.44%	63,210.07
Specialized Services		41.88	1,249.50	(1,207.62)	1,973.01	15,000.00	13.15%	13,026.99
Fire Marshal/Building Official Totals		<u>45,211.56</u>	<u>50,596.42</u>	<u>(5,384.86)</u>	<u>380,609.30</u>	<u>607,400.00</u>	<u>62.66%</u>	<u>226,790.70</u>

10 - General	Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlays		0.00	60,136.95	(60,136.95)	43,350.00	711,131.69	6.10%	667,781.69
Capital and Planning Projects Totals		<u>0.00</u>	<u>60,136.95</u>	<u>(60,136.95)</u>	<u>43,350.00</u>	<u>711,131.69</u>	<u>6.10%</u>	<u>667,781.69</u>
Expense Total		<u>694,298.62</u>	<u>1,120,716.13</u>	<u>(426,417.51)</u>	<u>9,382,991.64</u>	<u>13,568,612.55</u>	<u>69.15%</u>	<u>4,185,620.91</u>

City of Iowa Colony
 Financial Statement
 As of June 30, 2026

11 - Retainer	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	5,175.55	0.00	5,175.55	48,112.54	60,000.00	80.19%	11,887.46
Revenue Totals	5,175.55	0.00	5,175.55	48,112.54	60,000.00	80.19%	11,887.46

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12 - Series 2022 Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	15,048.35	0.00	15,048.35	139,891.50	190,000.00	73.63%	50,108.50
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>15,048.35</u>	<u>0.00</u>	<u>15,048.35</u>	<u>139,891.50</u>	<u>190,000.00</u>	<u>73.63%</u>	<u>50,108.50</u>
Expense Summary							
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Specialized Services	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,200.00</u>	<u>0.00%</u>	<u>6,200.00</u>

City of Iowa Colony
Financial Statement
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20 - Crime Control and Prevention District	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	40,617.21	29,155.00	11,462.21	253,694.73	350,000.00	72.48%	96,305.27
Interest	1,437.29	2,082.50	(645.21)	13,402.15	25,000.00	53.61%	11,597.85
Revenue Totals	<u>42,054.50</u>	<u>31,237.50</u>	<u>10,817.00</u>	<u>267,096.88</u>	<u>375,000.00</u>	<u>71.23%</u>	<u>107,903.12</u>
Expense Summary							
Personnel and Benefits	5,620.77	6,830.60	(1,209.83)	52,290.56	83,500.00	62.62%	31,209.44
Contracts and Agreements	2,050.37	4,123.35	(2,072.98)	29,690.69	49,500.00	59.98%	19,809.31
Materials and Supplies	20,094.19	22,032.88	(1,938.69)	161,629.63	264,500.00	61.11%	102,870.37
Specialized Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	11,687.20	12,495.00	(807.80)	109,637.26	150,000.00	73.09%	40,362.74
Expense Totals	<u>39,452.53</u>	<u>45,481.83</u>	<u>(6,029.30)</u>	<u>353,248.14</u>	<u>547,500.00</u>	<u>64.52%</u>	<u>194,251.86</u>

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21 - Police Seizure and Forfeiture	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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30 - Debt Service (General)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Ad Valorem Taxes	11,746.81	0.00	11,746.81	1,279,038.66	1,650,177.00	77.51%	371,138.34
Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	11,746.81	0.00	11,746.81	1,279,038.66	1,650,177.00	77.51%	371,138.34
Expense Summary							
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investments and Debt	750.00	280,953.87	(280,203.87)	1,453,630.67	2,956,736.86	49.16%	1,503,106.19
Expense Totals	750.00	280,953.87	(280,203.87)	1,453,630.67	2,956,736.86	49.16%	1,503,106.19

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35 - Capital Improvements Plan (General)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grants	0.00	0.00	0.00	(62,774.00)	18,000.00	(348.74%)	80,774.00
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>0.00</u>	<u>25,000.00</u>	<u>(25,000.00)</u>	<u>(62,774.00)</u>	<u>318,000.00</u>	<u>-19.74%</u>	<u>380,774.00</u>
Expense Summary							
Contracts and Agreements	3,500.00	3,333.33	166.67	80,325.00	30,000.00	267.75%	(50,325.00)
Materials and Supplies	0.00	0.00	0.00	45,225.00	0.00	0.00%	(45,225.00)
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	<u>3,500.00</u>	<u>3,333.33</u>	<u>166.67</u>	<u>125,550.00</u>	<u>30,000.00</u>	<u>418.50%</u>	<u>(95,550.00)</u>

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36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grants	0.00	10,416.67	(10,416.67)	(43,479.23)	125,000.00	(34.78%)	168,479.23
Revenue Totals	0.00	10,416.67	(10,416.67)	(43,479.23)	125,000.00	-34.78%	168,479.23
Expense Summary							
Personnel and Benefits	16,811.11	0.00	16,811.11	126,643.09	192,000.00	65.96%	65,356.91
Contracts and Agreements	0.00	83.33	(83.33)	3,470.00	1,000.00	347.00%	(2,470.00)
Materials and Supplies	6,077.99	0.00	6,077.99	6,077.99	0.00	0.00%	(6,077.99)
Expense Totals	22,889.10	83.33	22,805.77	136,191.08	193,000.00	70.57%	56,808.92

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37 - Parkland	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Licenses and Permits	25,234.00	21,250.00	3,984.00	276,733.00	255,000.00	108.52%	(21,733.00)
Revenue Totals	25,234.00	21,250.00	3,984.00	276,733.00	255,000.00	108.52%	(21,733.00)

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40 - Court Technology	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	37.37	833.33	(795.96)	871.97	10,000.00	8.72%	9,128.03
Revenue Totals	37.37	833.33	(795.96)	871.97	10,000.00	8.72%	9,128.03
Expense Summary							
Materials and 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	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	45.75	1,000.00	(954.25)	1,049.19	12,000.00	8.74%	10,950.81
Revenue Totals	45.75	1,000.00	(954.25)	1,049.19	12,000.00	8.74%	10,950.81
Expense Summary							
Materials and 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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42 - Consolidated Security and Technology	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	1,757.01	0.00	1,757.01	15,453.01	0.00	0.00%	(15,453.01)
Revenue Totals	1,757.01	0.00	1,757.01	15,453.01	0.00	0.00%	(15,453.01)
Expense Summary							
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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45 - American Rescue Plan Act (ARPA)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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50 - Vehicle Replacement	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	29,025.00	0.00	0.00%	(29,025.00)
Interest	1,096.97	0.00	1,096.97	10,228.75	13,000.00	78.68%	2,771.25
Transfers-In	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	<u>1,096.97</u>	<u>0.00</u>	<u>1,096.97</u>	<u>39,253.75</u>	<u>268,000.00</u>	<u>14.65%</u>	<u>228,746.25</u>
Expense Summary							
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	<u>0.00</u>	<u>8,333.33</u>	<u>(8,333.33)</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00%</u>	<u>100,000.00</u>

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60 - Utility	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Licenses and Permits	87,250.00	170,765.00	(83,515.00)	1,320,341.00	2,675,000.00	49.36%	1,354,659.00
Service Accounts	0.00	166,600.00	(166,600.00)	3,160,275.41	5,186,200.00	60.94%	2,025,924.59
Franchise/ROW Fees	(16,804.46)	0.00	(16,804.46)	(26,334.00)	0.00	0.00%	26,334.00
Other Sources	68.60	0.00	68.60	35,068.60	85,000.00	41.26%	49,931.40
Interest	226.13	0.00	226.13	6,479.49	15,000.00	43.20%	8,520.51
Revenue Totals	<u>70,740.27</u>	<u>337,365.00</u>	<u>(266,624.73)</u>	<u>4,495,830.50</u>	<u>7,961,200.00</u>	<u>56.47%</u>	<u>3,465,369.50</u>
Expense Summary							
Personnel and Benefits	0.00	9,884.89	(9,884.89)	0.00	119,000.00	0.00%	119,000.00
Contracts and Agreements	4,582.67	298,647.16	(294,064.49)	2,210,865.18	3,611,200.00	61.22%	1,400,334.82
Materials and Supplies	985.00	31,487.40	(30,502.40)	119,311.92	378,000.00	31.56%	258,688.08
Specialized Services	175,433.60	208,777.61	(33,344.01)	1,249,937.90	2,516,000.00	49.68%	1,266,062.10
Capital Outlays	0.00	45,833.33	(45,833.33)	0.00	550,000.00	0.00%	550,000.00
Investments and Debt	0.00	27,916.67	(27,916.67)	0.00	335,000.00	0.00%	335,000.00
Expense Totals	<u>181,001.27</u>	<u>622,547.06</u>	<u>(441,545.79)</u>	<u>3,580,115.00</u>	<u>7,509,200.00</u>	<u>47.68%</u>	<u>3,929,085.00</u>

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61 - Utility Capital Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	0.00	0.00	0.00	2,086.15	0.00	0.00%	(2,086.15)
Other Sources	0.00	0.00	0.00	0.00	27,600,000.00	0.00%	27,600,000.00
Transfers-In	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Revenue Totals	0.00	0.00	0.00	2,086.15	27,700,000.00	0.01%	27,697,913.85
Expense Summary							
Investments and Debt	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Transfers-Out	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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62 - Series 2025 Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	22,535.74	0.00	22,535.74	521,395.83	0.00	0.00%	(521,395.83)
Other Sources	0.00	0.00	0.00	28,094,665.75	0.00	0.00%	(28,094,665.75)
Revenue Totals	22,535.74	0.00	22,535.74	28,616,061.58	0.00	0.00%	(28,616,061.58)
Expense Summary							
Contracts and Agreements	0.00	0.00	0.00	249,944.12	0.00	0.00%	(249,944.12)
Investments and Debt	0.00	0.00	0.00	819,501.39	0.00	0.00%	(819,501.39)
Expense Totals	0.00	0.00	0.00	1,069,445.51	0.00	0.00%	(1,069,445.51)

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63 - Northwest Regional WWTP Cost Sharing	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	797,940.00	0.00	0.00%	(797,940.00)
Revenue Totals	0.00	0.00	0.00	797,940.00	0.00	0.00%	(797,940.00)
Expense Summary							
Contracts and Agreements	6,581.25	0.00	6,581.25	658,125.00	0.00	0.00%	(658,125.00)
Expense Totals	6,581.25	0.00	6,581.25	658,125.00	0.00	0.00%	(658,125.00)

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70 - ICDA General Operating	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Ad Valorem Taxes	0.00	214,120.08	(214,120.08)	3,467,597.80	2,569,441.00	134.96%	(898,156.80)
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-In	479,378.40	0.00	479,378.40	479,378.40	0.00	0.00%	(479,378.40)
Revenue Totals	479,378.40	214,120.08	265,258.32	3,946,976.20	2,569,441.00	153.61%	(1,377,535.20)
Expense Summary							
Contracts and Agreements	0.00	2,499.99	(2,499.99)	1,078,194.40	35,000.00	3080.56%	(1,043,194.40)
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investments and Debt	0.00	149,884.08	(149,884.08)	2,427,318.46	1,798,608.95	134.96%	(628,709.51)
Expense Totals	0.00	152,384.07	(152,384.07)	3,505,512.86	1,833,608.95	191.18%	(1,671,903.91)

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71 - ICDA Capital Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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72 - ICDA Debt Service	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	0.00	0.00	0.00	49,411.07	0.00	0.00%	(49,411.07)
Other Sources	(479,378.40)	892,214.41	(1,371,592.81)	1,947,940.06	10,706,573.00	18.19%	8,758,632.94
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>(479,378.40)</u>	<u>892,214.41</u>	<u>(1,371,592.81)</u>	<u>1,997,351.13</u>	<u>10,706,573.00</u>	<u>18.66%</u>	<u>8,709,221.87</u>
Expense Summary							
Materials and Supplies	0.00	907.52	(907.52)	17,500.45	10,890.21	160.70%	(6,610.24)
Investments and Debt	0.00	844,335.03	(844,335.03)	2,739,450.06	10,132,020.34	27.04%	7,392,570.28
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	<u>0.00</u>	<u>845,242.55</u>	<u>(845,242.55)</u>	<u>2,756,950.51</u>	<u>10,142,910.55</u>	<u>27.18%</u>	<u>7,385,960.04</u>

IT Documentation and Password Manager

Created and organized IT documentation and configured a password manager for the City of Iowa Colony to improve system management, securely manage user credentials, and enhance overall IT security.

Website Management

Rearranged the homepage layout of the website, edited and added the website banner, organized the menu items, and updated the department webpage.

Sponsors Video

Created and produced a sponsor recognition video for the City of Iowa Colony's July 4th celebration by compiling sponsor logos, graphics, and visual content into an engaging presentation. Ensured the video aligned with the event's branding and appropriately recognized community sponsors for their support.

Meeting with different IT Vendors

Scheduled and coordinated meetings with multiple vendors to discuss their services, business requirements, and potential partnerships. Facilitated communication, evaluated vendor solutions, and supported informed decision-making for procurement, project planning, and service management.

Financial Oversight & Contract Management

Managed purchase orders, reviewed and coordinated service contract renewals to ensure compliance, uninterrupted operations, and business continuity.

IT Helpdesk

Resolved IT helpdesk requests by troubleshooting and fixing a range of technical issues to ensure smooth daily operations.

Total number of tickets managed in JUNE: 22

City of Iowa Colony

Operations Report for the meeting held on July 20th, 2026.

Management Report Summary

1. Maintenance & Repairs:

• **Wastewater Treatment Plant**

- i. WWTP#1 – Vactor truck work to clean headworks and aeration basin.
- ii. WWTP#1 – Sludge net used to dewater sludge for month of March.
- iii. WWTP#1 – Replaced temperature sensor for chlorine system.
- iv. WWTP#1 – Replaced shear pin and chain on drive motor for clarifier #3.
- v. WWTP#2 – Pulled both lift pumps to clean at onsite lift station.

• **Lift Station**

- i. C.R. 57 – Pulled both lift pumps to clear out debris.
- ii. Sterling Lakes Dr – Pulled both lift pumps to clear out debris.

• **Water Distribution**

- i. C/O Meridiana Pkwy & Karsten – Excavation to replace inoperable fire hydrant.
- ii. C/O June Lake & Tioga View – Excavation to replace blowoff valve.
- iii. 8923 New Jade Dr – Excavation to move tapline outside area of driveway.

• **Water Plant**

- i. WP#1 – Purchased drip oil for use on water wells.
- ii. WP#1 – Replaced broken coupling for booster pump #1.
- iii. WP#2 – Performed well production test on Wells #1 & #2.

• **Storm Sewer Collection**

- i. Nothing to report.

• **Sanitary Sewer**

- i. 9007 Serene Haven Dr – Televised sanitary main and customer line due to sewer backup. No issue on City side, blockage on customer side.
- ii. 2707 Ametrine Dr – Resealed sanitary manhole.

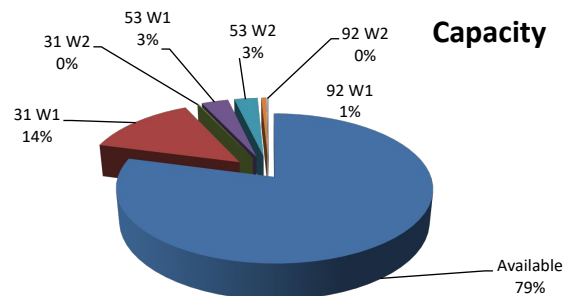
City of Iowa Colony Production Report

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JUNE 2026 PUMPAGE X 1,000 GALS												
Date	B031 Well 1	B031 Well 2	B053 Well 1	B053 Well 2	B092 Well 1	B092 Well 2	Total	Capacity	Bought	From	Sold	To
1	884	0	273	208	63	0	1,428	24.5%	209	BFB3	0	BC87
2	970	43	164	295	0	38	1,510	25.9%	231	BFB3	0	BC87
3	822	0	181	172	0	12	1,187	20.4%	134	BFB3	0	BC87
4	727	0	183	130	36	0	1,076	18.5%	134	BFB3	0	BC87
5	767	0	155	143	27	0	1,092	18.8%	139	BFB3	0	BC87
6	703	0	120	117	21	0	961	16.5%	139	BFB3	0	BC87
7	965	0	272	159	36	0	1,432	24.6%	139	BFB3	0	BC87
8	712	0	135	174	22	0	1,043	17.9%	82	BFB3	0	BC87
9	794	47	272	93	27	0	1,233	21.2%	74	BFB3	0	BC87
10	865	0	141	204	62	0	1,272	21.9%	62	BFB3	0	BC87
11	707	0	251	116	37	0	1,111	19.1%	126	BFB3	0	BC87
12	1,094	0	172	170	62	0	1,498	25.7%	123	BFB3	0	BC87
13	841	0	172	170	62	0	1,245	21.4%	123	BFB3	0	BC87
14	675	0	173	170	62	0	1,080	18.6%	123	BFB3	0	BC87
15	633	44	169	163	12	0	1,021	17.5%	135	BFB3	0	BC87
16	647	0	160	126	13	0	946	16.3%	118	BFB3	0	BC87
17	766	0	157	194	23	0	1,140	19.6%	84	BFB3	0	BC87
18	630	0	262	133	24	0	1,049	18.0%	144	BFB3	0	BC87
19	897	0	128	120	25	0	1,170	20.1%	163	BFB3	0	BC87
20	932	0	136	86	12	0	1,166	20.0%	163	BFB3	0	BC87
21	679	0	175	257	34	0	1,145	19.7%	163	BFB3	0	BC87
22	761	0	182	155	63	0	1,161	19.9%	135	BFB3	0	BC87
23	808	43	137	240	35	0	1,263	21.7%	205	BFB3	0	BC87
24	770	0	236	155	70	0	1,231	21.1%	186	BFB3	0	BC87
25	1,081	0	317	155	55	0	1,608	27.6%	181	BFB3	0	BC87
26	752	0	157	226	71	0	1,206	20.7%	272	BFB3	0	BC87
27	947	0	257	140	93	0	1,437	24.7%	272	BFB3	0	BC87
28	1,054	0	319	250	119	0	1,742	29.9%	272	BFB3	0	BC87
29	900	45	224	261	0	35	1,465	25.2%	181	BFB3	0	BC87
30	979	0	255	202	0	202	1,638	28.1%	240	BFB3	0	BC87
31	0	0	0	0	0	0	0	0.0%	0	BFB3	0	BC87
TOTAL:	24,762	222	5,935	5,184	1,166	287	37,556		4,752		0	

BC31 PERMIT	PERMIT TERM 2/1/26 - 1/31/27	GALLONS PUMPED	PERMIT USED	MONTHS	
325,000	x 1,000 gallons	125,609	39%	7	8
BC53 PERMIT	PERMIT TERM 11/1/25 - 10/31/26	GALLONS PUMPED	PERMIT USED	MONTHS	
210,000	x 1,000 gallons	71,795	34%	4	15
BC92 PERMIT	PERMIT TERM 7/1/25 - 6/30/26	GALLONS PUMPED	PERMIT USED	MONTHS	
30,000	x 1,000 gallons	13,204	44%	0	15

WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
BC31 1	5/12/26	1257	1,810
BC31 2	5/12/26	621	851
BC53 1	6/1/26	548	789
BC53 2	6/1/26	592	852
BC92 1	11/13/25	512	737
BC92 2	11/13/25	542	780
TOTAL			5,820

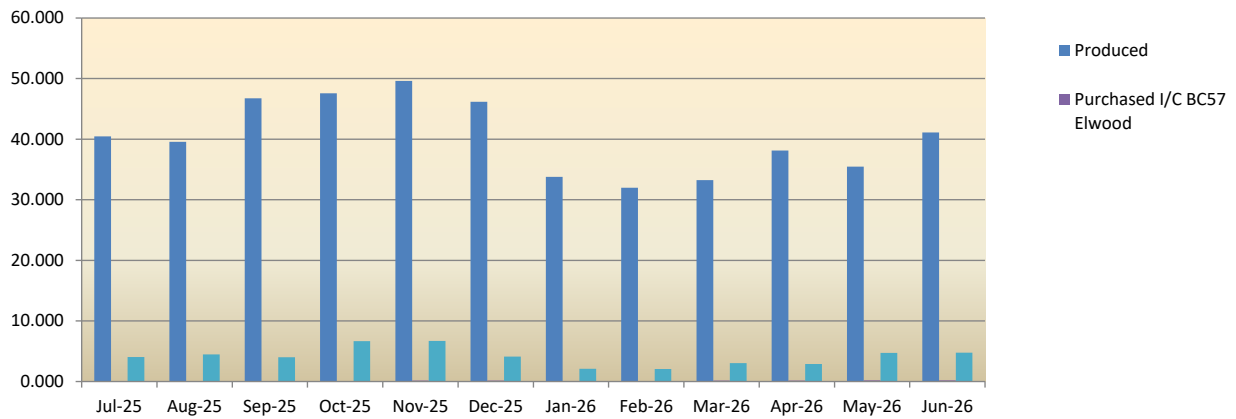


City of Iowa Colony Accountability Report

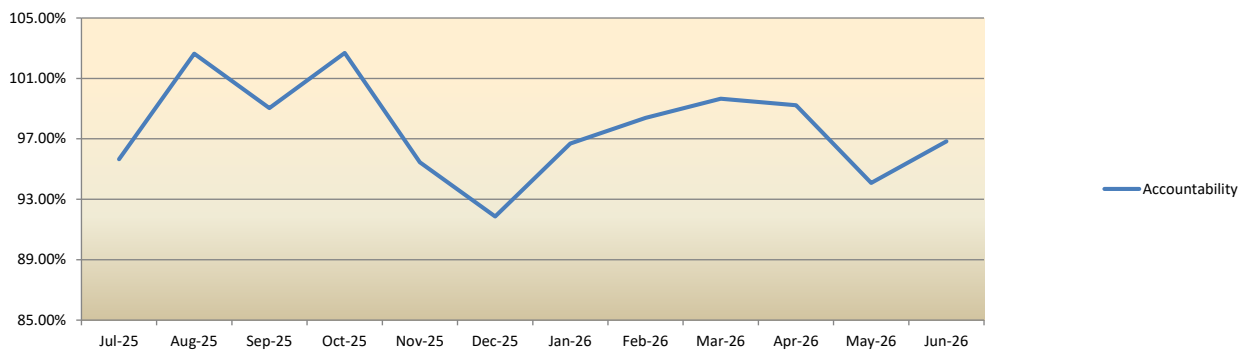
Item 10.

Billing Period	Produced	Purchased I/C BC57 Elwood	Purchased I/C BFB3	Total Supplied	Metered COIC	Unmetered	Repairs	Accountability	Four month average
06/10/25 - 07/09/25	40.466	0.000	4.040	44.506	42.442	0.131	0.000	95.66%	97.46%
07/10/25 - 08/07/25	39.579	0.000	4.459	44.038	45.027	0.172	0.000	102.64%	98.53%
08/8/25 - 09/08/25	46.759	0.000	3.998	50.757	50.142	0.126	0.000	99.04%	98.75%
09/9/25 - 10/07/25	47.578	0.058	6.669	54.305	53.969	1.633	0.162	102.69%	100.00%
10/8/25 - 11/06/25	49.610	0.162	6.711	56.483	53.748	0.163	0.000	95.45%	99.95%
11/7/25 - 12/10/25	46.184	0.148	4.106	50.438	46.167	0.166	0.000	91.86%	97.26%
12/11/25 - 01/09/26	33.788	0.106	2.086	35.980	34.596	0.193	0.000	96.69%	96.67%
01/10/26 - 02/09/26	32.005	0.074	2.072	34.151	31.394	0.366	1.841	98.39%	95.60%
02/10/26 - 03/10/26	33.258	0.162	3.022	36.442	35.921	0.396	0.000	99.66%	96.65%
03/11/26 - 04/09/26	38.129	0.165	2.894	41.188	40.821	0.049	0.000	99.23%	98.49%
04/10/26 - 05/08/26	35.473	0.207	4.718	40.398	37.832	0.060	0.116	94.08%	97.84%
05/09/26 - 06/09/26	41.096	0.185	4.752	46.033	44.128	0.065	0.380	96.83%	97.45%

Water Supply



Accountability



Wastewater Treatment Plant #1

BC31 Plant

Item 10.

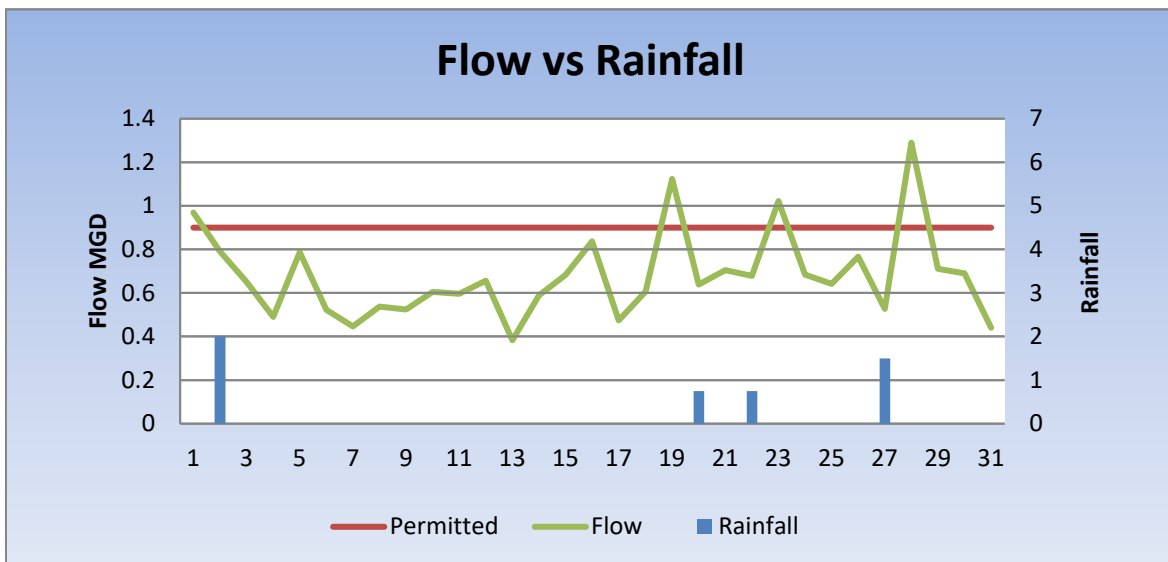
Permit # 14546-001
Expires: 7/31/2028

Design: 0.900 MGD

Utilized 75.6%

PARAMETER		UNITS	PERMIT LIMITS	May-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.1	0
pH:	Min	S.U.	6.0	7.2	0
pH:	Max	S.U.	9.0	7.4	0
Total Suspended Solids:	Avg	lbs / day	113.0	44.6	0
Total Suspended Solids:	Avg	mg / l	15.0	7.2	0
Total Suspended Solids:	Max	mg / l	40.0	16.0	0
Ammonia:	Avg	lbs / day	23.0	12.9	0
Ammonia:	Avg	mg / l	3.0	1.6	0
Ammonia:	Max	mg / l	10.0	4.9	0
Flow:	Avg	M.G.D.	0.90	0.68	0
2-Hour Peak Flow:	Max	gpm	3.60	1.29	0
Chlorine:	Min	mg / l	1.0	1.2	0
Chlorine:	Max	mg / l	4.0	3.5	0
E.coli:	Avg	CFU/100ml	126	1.0	0
E.coli:	Max	CFU/100ml	399	1.0	0
CBOD:	Avg	lbs / day	75.0	25.5	0
CBOD:	Avg	mg / l	10.0	4.7	0
CBOD:	Max	mg / l	22.0	16.0	0

Permit Excursions:	0	Sanitary Sewer Overflows:	0
Rainfall:	5	SSO Gallons:	0



Wastewater Treatment Plant #2

BC53 Plant

Item 10.

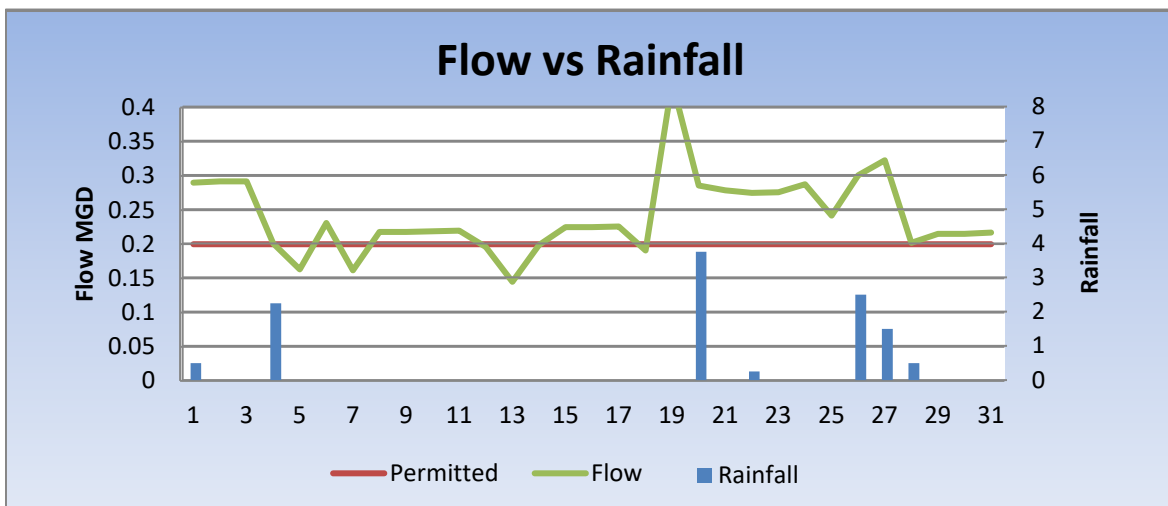
Permit # 15714-001
Expires: 7/30/2024

Design: 0.200 MGD

Utilized 120.5%

PARAMETER		UNITS	PERMIT LIMITS	May-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.36	0
pH:	Min	S.U.	6.0	7.28	0
pH:	Max	S.U.	9.0	7.39	0
Total Suspended Solids:	Avg	lbs / day	25.0	11.10	0
Total Suspended Solids:	Avg	mg / l	15.0	6.40	0
Total Suspended Solids:	Max	mg / l	60.0	13.00	0
Ammonia:	Avg	lbs / day	5.0	0.18	0
Ammonia:	Avg	mg / l	3.0	0.10	0
Ammonia:	Max	mg / l	15.0	0.10	0
Flow:	Avg	M.G.D.	0.200	0.241	1
2-Hour Peak Flow:	Max	gpm	0.800	0.437	0
Chlorine:	Min	mg / l	1.0	1.13	0
Chlorine:	Max	mg / l	4.0	2.90	0
E.coli:	Avg	CFU/100ml	126.0	1.0	0
E.coli:	Max	CFU/100ml	399.0	1.0	0
CBOD:	Avg	lbs / day	17.0	3.50	0
CBOD:	Avg	mg / l	10.0	2.00	0
CBOD:	Max	mg / l	35.0	2.00	0

Permit Excursions:	1	Sanitary Sewer Overflows:	0
Rainfall:	0.6	SSO Gallons:	0



City of Iowa Colony Customer Billing Report

Item 10.

	June 11, 2026	May 11, 2026	April 11, 2026
Beginning Date	5/27/2026	4/25/2026	3/26/2026
Closing Date	6/25/2026	5/26/2026	4/24/2026

Collected Amount

[*use intermediate recap](#)

Penalty	\$ 9,109.11	\$ 12,411.88	\$ 8,943.60
Water	\$ 176,464.09	\$ 207,001.80	\$ 183,215.96
Sewer	\$ 110,287.78	\$ 115,974.17	\$ 113,354.85
Garbage Tax	\$ 10,045.65	\$ 9,708.71	\$ 9,846.31
Garbage Collection Fees	\$ 120,899.33	\$ 121,704.22	\$ 118,327.58
Franchise	\$ 14,666.04	\$ 16,272.72	\$ 15,511.03
Voluntary Fire	\$ 17,853.24	\$ 18,504.13	\$ 18,332.28
Grease Trap	\$ 2,184.33	\$ 2,193.05	\$ 2,278.60
Deposit	\$ 8,775.00	\$ 9,249.20	\$ 8,678.18
Transfer Fee	\$ 3,853.00	\$ 4,285.00	\$ 3,477.00
Miscellaneous	\$ 10,451.14	\$ 13,334.39	\$ 15,429.36
TOTAL COLLECTED	\$ 484,588.71	\$ 530,639.27	\$ 497,394.75
OVERPAYMENT	\$ 20,192.84	\$ 38,425.55	\$ 24,221.19
TOTAL COLLECTED	\$ 504,781.55	\$ 569,064.82	\$ 521,615.94

Billed Amounts

[*use director's report](#)

Water	\$ 224,663.04	\$ 203,317.71	\$ 208,083.25
Sewer	\$ 121,080.13	\$ 119,753.74	\$ 118,345.48
Garbage Tax	\$ 10,023.20	\$ 10,671.92	\$ 10,038.84
Garbage	\$ 121,508.52	\$ 129,296.23	\$ 127,766.12
Franchise Fee	\$ 17,231.60	\$ 16,102.92	\$ 16,294.31
Voluntary Fire	\$ 25,686.00	\$ 25,272.00	\$ 24,990.00
Grease Trap	\$ 2,144.00	\$ 2,144.00	\$ 2,144.00
Deposit	\$ 10,575.00	\$ 11,100.00	\$ 8,250.00
Transfer Fee	\$ 4,600.00	\$ 4,680.00	\$ 3,670.00
Miscellaneous	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00
TOTAL BILLED	\$ 538,911.49	\$ 523,738.52	\$ 521,082.00

Aged Receivables

[*use director's report](#)

30 Days Arrears	\$ 87,788.78	\$ 59,412.79	\$ 109,346.58
60 Days Arrears	\$ 30,989.97	\$ 32,928.20	\$ 25,474.92
90 Days Arrears	\$ 15,092.33	\$ 8,407.68	\$ 22,559.28
Over 120 Days Arrears	\$ 93,166.51	\$ 92,204.05	\$ 96,735.37
Previous Month Overpymt	\$ (18,443.34)	\$ (25,690.05)	\$ (17,747.31)
Total Aged Receivables	\$ 208,594.25	\$ 167,262.67	\$ 236,368.84
Current Month Overpymt	\$ (37,292.13)	\$ (39,467.84)	\$ (28,369.27)
TOTAL LESS OVERPYMT	\$ 171,302.12	\$ 127,794.83	\$ 207,999.57
TOTAL RECEIVABLES	\$ 710,213.61	\$ 651,533.35	\$ 729,081.57

Deposit Liabilities	\$ 448,920.00	\$ 444,270.00	\$ 441,595.00
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[*use consumption report](#)

Average Usage For Meters	6,318	5,418	6,501
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City Of Iowa Colony Connection Report

Item 10.

June-26

	B031	B032	B053	B057	B087	B092	Totals
Occupied Single Family	2233	722	1270	5	247	38	4515
Vacant Single Family	29	9	26	0	7	1	72
Multi-Family	0	1	0	0	0	0	1
Commercial	7	16	5	0	2	0	30
Builder	58	35	30	37	59	78	297
Irrigation	39	42	26	1	14	1	123
Rental Meters	14	0	0	0	0	0	14
District Meters	3	0	0	0	0	0	3
TOTAL CONNECTIONS	2383	825	1357	43	329	118	5055

CITY OF IOWA COLONY CALL LOG

Jun-26				
COIC	CITY OF IOWA COLONY (115)		Account Final	26
COIC	CITY OF IOWA COLONY (115)		Account Set Up	82
COIC	CITY OF IOWA COLONY (115)		Garbage Inquiry	2
COIC	CITY OF IOWA COLONY (115)		New Service	143
COIC	CITY OF IOWA COLONY (115)		No Water	4
COIC	CITY OF IOWA COLONY (115)		Payment Related	345

MEMORANDUM

Date: May 25, 2026

To: Planning and Zoning
Mayor Wil Kennedy, City Council Members

From: Dinh V. Ho, P.E.

RE: Thermal Energy Solutions LLC
Specific Use Permit Application
Staff's Summary and Recommendations

CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

I. APPLICATION SUMMARY

Permit Number	#7983
Applicant	Thermal Energy Solutions LLC
Property Address	7515 Iowa Colony Blvd, Iowa Colony, TX 77583
Legal Description	ABST-560 Tract-191A1-190A, 4.92 Acres
Zoning District	District MU (Mixed Use)
Application Date	April 22, 2026
Proposed Use	HVAC and chiller repair, service, maintenance, and storage of related equipment

II. ZONING ORDINANCE ANALYSIS

A. Permitted Use Status — Section 71(a)

The proposed HVAC/chiller contractor operation is not listed among the 79 enumerated permitted uses by right under Section 71(a) of the District MU regulations. No use category within Section 71(a) expressly covers a mechanical contractor service, maintenance, or equipment storage operation of this nature.

B. SUP Eligibility — Section 71(b)

Section 71(b) of the Zoning Ordinance provides the applicable pathway:

"Any other commercial or nonresidential use may be allowed, but only if the city council exercises its discretion to grant a specific use permit."

The applicant has correctly identified and pursued the SUP as the appropriate mechanism. Staff confirms the application is facially sufficient and procedurally compliant.

C. Absolute Prohibition — Section 71(b) Hard Bar

CRITICAL: Section 71(b) contains a categorical prohibition that cannot be overcome by SUP approval. No specific use permit shall be available for:

"...any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person."

Council must evaluate whether the proposed operation would, in practice, generate any such emissions affecting adjacent properties. Staff identifies the following as the primary areas requiring evaluation:

- Refrigerant handling — potential gas/fume concerns if refrigerants are stored or handled on-site
- Equipment testing — noise generated from running HVAC or chiller units for service or testing
- Vibration — large chiller equipment operation or testing (also subject to Table 2, Section 52)
- Open storage — outdoor storage of HVAC/chiller equipment (defined in Section 5, Definition 78)

III. APPLICABLE PERFORMANCE STANDARDS

Regardless of SUP approval status, the following performance standards apply to the proposed use:

Standard	Requirement	Ordinance Ref.
Noise & Nuisance	No use shall create conditions that constitute a nuisance through noise, fumes, dust, or similar conditions adversely affecting adjacent properties.	Section 50
Vibration	Earthborne vibration shall not exceed displacement limits in Table 2 when measured at any residential property line.	Section 52, Table 2
Screening Fence	If sharing a side or rear lot line with any single-family residential use, an 8-foot solid screening fence is required from the nonresidential land owner.	Section 55

Hours of Operation	No use in District MU shall be open for business between midnight and 5:00 a.m. without a special exception from the Board of Adjustment.	Section 71(a)
Open Storage	Equipment storage outside of buildings constitutes "open storage" as defined. Any outdoor storage warrants screening and enclosure conditions.	Section 5, Def. 78
Off-Street Parking	Minimum 5 spaces required for any nonresidential use. Council to determine equivalent parking category. Service vehicles must be accommodated on-site.	Section 56, Table 5

IV. SUP REVIEW CRITERIA — SECTION 82

Per Section 82, Council must consider the following factors in evaluating this application:

Review Factor	Staff Assessment
Uses of abutting and nearby property	Property is 4.92 acres on Iowa Colony Blvd. Surrounding uses should be confirmed in the hearing record. Adjacency to residential uses will trigger screening requirements.
Compatibility with area uses	An HVAC contractor is a commercial service operation. Compatibility depends on whether operational emissions (noise, equipment testing) can be adequately controlled.
Preservation of neighborhood character	District MU is intended for small-scale mixed commercial and residential uses. A contractor operation must be conditioned to prevent characteristics of a contractor yard (outdoor equipment, truck traffic) from dominating the site.
Vehicular and pedestrian access	Iowa Colony Blvd is a major thoroughfare, providing favorable access. Service truck traffic is expected and should be evaluated for adequacy of on-site circulation.
Adequacy of drainage and off-street parking	Not addressed in the application. Staff recommends confirmation of adequate drainage and parking for both employees and service vehicles prior to Council action.

V. RECOMMENDED CONDITIONS OF APPROVAL

If Council determines that the proposed use clears the Section 71(b) hard bar and is otherwise compatible with the MU District, staff recommends the following conditions be attached to any SUP granted:

- All HVAC and chiller equipment storage must occur within an enclosed building or a fully screened enclosure — no outdoor open storage visible from the public right-of-way or adjacent properties.
- No on-site testing or operation of HVAC or chiller equipment that generates noise or vibration detectable at adjacent residential property lines.
- No storage of refrigerants or other regulated substances on-site in quantities exceeding applicable state and federal thresholds without appropriate permits.
- If the property shares a side or rear lot line with any single-family residential use, an 8-foot masonry solid screening fence shall be erected and maintained by the applicant per Section 55.
- Hours of business operation shall be limited to 5:00 a.m. to midnight, consistent with Section 71(a). Any deviation requires a special exception from the Board of Adjustment.
- A minimum of 5 off-street parking spaces shall be provided and maintained for nonresidential use, with adequate all-weather surface area for service vehicles.
- A certificate of occupancy shall be obtained prior to commencement of operations, per Section 115.
- Staff-level compliance review shall be conducted within the first 12 months following issuance of the SUP.

VI. STAFF RECOMMENDATION

The proposed use is not permitted by right in District MU, but is eligible for Specific Use Permit approval under Section 71(b) of the Zoning Ordinance.

Staff recommends CONDITIONAL APPROVAL, subject to the conditions set forth in Section V above, provided Council finds that the proposed operation will not constitute a noxious or offensive use under the Section 71(b) hard bar prohibition — specifically with respect to noise from equipment testing, refrigerant handling, and outdoor equipment storage.

With appropriate conditions in place, the use is conditionally compatible with the MU District's purpose of accommodating small-scale commercial activity, subject to Council's findings at the public hearing.



CITY OF IOWA COLONY

EP. 2
4-24-26

Item 16.

Permit #: 7983

Permit Date: 04/24/26

Permit Type:

Permit Type: SUP SPECIFIC USE PERMIT

Residential or
Commercial: Commercial

Flood Plain:

Owner Name: THERMAL ENERGY SOLUTIONS

Address: 7515 IOWA COLONY BLVD

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email:

Description: SUP APPLICATION TO CONDUCT HVAC & CHILLER REPAIRS SERVICE, MAINTENANCE AND STORE EQUIPMENT
RELATED TO SAID WORK

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage
Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 7515 IOWA COLONY BLVD

Status: Open

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
05600033110	7515 IOWA COLONY BLVD	ABST - 560 Tract - 191A1-190A			MULTI USE

Fees

Fee	Description	Notes	Amount
4503 - SUP SPECIFIC USE PERMIT FEE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/24/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/24/2026	THERMAL ENERGY SOLUTIONS LLC		check # [REDACTED]	Rachel Patterson	\$1,000.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
04/24/2026	31860976-SUP - 7515 Iowa Colony.pdf



Permit #: 7983

Permit Type:

Address: 7515 IOWA COLONY BLVD

City: IOWA COLONY

State: TX

Zip: 77583

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 13663

Date: 04/24/2026

Paid By: THERMAL ENERGY SOLUTIONS LLC

Description:

Payment Type: Check

Payment Type Description: check # [REDACTED]

Accepted By: Rachel Patterson

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
4503 - SUP SPECIFIC USE PERMIT FEE	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00

CITY OF IOWA COLONY
 "Where We Make It Happen"
APPLICATION FOR SPECIFIC USE PERMIT
 FORM 'B'

APPLICATION DATE: 4/22/2026

NAME OF APPLICANT: Thermal Energy Solutions

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92, 7515 Iowa Colony, Iowa Colony, TX 77583

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: Full Consulting HVAC solutions for heating and cooling needs

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: [Signature]

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY: To Conduct HVAC & Chiller repairs, service, maintenance and Store Equipment related to said work.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: [Signature]

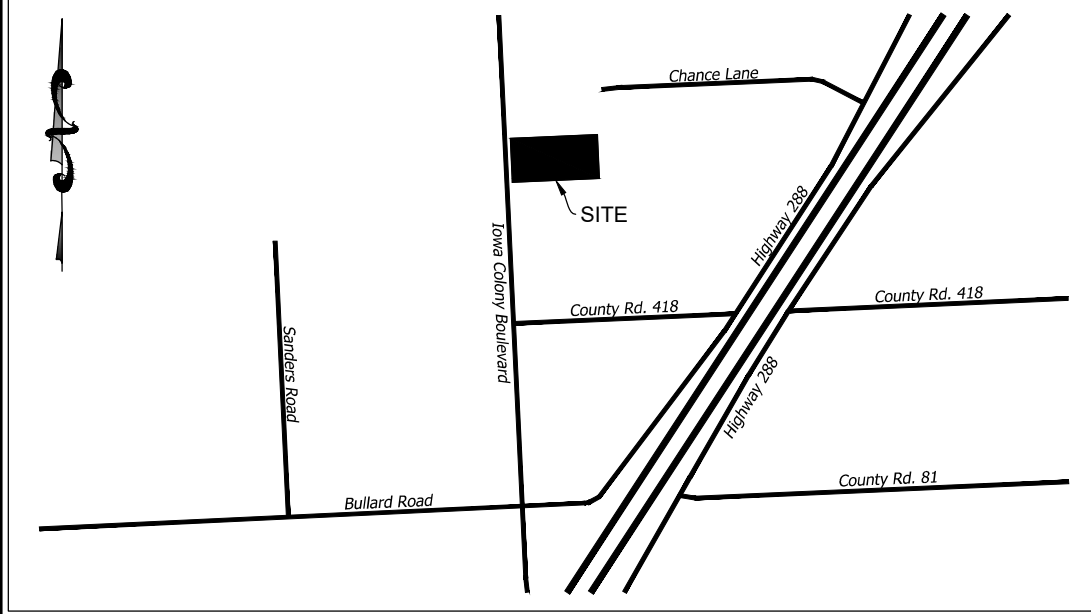
ITEMS CORRESPONDING TO SCHEDULE B-II

- (1) 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- (1) e. Mineral and/or royalty interest:
Recorded: in Volume 308, Page 222, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) f. Mineral and/or royalty interest:
Recorded: in Volume 683, Page 327, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) g. Mineral and/or royalty interest:
Recorded: in County Clerk's File No. 90035991, of the Official Public records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) h. Mineral and/or royalty interest:
Recorded: in Volume 308, Page 101, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) i. Mineral and/or royalty interest:
Recorded: in Volume 683, Page 326, of the Deed records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) j. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 87013858; 87013860; 87013861; 87015745; 87021228; 87026697; 87032189; and 87035917, of the Deed Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) k. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No. 2001020975, 2001020976, 2001020977 and 2001020978, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) l. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No. 2001044569, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) m. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2008026285 and 2008026286, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) n. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 201204757, 2012050297, 2012050298, 2012050299, 2012050300, 2012050301, 2012050302, 2012050303 and 2013028744, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.
- (1) o. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2017062115, 2017062116, 2017062117, 2017062118, 2017062120, 2017062454, 2017062457, 2017062468, 2017062469, 2017062472 and 201806216, of the Official Public Records, Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
NOT SHOWN; NON-SURVEY RELATED ITEM.

ZONING INFORMATION

Pursuant to Table A Items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MND) Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
- (MND) Pursuant to Table A Item 2, The address of 7515 Iowa Colony Boulevard, Rosharon, Texas 77583 was posted on signage on the surveyed property.
- (MND) Pursuant to Table A Item 4, The surveyed property contains a total area of 214,555 Sq. Ft. or 4.9255 Acres, more or less.
- (MND) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- (MND) The Property has direct vehicular & physical access to Iowa Colony Boulevard, being a dedicated public street.
- (MND) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 10, including 0 designated handicap spaces.
- (MND) Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- (MND) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- (MND) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Bulford Road and Iowa Colony Boulevard is located 2330 ± from the S/W corner of subject property.
- (MND) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- (MND) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- (MND) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- (MND) At the time of the survey, there was no observed evidence of substantial areas of refuse.
- (MND) Ownership of fences, if any, was not determined under the scope of this survey.
- (MND) At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- (MND) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- (MND) An assumed bearing of North 67° 26' 23" East as the North line of the subject property per Texas State Plane Grid South Central was used as the basis of bearing for this survey.
- (MND) All unit of measurements are US Survey feet (Ground).
- (MND) All Iron Pins are located 0.2' below the surface unless otherwise noted on the survey.
- (MND) At the time of the survey there was observable evidence of septic systems location on the subject property.

RECORD DESCRIPTION

Being a tract of land containing 4.925 acres (214,555 square feet), situated in the H.T. & B.R.R. Company Survey, Section 66, Abstract 560, Brazoria County, Texas, being all of a tract of land conveyed by deed unto YL Holdings LLC under County Clerk's File No. 2019016530 of the Official Records of Brazoria County, Texas, and being out of the North 1/2 of Lots 190 and 191 of Iowa Colony Subdivision of the Emigration Land Company's Survey of said Section 66, as recorded in Volume 2, Pages 81 and 82 of the Plat Records of Brazoria County, Texas, said 4.925-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of County Road 48 (70.00 feet wide) and being in the south right-of-way line of an unimproved 40.00-foot-wide road, said point marking the northwest corner of Lot 190 and the northwest corner of the tract herein described;

THENCE South 89°26'16" East, along the north line of said Lot 190, passing at a distance of 643.80 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the tract herein described;

THENCE South 00°20'04" West, a distance of 329.13 feet to a found 1/2-inch iron rod for the southeast corner of the tract herein described;

THENCE North 89°26'16" West, passing at a distance of 8.09 feet for reference the common line of said Lots 190 and 191, and continuing in all a total distance of 651.89 feet to a point in the east right-of-way line of County Road 48 for the southwest corner of the tract herein described (from which a 2-inch post bears North 49°51' West - 0.6 feet);

THENCE North 00°20'04" East, along the east right-of-way line of County Road 48, a distance of 329.13 feet to the POINT OF BEGINNING, containing 4.925 acres (214,555 square feet) of land, more or less.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-1298335-ATL, Dated March 06, 2026.

UTILITY NOTE

Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		OIL PIPELINE MARKER
	ELECTRIC METER		SIGN
	ELECTRIC BOX		FIRE HYDRANT
	ELEC. TRANSFORMER		WATER MANHOLE
	ELEC. MANHOLE		WATER VALVE
	ELEC. PEDESTAL		WATER METER
	ELEC. PULL BOX		DOWN SPOUT
	SPOT LIGHT		AIR CONDITIONER
	SANITARY SEWER MANHOLE		TRAFFIC SIGNAL
	SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL BOX
	STORM SEWER MANHOLE		PEDESTRIAN CROSSING SIGNAL
	TELEPHONE MARKER		GREASE TRAP
	TELEPHONE RISER		MAIL BOX
	TELEPHONE MANHOLE		FLAG POLE
	TELEPHONE PULL BOX		SECTION CORNER
	CABLE TV PEDESTAL		QUARTER CORNER
	CABLE TV MARKER		SET IRON PIN W/ICAP
	CABLE TV PULL BOX		SET MAG NAIL W/WASHER
	FIBER OPTIC MARKER		FOUND MONUMENT
	IRRIGATION CONTROL VALVE		RIGHT OF WAY MARKER
	SPRINKLER HEAD		TREE
	BOLLARD		BUSH
	FIRE DEPARTMENT CONNECT		YARD HYDRANT/SPICKET
	PROPANE TANK		BENCHMARK
	WATER LINE		FIBER OPTIC LINE
	GAS LINE		PROPERTY LINE
	SANITARY SEWER LINE		LOT LINE
	TELEPHONE LINE		EASEMENT LINE
	ELECTRIC LINE		SECTION LINE
	OVERHEAD POWERLINE		CHAIN LINK FENCE
	BARBED WIRE FENCE		WOOD PANEL FENCE
	IRON FENCE		MASONRY FENCE
	S.I.P.-SET IRON PIN		COMP.-CORRUGATED METAL PIPE
	F.I.P.-FOUND IRON PIN		RCP-REINFORCED CONCRETE PIPE
	B.U.L.-BUILDING LIMIT LINE		U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GEE RPLS 6/00" UNLESS NOTED OTHERWISE

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48039C0110K, dated 12/30/2020, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/25/2026	FIRST DRAFT		
04/06/2026	NETWORK COMMENTS		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG:

SIGNIFICANT OBSERVATIONS

Potential Encroachments over Boundary lines	Barbed wire fence extends past the southern property boundary by as much as 39.7'.	A
Potential Encroachments into Rights of Way or Easements	NONE	
Potential Encroachments of Front, Side or Rear Zoning Setbacks	NONE	
Physical access between adjoining parcels without benefit of an easement	NONE	
Use of adjoining parcels by apparent occupants of the surveyed property without benefit of an easement	NONE	

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
7515 Iowa Colony Blvd
NV5 Project No. 202601098-001

7515 Iowa Colony Boulevard, Rosharon, TX 77583

Based upon Title Commitment No. NCS-1298335-ATL
of First American Title Insurance Company
Bearing an effective date of March 06, 2026

Surveyor's Certification

To: OSI 7515 IOWA COLONY BLVD LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except those States exempt), 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on 03/24/2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: March 25, 2026
Date of last revision: April 04, 2026
Network Project No. 202601098-001-CMP

Golden Job No: 261457

Prepared By
GOLDEN
LAND SURVEYING

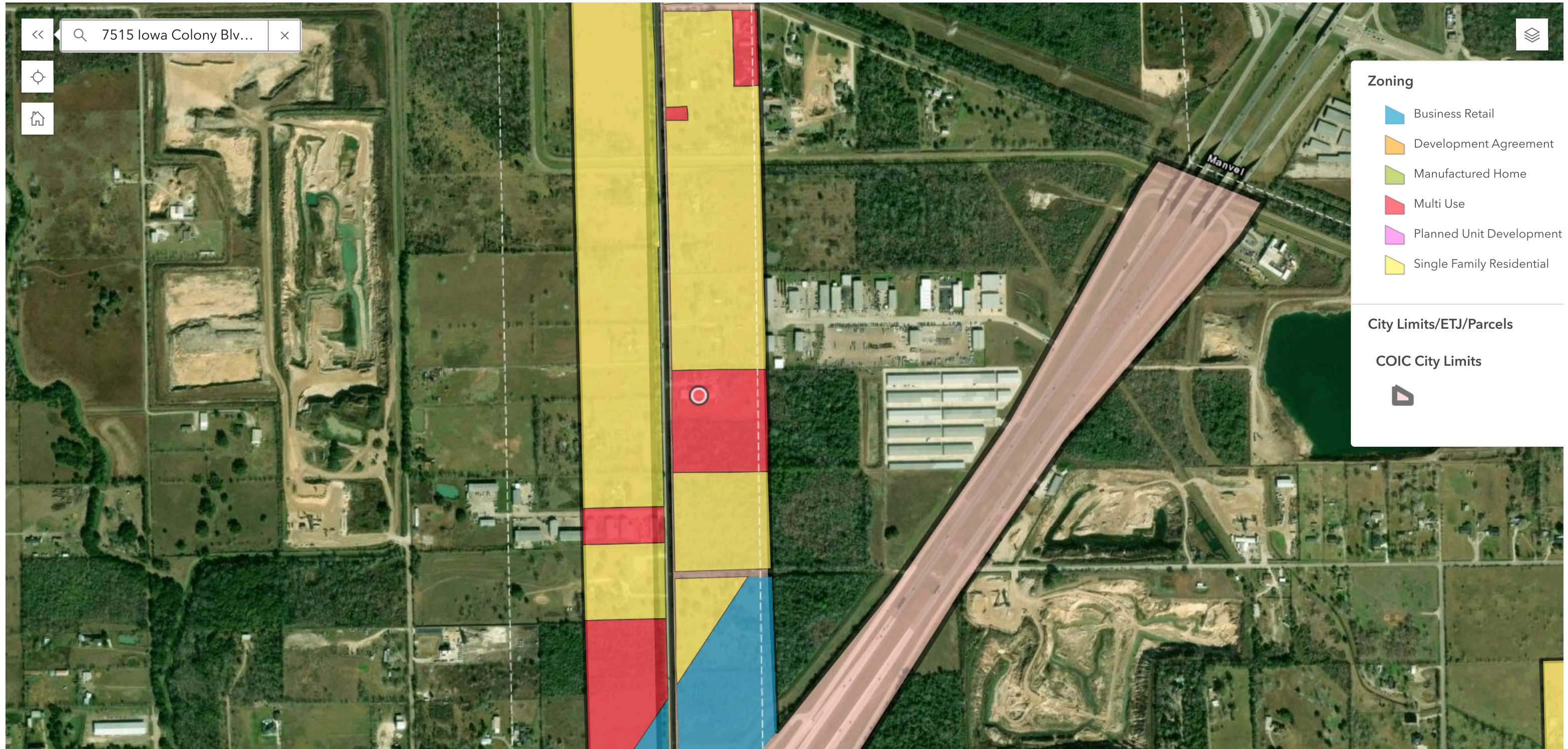
NV5

REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

Branch Job No.: 202601098-001



500 ft

+

-

Brazoria CAD Web Map

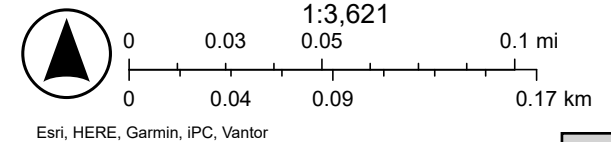
Item 16.



5/26/2026, 3:28:48 PM

- World_Boundaries_and_Places
- Address
- Parcels
- Abstracts
- Streets
- Brazoria County Boundary
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery



Brazoria Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Brazoria CAD Property Search

Item 16.

Property Details

Account		
Property ID:	497619	Geographic ID: 0560-0033-110
Type:	R	Zoning: 02-21-07 CJC
Property Use:		
Location		
Situs Address:	7515 IOWA COLONY BLVD TX 77583	
Map ID:		Mapsco:
Legal Description:	A0560 H T & B R R, TRACT 191A1-190A, ACRES 4.92	
Abstract/Subdivision:	A0560	
Neighborhood:	(COMM) COMM ACCTS	
Owner		
Owner ID:	1235499	
Name:	PROGRESS LAND DEVELOPMENT LLC	
Agent:		
Mailing Address:	2515 HWY 153 PIEDMONT, SC 29673	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,222,110 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$281,400 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,503,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	
Appraised Value: ⓘ	\$

Ag Use Value:

Item 16.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PROGRESS LAND DEVELOPMENT LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA CENTRAL APPRAISAL DISTRICT	0.000000	\$1,503,510	\$1,503,510	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$1,503,510	\$1,362,810	\$7,075.83	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$1,503,510	\$1,503,510	\$1,703.12	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$1,503,510	\$1,503,510	\$1,191.22	
GBC	BRAZORIA COUNTY	0.262548	\$1,503,510	\$1,503,510	\$3,947.44	
JAL	ALVIN COLLEGE	0.156543	\$1,503,510	\$1,503,510	\$2,353.64	
RDB	ROAD & BRIDGE FUND	0.042210	\$1,503,510	\$1,503,510	\$634.63	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	\$1,503,510	\$1,503,510	\$17,290.37	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: \$34,196.24

Estimated Taxes Without Exemptions: \$34,926.77

 Property Improvement - Building

Description: METAL BLDG **Type:** Commercial **Living Area:** 13375.0 sqft **Value:** \$1,056,440

Type	Description	Class CD	Year Built	SQFT
406	STORAGE WAREHOUSE	S	1996	3300
406	STORAGE WAREHOUSE	S	2013	10075
CP6	CANOPY ROOF/SLAB	C	2017	1300

Description: CONC PAVING **Type:** Commercial **Living Area:** 0 sqft **Value:** \$13,530

Type	Description	Class CD	Year Built	SQFT
YPC1	CONCRETE PAVING AVERAGE	C	1996	3500

Description: E-GATE **Type:** Commercial **Living Area:** 0 sqft **Value:** \$3,760

Type	Description	Class CD	Year Built	SQFT
EGATE1	ELECTRONIC GATE	C	2022	1

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	4.92	214,315.20	0.00	0.00	\$281,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$1,222,110	\$281,400	\$0	\$0	\$1,503,510
2025	\$1,411,150	\$90,060	\$0	\$0	\$1,501,210
2024	\$1,348,650	\$90,060	\$0	\$0	\$1,438,710
2023	\$1,337,350	\$90,060	\$0	\$0	\$1,427,410
2022	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2021	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2020	\$1,370,730	\$69,270	\$0	\$0	\$1,440,000
2019	\$564,540	\$69,270	\$0	\$0	\$633,810
2018	\$519,670	\$69,270	\$0	\$0	\$588,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/6/2024	DV	DEED RETAINING VENDORS LIEN	YL HOLDINGS LLC	PROGRESS LAND DEVELOPMENT LLC	2024	025336	
4/9/2019	DV	DEED RETAINING VENDORS LIEN	PSA INC	YL HOLDINGS LLC	19	016530	
5/8/2015	DV	DEED RETAINING VENDORS LIEN	PEREZ EVERARDO N JR	PSA INC	15	020621	
12/21/2010	WD	WARRANTY DEED	PEREZ EVERARDO N	PEREZ EVERARDO N JR	10	055253	
1/16/2003	DV	DEED RETAINING VENDORS LIEN	WINKLES DON & JOAN	PEREZ EVERARDO N	03	003813	0
12/1/1995	WD	WARRANTY DEED	SAGE CONSTRUCTION INC	WINKLES DON & JOAN	96	014246	0
10/6/1995	WD	WARRANTY DEED	CREECH ROBERT E & JOANN	SAGE CONSTRUCTION INC	95	033381	0

Item 16.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO
PERMIT THE SPECIFIC USE OF CERTAIN PROPERTY AT 7515
IOWA COLONY BOULEVARD, IOWA COLONY, TEXAS; AND
CONTAINING RELATED PROVISIONS**

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

Section 1. Findings

That the City Council of the City of Iowa Colony, Texas, ("the City") makes the following findings of fact:

a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.

b. The City Council of the City has held a public hearing on this zoning action in compliance with Chapter 211 of the Texas Local Government Code, and the Comprehensive Zoning Ordinance.

c. More than fifteen (15) days before the date of the hearing, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

d. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City; that the conditions herein attached to the granting of this specific use permit are reasonable, necessary, and in the public interest; and that the use hereby allowed under the conditions and under the circumstances of this particular case will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

e. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

f. All requirements of law concerning this zoning action have been satisfied.

Section 2. Grant of Specific Use Permit

a. The Comprehensive Zoning Ordinance of the City is hereby amended, and a Specific Use Permit is hereby granted to Permittee authorizing the specific use permit as described herein of the following described real property (herein sometimes called "the

premises") located within the corporate limits of the City of Iowa Colony, Brazoria County, Texas:

Approximately a tract of land containing 4.925 acres situated in the H.T. & B.R.R. Co. Survey, Section 66, Abstract 560, Brazoria County, Texas, being all of a tract of land conveyed by deed unto YL Holdings LLC under County Clerk's File No. 2019016530 of the Official Records of Brazoria County, Texas, and being out of the North 1/2 of Lots 190 and 191 of Iowa Colony Subdivision of the Emigration Land Company's Survey of said Section 66, as recorded in Volume 2, Pages 81 and 82 of the Plat Records of Brazoria County, Texas;

- b. The specific use authorized by this permit is the following: **HVAC and chiller repair, service, maintenance, and storage of related equipment.**

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Restrictions, Regulations, Controls, and Limitations

The above-described use and this Specific Use Permit are subject to the following restrictions, regulations, controls and limitations:

- a. Neither the Permittee; any other owner of the property; their respective lessees, sublessees, invitees, or guests; nor the respective officers, agents, servants, or employees of any of the foregoing shall use, or allow or suffer the premises to be used, by any person for any purpose not allowed by law.

- b. The Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with the provisions of all applicable laws, rules, regulations, statutes, and ordinances of any governmental unit, concerning the operation and use of the premises for any purpose, concerning any activity on the premises, or concerning the health and safety of persons on, about, or near the premises, including but not limited to environmental laws.

- c. Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with all conditions, restrictions, and requirements in the Addendum to this ordinance.

Section 5. Revocation, Suspension, and Additional Restrictions

If any person fails to comply with a condition, restriction, regulation, or requirement contained herein or any provision hereof, then the City Council may by majority vote of those present and voting revoke, suspend, or attach further conditions to the Permit granted herein, by observing the following procedures.

a. Such revocation or suspension proceeding shall be instituted by notifying the Permittee or its designated agent in writing to appear before the City Council at a date, time and place specified therein, which time may not be less than ten (10) days from the date of that notice. The notice required shall state the grounds upon which such revocation, suspension, or further restriction is sought. That notice shall be delivered in person or mailed to Permittee or its designated agent, by registered or certified U. S. mail. That notice shall be deemed delivered upon the earlier of: (1) actual receipt, regardless of the delivery method; or (2) the depositing of such notice in U. S. mail, properly addressed and postage prepaid.

b. Any such notices that are mailed shall be mailed to Permittee at the address, if any, of Permittee in the Brazoria County Appraisal District's records or any other address in the City's records. Permittee may change its address by written notice to the City Secretary at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas 77583.

c. The City Council shall conduct a hearing on the grounds and on the date and at the time and place designated in the notice. At that hearing the Permittee shall be permitted to present evidence and argument in connection with such grounds in person or by an agent or attorney.

d. After considering evidence and arguments, if the City Council is satisfied that the existence of one or more of such grounds has been shown by a preponderance of the evidence, the Council may by majority vote of those present and voting suspend such permit, require such corrective action or other requirements as the Council deems appropriate as a condition of continuing this Permit, revoke this Permit, and/or amend this Permit. If the Permit is suspended rather than revoked at that time, such suspension shall be for a time certain. Before the end of the length of time of the suspension, if corrective action has been taken, the City Council may by majority vote reinstate the Permit; if corrective action has not been taken, the City Council may by majority vote extend the suspension for a length of time certain or may revoke this Permit. At the hearing at which a suspension is imposed, the Council may announce a time, date, and place of a subsequent hearing on the suspension, revocation, or conditioning of the permit, and no further notice of such subsequent hearing shall be required. If the City Council takes no action before the end of the period of suspension, the Permit will automatically be reinstated and shall be in full force and effect as though there has been no suspension. Such suspension or revocation may apply to all or any portion of the premises or of the operations of Permittee thereon. During such suspension, the Permittee and its agents, servants, and employees, shall be prohibited from operating that part of the premises or operations thereon to which the suspension applies.

Section 6. Termination or Rezoning

The City reserves the right to terminate all or any part of this permit and/or to rezone all or any part of the property at any time, with or without cause, regardless whether any person has violated this permit or any applicable law, and regardless of any other provisions. This paragraph specifically limits, restricts, and conditions this permit, and this permit is granted subject to this paragraph. In the event the City revokes this permit under this paragraph, then the existing uses on the property as to which the permit is revoked may continue, to the same extent as a lawful nonconforming use may continue after a rezoning, and subject to the same conditions and restrictions as such nonconforming use. The intent of this paragraph is to limit the Permittee's rights to those that the Permittee would have if the property herein were now simply rezoned to allow the uses herein permitted. The City's rights under this paragraph are cumulative of any other rights of the City to revoke this permit, and the City may proceed under this paragraph alone, under any other provision alone, or under multiple provisions. The procedure for revoking a permit under this paragraph shall be the same as the procedure for revoking a permit under Section E of this ordinance, except that no grounds for revocation are required. The procedure for rezoning any area subject to this permit shall be as provided by law other than this permit.

Section 7. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control.

Section 8. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 9. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 20TH DAY OF JULY, 2026.

CITY OF IOWA COLONY, TEXAS

WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

ADDENDUM TO
ORDINANCE NO. _____

1. This Addendum is an integral part of the above captioned ordinance of the City of Iowa Colony, Texas.
2. The specific use hereby allowed, and this Specific Use Permit are also subject to the following restrictions, regulations, controls, and limitations:
3. In the event of any conflict in terms, the more restrictive provision shall govern and control.

**Permit #:** 8014**Permit Date:** 04/30/26**Permit Type:****Permit Type:** RE-ZONING**Residential or Commercial:****Flood Plain:****Owner Name:** JENNIFER KAMARA & IBRAHIM KAMARA**Address:** 3518 DAVENPORT PARKWAY**City, State, ZIP:** IOWA COLONY TX 77583**Owner Phone Number:** [REDACTED]**Applicant Email:** [REDACTED]**Description:** LOOKING TO REZONE THE PROPERTY FROM SFR TO BR TO ALLOW CONSTRUCTION FOR A COFFEE SHOP**Project Cost:** 0**Number of Bathrooms:** 0.0**Number of Bedroom:** 0**Number of Garage Bays:** 0**Number of Stories:** 0**Living Area SQF:** 0**Garage Area SQF:** 0**Total SQF:** 0**Parcel Address:** 3518 DAVENPORT PARKWAY**Status:** Pending**Assigned To:****Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02590004000	3518 DAVENPORT PARKWAY	ABST - 259 Tract - 2C	JENNIFER & IBRAHIM KAMARA		SFR - SINGLE FAMILY RESIDENTIAL

Fees

Fee	Description	Notes	Amount
CHANGE IN ZONING UP TO 1 ACRE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/30/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/30/2026	232 alero holding llc		check # [REDACTED]	Rachel Patterson	\$1,000.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
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04/30/2026	31969322-3518 DAVENPORT PKWY SURVEY REZONE.pdf
04/30/2026	31969323-3518 DAVENPORT PKWY APPLICATION REZONE.pdf



APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: 232 Alero Holdings
 Address: 3518 Davenport Pkwy
Iowa Colony, TX 77583
 Phone: [REDACTED]
 Email: [REDACTED]

OWNER INFORMATION:

Name: Jennifer Kamara & Ibrahim Kamara
 Address: 10623 Wagner St
Iowa Colony
 Phone: TX 77583
 Email: [REDACTED]

DESCRIPTION OF PROPOSED AMENDMENT:

We are looking to rezone current property from a resident class to commercial to allow construction of a coffee shop.

PROPERTY INFORMATION:

Legal Description:

A0259 H T & B R R TRACT 2C ACRES 0.9352

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- | | | | | |
|----|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
| 1. | Tax Acct No. <u>166986</u> | Parcel ID No. <u>166986</u> | Current Zoning: <u>Residential</u> | Requested Zoning: <u>Commercial</u> |
| 2. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 3. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 4. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 5. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

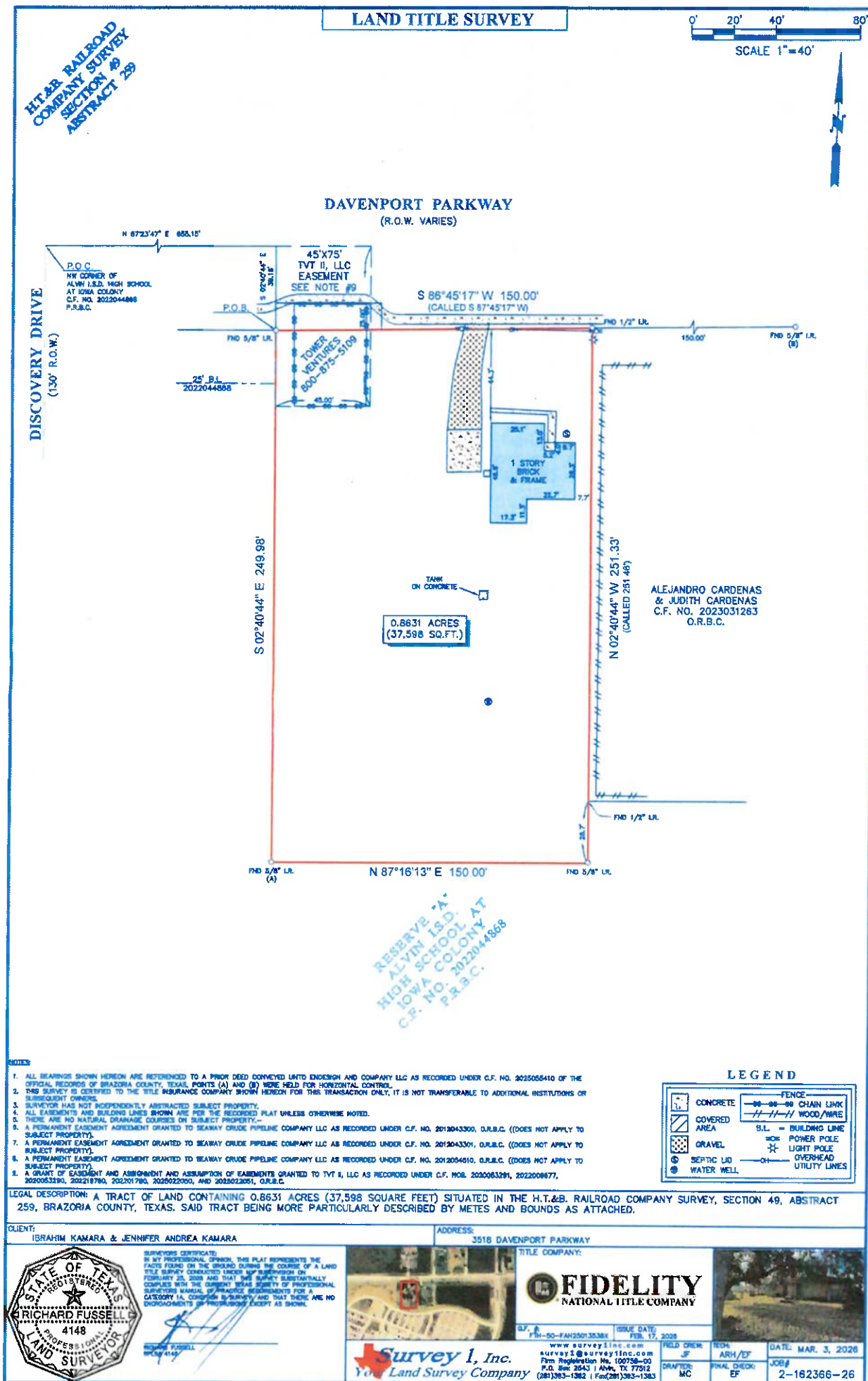
I K 4/29/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: RLH DATE RECEIVED: 4-29-26 PAYMENT TYPE: _____ PROJECT NO.: 8014

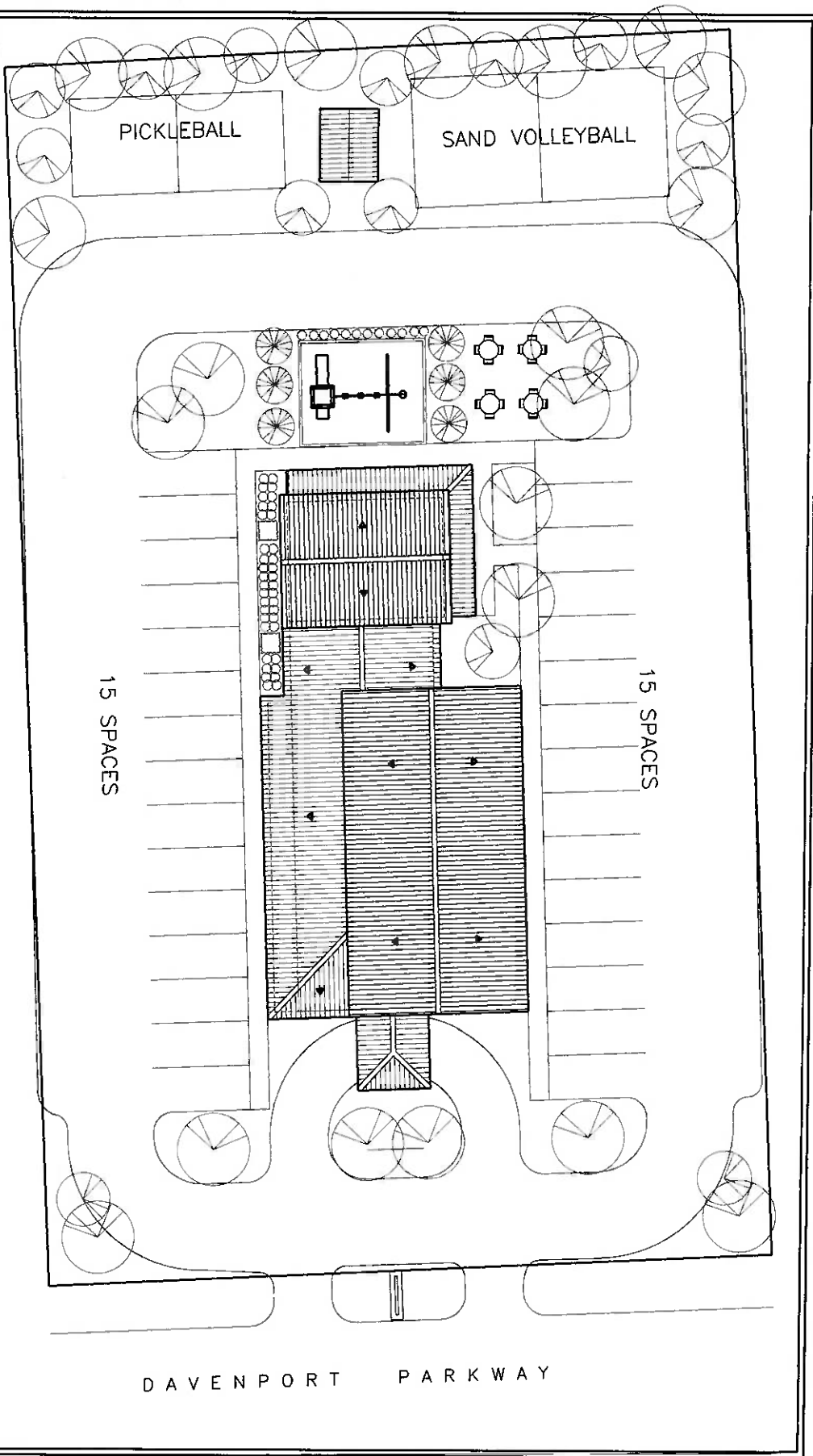
UPDATED JUNE 2025



CALL TO NORTH

PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"



MAXIMUM OCCUPANCY 150
SQUARE FOOT AREA 4,590 SF
1 CAR PER 200 SF = 23 MINIMUM
A-2 ASSEMBLY/BUSINESS GROUP B CLASSIFICATION

STUDIO FITTZ
DESIGN+BUILD
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406 CEDAR STREET BASTROP, TEXAS 78002
817.715.9540 MARK@STUDIOFITZ.COM

CAFE 504
FOR

IBRAHIM AND JENNIFER KAMARA
3518 DAVENPORT PKWY IOWA COLONY, TEXAS

DATE: MARCH 15, 2026

DRAWN BY: MDF

DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.



A LOCAL COFFEE SHOP
FOR EVERYDAY GATHERINGS

A PLACE WHERE FAMILIES
AND FRIENDS CONNECT

CAFÉ 504 | IOWA COLONY, TEXAS

COFFEE. COMMUNITY. CELEBRATION.

More than a coffee shop—Café 504 is a gathering place for Iowa Colony. A space where neighbors connect, families grow, and dreams are celebrated. Rooted in purpose. Built for our community. Inspired by the world.

MODERN FARMHOUSE DESIGN
ROOTED IN HERITAGE & PURPOSE

PROUDLY SERVING THE
IOWA COLONY COMMUNITY

PLANNING & ZONING STAFF REVIEW AND RECOMMENDATION

TO:	Planning & Zoning Commission and City Council, City of Iowa Colony
CC:	Dr. Tarron Richardson, CM, Natasha Anderson, CA, Kayleen Rosser, CS
FROM:	Dinh Ho, P.E., ADICO, LLC
DATE:	June 30, 2026
RE:	Zoning Map Amendment (Rezoning) — Project No. 8014 3518 Davenport Parkway — proposed “Café 504” coffee shop
RECOMMENDATION:	Approval subject to conditions

1. Request

The applicant requests a zoning map amendment to change the zoning of an approximately 0.86-acre tract at 3518 Davenport Parkway from Single-Family Residential (SFR) to a Business Retail District (BRD), to allow construction and operation of a neighborhood coffee shop (“Café 504”). The application form states the requested district as “Commercial”; the City permit record notes “BR.” The specific commercial district to be granted should be identified in the rezoning ordinance (see Section 7).

Applicant	232 Alero Holdings
Owner of record	Jennifer Kamara & Ibrahim Kamara, 10623 Wagner St, Iowa Colony, TX 77583
Project / Permit No.	8014 (Re-Zoning)
Action requested	Amendment to the Official Zoning District Map (Texas LGC Ch. 211; Iowa Colony Zoning Ordinance)

2. Subject Property and Existing Conditions

Address	3518 Davenport Parkway, Iowa Colony, TX 77583
Parcel / Tax ID	Parcel 02590004000; Brazoria CAD Acct/Parcel ID 166986
Legal description	A0259 H.T. & B.R.R. Co. Survey, Abstract 259, Tract 2C
Area	Survey: 0.8631 ac (37,598 sf). Application legal description states 0.9352 ac — reconcile (see Section 7); both are under 1 acre, so the \$1,000 fee tier applies either way.
Current zoning / use	Single-Family Residential; occupied by a one-story brick-and-frame dwelling
Utilities (existing)	On-site water well and septic system (OSSF) per survey — no public water/sewer connection shown

Frontage / access	±150 ft of frontage on Davenport Parkway (north); ±250 ft deep; Discovery Drive (130-ft ROW) along the west
Easements / constraints	TVT II, LLC 45'x75' easement (communications/tower) at the northwest; Seaway Crude Pipeline easements are referenced but noted by the surveyor as not applying to the subject tract — verify
Survey	Land Title Survey by Richard Fussell, RPLS No. 4148, Survey 1, Inc., dated March 3, 2026

3. Surrounding Land Use and Context

The tract sits at a visible, higher-traffic location within a developing corridor:

- **South:** Iowa Colony High School (Alvin ISD)
- **North:** Large Lot SFR
- **East (adjacent):** Single-family residential (Cardenas)
- **Area trajectory:** Proximity to the Meridiana master-planned community and ongoing residential growth supports demand for small, neighborhood-serving commercial.

This location — arterial frontage at a corner opposite an institutional use — is the type of node where a low-intensity, neighborhood-serving commercial use can function as a logical transition between the school/arterial and the residential interior, provided the residential edge to the east is properly buffered.

4. Proposed Development (Conceptual)

The applicant's preliminary site plan (Studio Fittz / Fittz & Shipman, Inc., dated March 15, 2026) depicts:

Use	Coffee shop / café with indoor and outdoor seating, plus accessory recreation (one pickleball court and one sand volleyball court)
Building area	±4,590 SF; stated maximum occupancy 150; Use Group A-2 Assembly / Business Group B
Parking	30 spaces shown (15 + 15); applicant's minimum 23 spaces at 1 space / 200 SF — confirm ratio against the City ordinance for food-service/assembly use (Section 6)
Architecture	"Modern farmhouse"; marketed as a community gathering place

5. Review Criteria and Findings

Iowa Colony adopted its Comprehensive Plan in 2020 (Ord. No. 2020-14) and zones under its Comprehensive Zoning Ordinance (Ord. No. 2000-08, as amended). The request is evaluated against the criteria customarily applied to map amendments:

(a) Consistency with the Comprehensive Plan — gating finding

The Comprehensive Plan allows for consideration of neighborhood commercial along Major Arterial (Davenport Parkway) near cross-street. The location of the site near Rosemary St. qualifies under for this consideration.

(b) Compatibility with surrounding uses

A coffee shop is a low-intensity, neighborhood-serving use that is generally compatible with an arterial corner opposite a high school and can buffer the residential interior. The principal compatibility risks are traffic/queuing near the school, and noise/light/activity reaching the adjacent residence to the east (amplified by the outdoor courts). These are addressable through the conditions in Sections 6 and 8.

(c) Adequacy of public facilities and infrastructure

The site is currently on well and septic. A commercial food-service use at the stated occupancy will require connection to public water and sanitary sewer (or a TCEQ-approved commercial OSSF, which is unlikely at this intensity), on-site stormwater detention, and a managed driveway on an arterial near a school. Confirmation of water/sewer availability and capacity is the second gating item alongside Comprehensive Plan consistency.

(d) Spot-zoning consideration

Rezoning a single small parcel surrounded by residential can raise a spot-zoning question. Council may prefer to grant the change through a rezone with Specific Use Permit / conditions, consistent with the City's recent practice of conditioning commercial rezonings.

(e) Schools and public safety

Adjacency to Iowa Colony High School cuts both ways: it supports a walkable gathering place but introduces real conflict during school arrival/dismissal and lunch periods. Driveway location, sight distance at Davenport Parkway, and prevention of vehicle queuing into the roadway or school zone should be coordinated with Alvin ISD and addressed at site plan (Section 6).

6. Engineering & Development-Stage Comments

If the rezoning is approved, the following must be satisfied before development, at platting / site-plan / permit stage:

1. **Platting.** The metes-and-bounds tract must be platted in accordance with the City's Subdivision Ordinance prior to development; no building permit until drainage improvements (including any detention) are constructed.
2. **Water & sanitary sewer.** Provide a public water and sanitary-sewer availability/capacity confirmation and connect to the public system; properly abandon the existing well and septic per TCEQ requirements.
3. **Drainage / detention.** Provide on-site detention and drainage analysis per the City Design Criteria Manual and Brazoria Drainage District No. 5 criteria, demonstrating no adverse impact to adjacent property or the Davenport Parkway system.
4. **Access & traffic.** Obtain a driveway permit; evaluate driveway spacing and sight distance on Davenport Parkway, the need for a deceleration/turn lane, and coordination with the adjacent school zone and Discovery Drive intersection. Determine whether a Traffic Impact Analysis is warranted.

5. **Parking & ADA.** Confirm the required parking ratio for a food-service/assembly use against the City ordinance (restaurant ratios commonly exceed 1/200 SF) and provide compliant ADA parking and access.
6. **Easements / pipeline.** Keep all structures and assembly/parking areas clear of the TVT II 45'x75' easement; verify the proximity and setback of any Seaway crude-oil pipeline (the surveyor notes the referenced Seaway easements do not encumber this tract — confirm) and coordinate any required pipeline setbacks.
7. **Buffering, lighting & noise.** Provide a landscape buffer and screening along the east property line adjoining the residence; use shielded/dark-sky lighting directed away from residential; and address noise and hours of operation for the outdoor pickleball and sand-volleyball courts.
8. **Fire protection.** Satisfy Fire Marshal review for fire flow, hydrant coverage, and emergency access for an assembly occupancy.
9. **Floodplain.** Confirm the FEMA flood-zone designation and panel for the tract (the permit floodplain field is blank) and comply with the City's floodplain regulations as applicable.
10. **Signage.** Any signage to comply with the City's sign regulations.

7. Administrative, Completeness & Process Items

11. **Owner authorization.** The applicant (232 Alero Holdings) is not the owner of record (the Kamaras).
12. **Acreage / legal description.** Reconcile the 0.9352-ac figure in the application's legal description with the surveyed 0.8631 ac (37,598 sf); the metes-and-bounds survey controls and should be used in the ordinance.
13. **Requested district.** Clarify and name the specific commercial district to be granted ("Commercial" / "BR" on the records) so the ordinance amends the map to a defined district.
14. **Statutory notice & hearings.** Per Texas LGC §211.006—.007: publish notice at least 15 days before the hearing and mail written notice to owners within 200 feet; the Planning & Zoning Commission makes a recommendation and the City Council holds a public hearing. A valid written protest by owners of 20% or more of the affected/adjacent land triggers a three-fourths Council supermajority to approve.

8. Recommendation

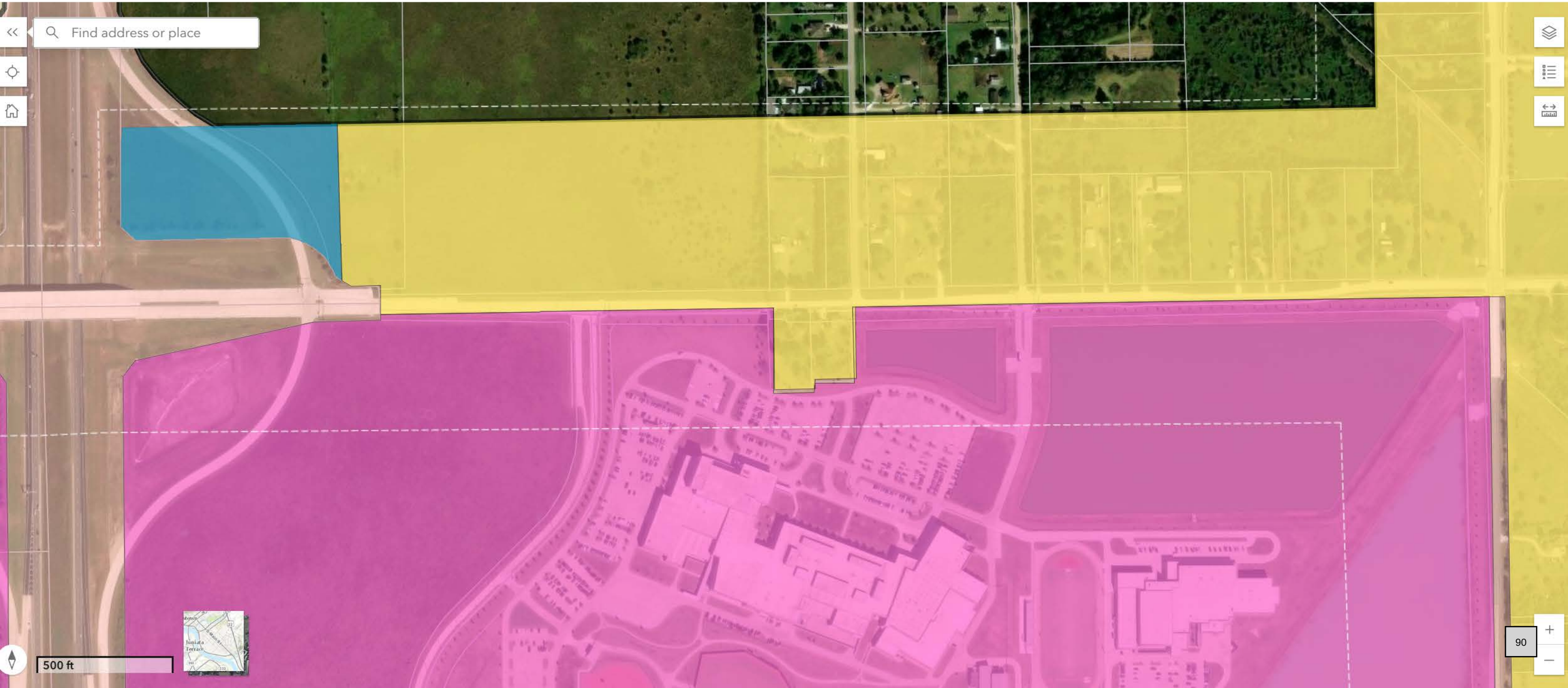
Staff recommendation: **APPROVAL SUBJECT TO CONDITIONS**

Staff recommends that the Planning & Zoning Commission and City Council APPROVE the requested zoning map amendment for the ±0.86-acre tract at 3518 Davenport Parkway to the City's applicable commercial / business-retail district, SUBJECT TO the conditions below.

Given the parcel's size and residential surroundings, staff further recommends that Council consider granting the change through a Specific Use Permit, so the entitlement is tied to the proposed low-intensity neighborhood café rather than the full range of commercial uses.

Recommended conditions of approval:

- Confirmation of public water and sanitary-sewer availability and connection; abandonment of the existing well/septic per TCEQ.
- Platting of the tract and satisfaction of all Section 6 engineering items at site-plan/permit stage (drainage/detention, access/traffic, parking, easement/pipeline clearance, buffering/lighting/noise, fire, floodplain).
- A landscape buffer, screening, and lighting and noise controls along the east boundary adjoining the residence, and defined hours for the outdoor courts.
- Resolution of the administrative items in Section 7 (owner authorization, acreage/legal reconciliation, named district).



**Permit #:** 8014**Permit Date:** 04/30/26**Permit Type:****Permit Type:** RE-ZONING**Residential or Commercial:****Flood Plain:****Owner Name:** JENNIFER KAMARA & IBRAHIM KAMARA**Address:** 3518 DAVENPORT PARKWAY**City, State, ZIP:** IOWA COLONY TX 77583**Owner Phone Number:****Applicant Email:****Description:** LOOKING TO REZONE THE PROPERTY FROM SFR TO BR TO ALLOW CONSTRUCTION FOR A COFFEE SHOP**Project Cost:** 0**Number of Bathrooms:** 0.0**Number of Bedroom:** 0**Number of Garage Bays:** 0**Number of Stories:** 0**Living Area SQF:** 0**Garage Area SQF:** 0**Total SQF:** 0**Parcel Address:** 3518 DAVENPORT PARKWAY**Status:** Pending**Assigned To:****Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02590004000	3518 DAVENPORT PARKWAY	ABST - 259 Tract - 2C	JENNIFER & IBRAHIM KAMARA		SFR - SINGLE FAMILY RESIDENTIAL

Fees

Fee	Description	Notes	Amount
CHANGE IN ZONING UP TO 1 ACRE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/30/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
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Uploaded Files

Date	File Name
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APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: 232 Alero Holdings
 Address: 3518 Davenport Pkwy
Iowa Colony, TX 77583
 Phone: [REDACTED]
 Email: [REDACTED]

OWNER INFORMATION:

Name: Jennifer Kamara & Ibrahim Kamara
 Address: 10623 Wagner St
Iowa Colony
 Phone: TX 77583
 Email: [REDACTED]

DESCRIPTION OF PROPOSED AMENDMENT:

We are looking to rezone current property from a resident class to commercial to allow construction of a coffee shop.

PROPERTY INFORMATION:

Legal Description:

A0259 H T & B R R TRACT 2C ACRES 0.9352

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- | | | | | |
|----|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
| 1. | Tax Acct No. <u>166986</u> | Parcel ID No. <u>166986</u> | Current Zoning: <u>Residential</u> | Requested Zoning: <u>Commercial</u> |
| 2. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 3. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 4. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 5. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

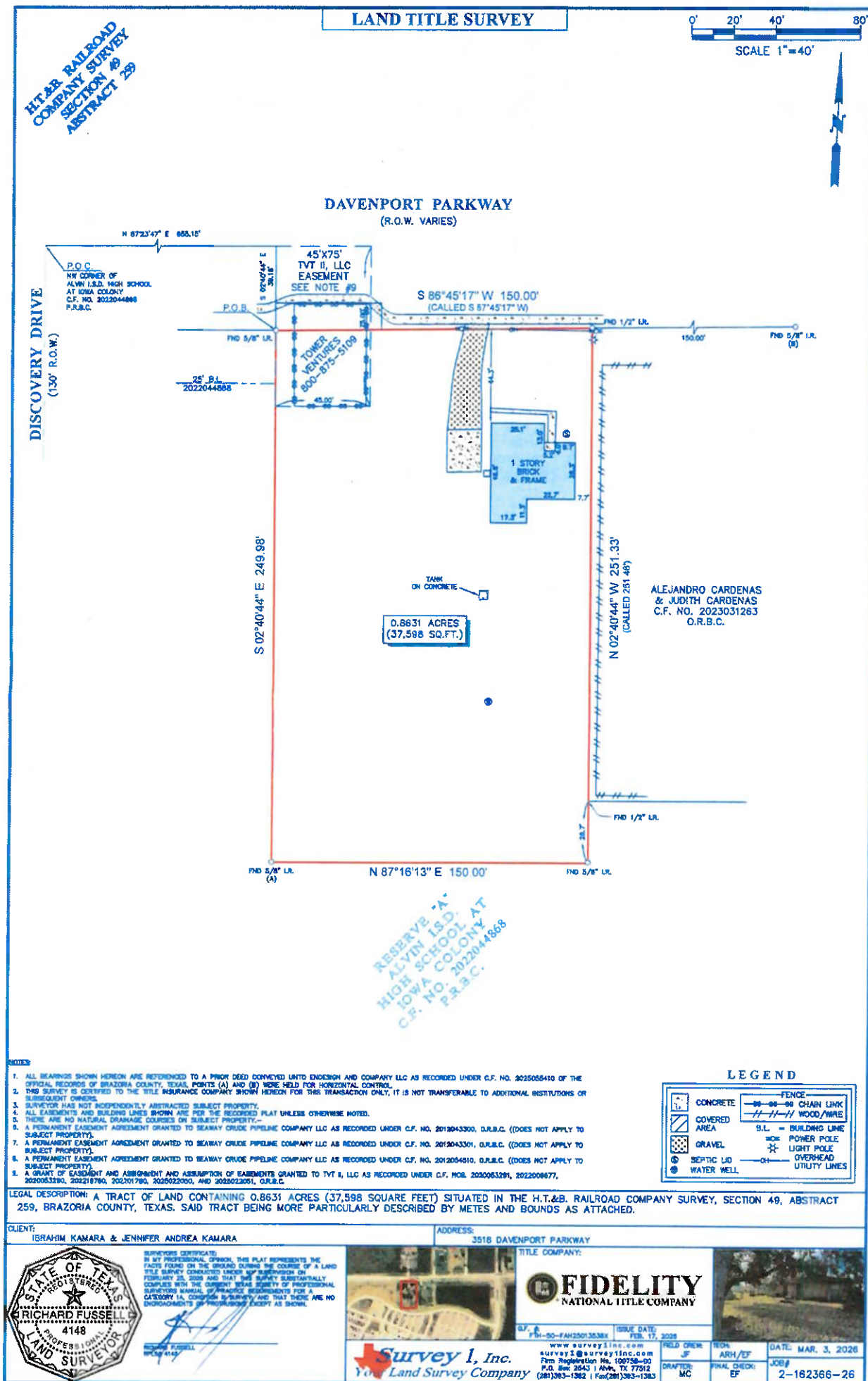
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

I K 4/29/2026

Applicant Signature and Date

FOR CITY USE ONLY:

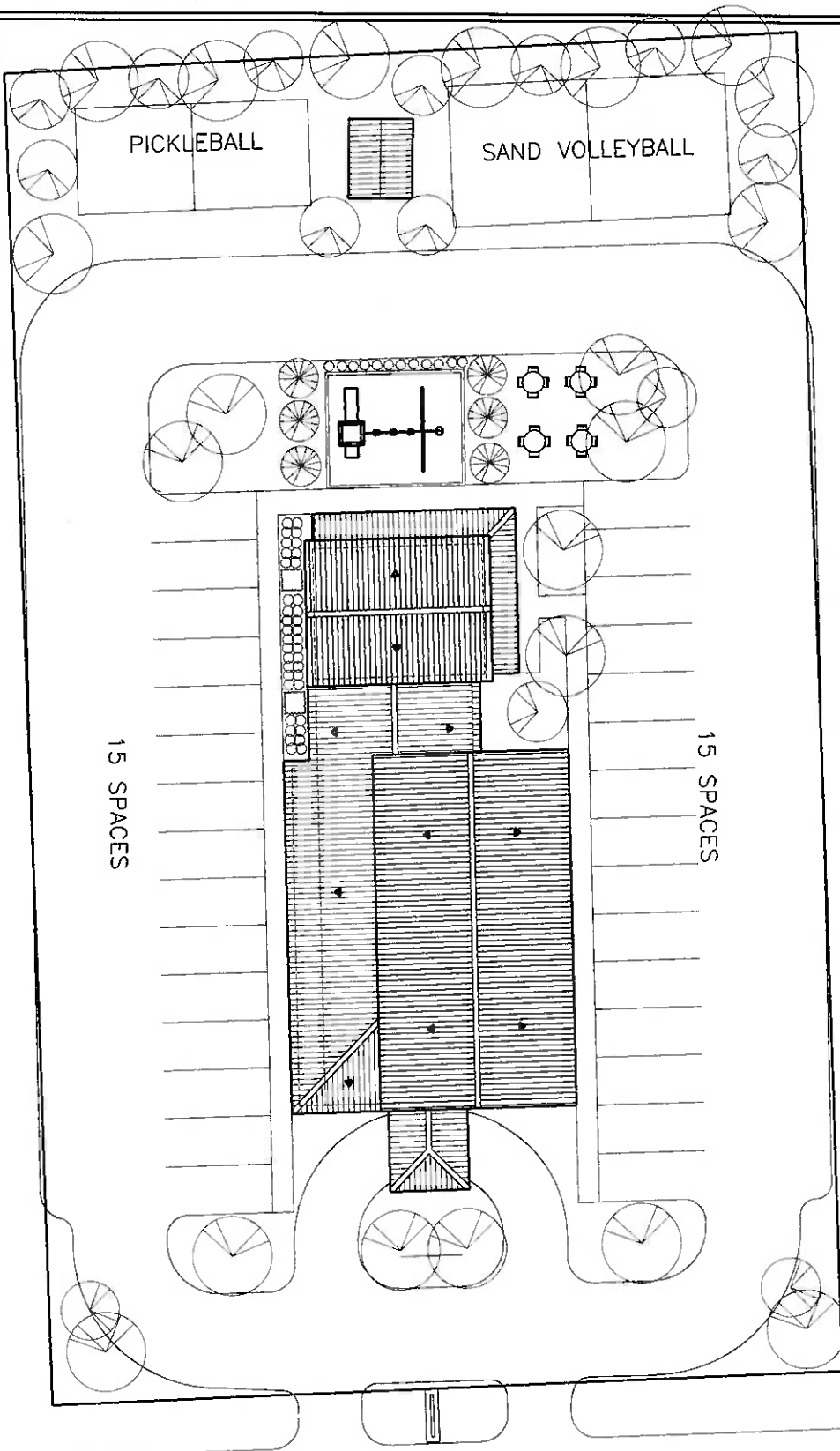
RECEIVED BY: RL DATE RECEIVED: 4-29-26 PAYMENT TYPE: _____ PROJECT NO.: 8014



PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"

MAXIMUM OCCUPANCY 150
SQUARE FOOT AREA 4,590 SF
1 CAR PER 200 SF = 23 MINIMUM
A-2 ASSEMBLY/BUSINESS GROUP B CLASSIFICATION



DAVENPORT PARKWAY

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CAFE 504
FOR
IBRAHIM AND JENNIFER KAMARA
3518 DAVENPORT PKWY IOWA COLONY, TEXAS

DATE: MARCH 15, 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.



A LOCAL COFFEE SHOP
FOR EVERYDAY GATHERINGS

A PLACE WHERE FAMILIES
AND FRIENDS CONNECT

More than a coffee shop—Café 504 is a gathering place for Iowa Colony.
A space where neighbors connect, families grow, and dreams are celebrated.
Rooted in purpose. Built for our community. Inspired by the world.

CAFÉ 504 | IOWA COLONY, TEXAS
COFFEE. COMMUNITY. CELEBRATION.

MODERN FARMHOUSE DESIGN
ROOTED IN HERITAGE & PURPOSE

PROUDLY SERVING THE
IOWA COLONY COMMUNITY

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO
REZONE CERTAIN PROPERTY AT 3518 DAVENPORT
PARKWAY FROM SINGLE FAMILY RESIDENTIAL TO
BUSINESS AND RETAIL SUBJECT TO CONDITIONS; AND
CONTAINING RELATED PROVISIONS**

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

Section 1. Findings

That the City Council of the City of Iowa Colony, Texas, (“the City”) makes the following findings of fact:

a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.

b. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with the Zoning Enabling Act of the State of Texas, codified as Section 211.001, et seq., Texas Local Government Code, and the Zoning Ordinance.

c. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

d. More than ten (10) days before the date of each of those hearings, and more than thirty (30) days prior to the passage of this ordinance, written notice of each of those hearings and of the application for this zoning action was sent to the owners of the herein described property subject to this zoning action and to all owners of property located within two hundred (200') feet of that property.

e. At least 10 days before each of those hearings, notice of those hearings was posted on the property subject to this zoning action, in compliance with the Unified Development Code of the City.

f. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a recommendation to the City Council on this zoning action.

g. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City, and that such rezoning will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

h. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

i. All requirements of law concerning this zoning action have been satisfied.

Section 2. Rezoning

The Comprehensive Zoning Ordinance of the City is hereby amended subject to conditions below, and the following described real property (herein called "the premises") located within the corporate limits of the City is hereby rezoned from **Single Family Residential to Business and Retail**:

**Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259
H.T. & B.R.R., Tract 2C, Brazoria County, Texas**

This rezoning is approved subject to the following conditions, which shall run with the land and be binding upon the owner and all successors and assigns:

a. Upon availability of public water and sanitary sewer service, the property shall connect to the public systems, and the existing well and septic system shall be abandoned in accordance with TCEQ requirements.

b. Platting of the tract and satisfaction of all applicable engineering requirements during the site plan and permitting process, including drainage and detention, access and traffic, parking, easement and pipeline clearance, buffering, lighting, noise mitigation, fire protection, and floodplain compliance.

c. A landscape buffer, screening, and lighting and noise controls along the east boundary adjoining the residence, and defined hours for the outdoor courts.

d. Resolution of all outstanding administrative items, including owner authorization, reconciliation of the acreage and legal description, and identification of the applicable district.

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Zoning Map

The City Secretary shall amend the zoning map of the City of Iowa Colony to reflect this zoning action.

Section 5. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control, except as may be specifically stated otherwise herein. The Zoning Ordinance shall remain in full force and effect, subject to the changes herein specified.

Section 6. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 7. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 20TH DAY OF JULY 2026.

CITY OF IOWA COLONY, TEXAS

WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, EXPRESSING OPPOSITION TO THE DEVELOPMENT AND CONSTRUCTION OF DATA CENTERS WITHIN THE CITY LIMITS OF THE CITY OF IOWA COLONY UNTIL ADDITIONAL INFORMATION, IMPACT ANALYSIS, AND REGULATORY CONSIDERATIONS CAN BE EVALUATED; AND PROVIDING FOR OTHER MATTERS RELATED THERETO**

WHEREAS, the City of Iowa Colony is a home-rule municipality operating under the council-manager form of government pursuant to its Charter and the laws of the State of Texas; and

WHEREAS, the City Council of the City of Iowa Colony is charged with enacting policies and protecting the health, safety, welfare, and quality of life of the community and its residents pursuant to the City Charter; and

WHEREAS, the City of Iowa Colony has adopted strategic goals emphasizing sustainable growth, infrastructure planning, transparency, responsible governance, and preservation of the community's character and long-term livability; and

WHEREAS, the City Council recognizes that large-scale data center developments may have significant impacts on municipal infrastructure, including electrical demand, water consumption, wastewater capacity, drainage systems, transportation networks, emergency services, land use compatibility, environmental sustainability, and long-term economic development planning; and

WHEREAS, the City Council further recognizes that the rapid advancement of artificial intelligence technologies and hyperscale computing facilities has resulted in increasing requests for development of data center facilities throughout Texas and the Gulf Coast region; and

WHEREAS, the City Council finds that additional study and analysis are necessary to evaluate the potential impacts of data center development on the City's utility systems, public infrastructure, public safety operations, tax base, economic development goals, environmental resources, and overall community character before such development is considered within the corporate limits of the City of Iowa Colony; and

WHEREAS, the City Council desires to ensure that any future consideration of data center development is conducted in a manner that is deliberate, transparent, data-driven, and aligned with the City's Comprehensive Plan, Strategic Plan, and infrastructure capabilities; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Iowa Colony to formally express opposition to the construction and development of data centers within the City limits until additional information and policy direction can be obtained and evaluated.

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

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth herein.

SECTION 2. Expression of Opposition. The City Council of the City of Iowa Colony hereby expresses its opposition to the construction, development, expansion, or approval of data center facilities within the corporate limits of the City of Iowa Colony until further analysis, studies, and policy considerations have been completed and reviewed by the City Council.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage and approval.

SECTION 4. Open Meetings Act. 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 of the Texas Government Code.

PASSED AND APPROVED ON THIS 20th DAY OF JULY 2026.

CITY OF IOWA COLONY

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary



City Council Agenda Item Request Form

Item 19.

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

Date: 7/13/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho, P.E.

Item Type: Agreement

Budgeted? N/A (no cost)

Cost:

If budgeted, identify account:

Short Description:

Consideration and possible action to approve an Agreement for Generator between the City of Iowa Colony and Brazoria County Municipal Utility District No. 55 regarding the temporary and permanent standby power for the Phase 1 Permanent Wastewater Treatment Plant. The agreement requires MUD No. 55 to provide a temporary diesel

Explanation/Justification Details:

The City and Brazoria County Municipal Utility District No. 55 previously entered into a Facility Conveyance Agreement under which ownership and operation of the wastewater treatment facilities will be transferred to the City. As a condition of the conveyance, the City requires that adequate standby power be available to ensure uninterrupted wastewater treatment operations during electrical outages. The proposed Agreement for Generator establishes MUD No. 55's responsibility to provide a temporary diesel generator capable of operating the Phase 1 Permanent Wastewater Treatment Plant prior to the City's acceptance of the facility. The agreement further requires MUD No. 55 to design, permit, install, and finance a permanent natural gas powered generator that will be operational within two years of the agreement's effective date. MUD No. 55 will be responsible for all costs associated with both the temporary and permanent generators, including engineering, permitting, installation, and financing.

Approval of this agreement ensures the wastewater treatment facility will have reliable emergency backup power prior to conveyance to the City, reducing operational risk and maintaining compliance with regulatory requirements while providing a clear schedule and funding responsibility for installation of the permanent standby generator.

Staff recommendation: Approved agreement with natural gas permanent generator.

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

AGREEMENT FOR GENERATOR

This Agreement for Generator (the “Agreement”) is made and entered into as of the 14 day of May, 2026, (the “Effective Date”) by and between **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55**, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of the State of Texas, and operating under the provisions of Chapter 49 and 54, Texas Water Code, as amended (“MUD 55”) and the CITY OF IOWA COLONY, TEXAS, a municipal corporation and home rule city of the State of Texas (the “City”).

RECITALS

MUD 55 leases wastewater treatment facilities, including a 0.48 MGD steel wastewater treatment plant (the “Temporary WWTP”), governed by the Equipment Lease Agreements between MUD 55 and AUC Group, LP for Phase 1 (0.16 MGD), Phase 2 (0.32 MGD) and Phase 3 (0.48 MGD) (collectively, the “Lease Agreements”). MUD 55 has exercised the lease buy-out option for Phase 2 (0.32 MGD). MUD 55 is currently constructing the Phase 1 Permanent Wastewater Treatment Plant (the “Phase 1 Permanent WWTP”), which is anticipated to be completed approximately one month following the Effective Date (the Temporary WWTP and the Permanent WWTP are referred to collectively herein as the “Wastewater Treatment Plant”).

MUD 55 currently owns a 500kW diesel generator, which is connected to the Temporary WWTP, and can be used to power the Temporary WWTP in the event of a power outage (the “Existing Generator”).

MUD 55 and the City entered into that certain Facility Conveyance Agreement, dated April 14, 2025, whereby MUD 55 will convey the Wastewater Treatment Plant to the City for ownership and operation by December 31, 2026 (the “Conveyance”).

Prior to the Conveyance, the City requires that a standby generator be put in place by MUD 55, with a permanent generator installed by MUD 55 for the Phase 1 Permanent WWTP within two years of the Execution Date of this Agreement .

MUD 55 and the City have determined that entering into this Agreement is in the best interests of MUD 55 and the City and each of MUD 55 and the City are authorized to enter into this Agreement as follows.

AGREEMENT

Section 1: Recitals Confirmed. The matters set forth above in the Recitals of this Agreement are found to be true and correct.

Section 2: Temporary Generator. MUD 55 agrees, and the City hereby acknowledges that MUD 55 will provide a diesel generator capable of powering the Phase 1 Permanent WWTP in the event of a power outage (the “Temporary Generator”).

prior to acceptance of the Phase 1 Permanent WWTP by the City. The Temporary Generator will connect to the transfer switch near the southwest corner of the Phase 1 Permanent WWTP. MUD 55 will ensure that the Temporary Generator will be available until the permanent generator is installed and operational in accordance with Section 3 below. MUD 55 will be responsible for all payments associated with the Temporary Generator.

Section 3: Permanent Generator. Upon execution of this Agreement, MUD 55 will cause the MUD 55 engineer to design and coordinate installation of a permanent ~~diesel~~ natural gas generator for the Phase 1 Permanent WWTP (the "Permanent Generator"). The Permanent Generator will connect to the transfer switch near the southwest corner of the Phase 1 Permanent WWTP. The MUD 55 engineer will be responsible for obtaining all necessary agency approvals on behalf of MUD 55. The Permanent Generator shall be installed and operational within two years of the Effective Date of this Agreement. MUD 55 shall be responsible for financing the cost of the Permanent Generator.

Section 4: Notice. Any notices or other communications (a "Notice") required to be given by one party to another by this Agreement shall be given in writing addressed to the party to be notified at the address set forth below for such party, (i) by delivering the same in person (ii) by depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the party to be notified, or (iii) by depositing the same with Federal Express or another nationally recognized courier service guaranteeing "next day delivery," addressed to the party to be notified. Notice deposited in the United States mail in the manner hereinabove described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

The City:

City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, Texas 77583
Attn: City Manager

MUD 55:

Brazoria County MUD No. 55
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Katie Sherborne

The parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five days written notice to the other parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday or legal holiday.

Section 5: Severability. If any provision of this Agreement is held to be illegal, invalid, or unenforceable then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected.

Section 6. Waiver. Any failure by a party hereto to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 7. Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Brazoria County, Texas.

Section 8. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

Section 9. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the City Charter and City ordinances. MUD 55 hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted by the Board of Directors of MUD 55.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement effective as of the date first written above.

The City of Iowa Colony, Texas

By: _____
Wil Kennedy, Mayor

ATTEST:

By: _____
Kayleen Rosser, City Secretary

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 55

By: _____
President, Board of Directors

ATTEST:

By: _____
Secretary, Board of Directors



City Council Agenda Item Request Form

Item 20.

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

Date: 7/13/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho, P.E.

Item Type: Agreement

Budgeted? N/A (no cost)

Cost:

If budgeted, identify account:

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Short Description:

The agreement provides for the transfer of ownership, operation, and maintenance responsibilities of the District's wastewater treatment plant and Lift Stations No. 1 and No. 2 to the City, with provisions for the future conveyance of Lift Station No. 3 upon completion and acceptance.

Explanation/Justification Details:

The proposed Utility Conveyance, Function, and Security Agreement implements the requirements of the Development Agreement between the City, Brazoria County Municipal Utility District No. 87, and the Developer. Under the agreement, the District conveys all of its right, title, and interest in the existing wastewater treatment plant, Lift Station No. 1, and Lift Station No. 2 to the City, including associated construction contracts, maintenance bonds, warranties, and manufacturer warranties. The agreement also provides for the automatic conveyance of Lift Station No. 3 upon its completion and final acceptance by the City.

Approval of this agreement allows the City to assume ownership, operation, and maintenance of the wastewater facilities in accordance with the Development Agreement while preserving sufficient treatment and conveyance capacity to serve the full buildout of Brazoria County Municipal Utility District No. 87. The agreement also ensures continuity of contractor obligations by assigning applicable warranties and contractual rights to the City without diminishing any obligations of the contractor or its surety.

Staff Recommendation: Approve Agreement.

Requestor Signature:

Dinh Ho, P.E.

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

UTILITY CONVEYANCE AND FUNCTION,
AGREEMENT

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZORIA §

This Utility Conveyance, Function, and Security Agreement (the “Agreement”) is made and entered into as of the ____ day of _____, 2026 (the “Effective Date”) by and between BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of Texas, and operating under the provisions of Chapters 49 and 54, Texas Water Code, as amended (the “District”), and the CITY OF IOWA COLONY, TEXAS, a municipal corporation and home rule city of the State of Texas (the “City”)(individually, a “Party” and collectively, hereinafter referred to as the “Parties”).

RECITALS

WHEREAS, D.R. Horton-Texas, Ltd., a Texas limited partnership (the "Developer"), on behalf of the District, has constructed the wastewater treatment plant and lift station no. 1 pursuant to the contract for the Construction of the Wastewater Treatment Plant Expansion (0.25) and Onsite Lift Station Phase 1 to Serve Brazoria County Municipal Utility District No. 87, LJA Job No. 1931-8106, between the Developer on behalf of the District and 5J Services, LLC ("Contractor"), dated May, 2023 ("Construction Contract 1"), and lift station no. 2 constructed pursuant to the contract for the Construction of the Lift Station No. 2 to Serve Brazoria County Municipal Utility District No. 87, LJA Job No. 1931-8110, between the Developer on behalf of the District and Contractor, dated June, 2023 ("Construction Contract 2"), which facilities are located within the boundaries of the District (the "Facilities"). (Construction Contract 1 and Construction Contract 2 shall be referred to herein, collectively, as the "Contracts"); and

WHEREAS, the Facilities were designed to convey and treat wastewater to serve areas within the District's boundaries; and

WHEREAS, the City; 258 Colony Investments, Ltd.; 608 Colony Investments, Ltd.; and the Developer, entered into that certain Development Agreement, dated May 23, 2022, as amended by that certain First Amendment to Development Agreement, dated December 19, 2022, and that certain Second Amendment to Development Agreement, dated March 10, 2025 (collectively referred to herein as the “Development Agreement”); and

WHEREAS, pursuant to the Development Agreement, the City now wishes to acquire, own, operate, and maintain the Facilities.

AGREEMENT

I. Conveyance of Facilities/Reserved Capacity. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, any right, title or interest of the District in or to the Facilities.

The Facilities currently include the wastewater treatment plant, lift station no. 1, and lift station no. 2. The Parties acknowledge that lift station no. 3 is anticipated to be constructed in the future to serve the District. Upon completion of lift station no. 3 and final acceptance of that facility by the City, all right, title, and interest of the District in and to lift station no. 3, together with all associated warranties, contracts, and related rights, shall automatically vest in and be conveyed to the City by operation of this Agreement, without the necessity of any further act, deed, or instrument by either Party, and lift station no. 3 shall thereupon constitute part of the "Facilities" for all purposes under this Agreement. Any fee simple interests, easements, access rights, or other real property interests associated with the lift station no. 3 site shall likewise be conveyed to the City by separate instrument(s) acceptable to the Parties upon such vesting.

The District hereby reserves the full capacity of the Facilities necessary to achieve full buildout of all the land in the District.

The District hereby assigns to the City all rights with respect to the Facilities (including, without limitation, an assignment of the District's rights under the Contracts), maintenance bonds, warranties and manufacturer's warranties, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have under the Contracts.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Development Agreement.

To the extent the District owns any fee simple interests, easements, access rights, or other real property interests associated with the Facilities, including the wastewater treatment plant site, access road to the wastewater treatment plant site, and lift station sites, the Parties acknowledge such interests shall be conveyed to the City by separate instrument(s) acceptable to the Parties simultaneously with the execution of this Agreement.

I. General Provisions

a. Notice. Unless otherwise provided in this Agreement, any notice herein provided or permitted to be given, made, or accepted by any Party must be in writing and must be given or served by depositing the same in the United States mail postpaid and registered or certified and addressed to the Party to be notified, with return receipt requested, by fax or by delivering the same to the attorney of such Party. Notice deposited in the mail in the manner hereinabove described shall be conclusively deemed to be effective from and

after the expiration of three (3) days after it is so deposited. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of notice, the addresses of the Parties shall, until changed as hereinafter provided, be as shown below. The Parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other Parties.

The District: Board of Directors
Brazoria County Municipal Utility District No. 87
c/o Coats | Rose
Attn: Laken Jenkins Kilgore
9 Greenway Plaza, Suite 1000
Houston, Texas 77046
Fax: (713) 651-0111

The City: City of Iowa Colony
Office of the City Manager
12003 Iowa Colony Blvd.
Iowa Colony, TX 77583
trichardson@iowacolonytx.gov

With copy to: City of Iowa Colony
City Secretary
12003 Iowa Colony Blvd.
Iowa Colony, TX 77583
krosser@iowacolonytx.gov

b. Amendments. This Agreement may be changed or modified only by written amendment hereto with the consent of both Parties.

c. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly nor against either party.

d. Applicable Law and Venue. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Brazoria County, Texas.

e. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

f. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

g. Execution. This Agreement shall be in force and effect from the Effective Date

of this Agreement.

[SIGNATURE PAGES FOLLOW]

THE "DISTRICT":

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 87**

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, as _____, of the Board of Directors of Brazoria County Municipal Utility District No. 87, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Development Agreement, as defined above, the City hereby accepts this Agreement. Such City acceptance shall be in force and effect from the Effective Date of this Agreement.

THE "CITY":

CITY OF IOWA COLONY, TEXAS

By: _____

Nam: Wil Kennedy, Mayor

Date: _____

ATTEST:

Kayleen Rosser, City Secretary

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____ the Mayor of the City of Iowa Colony, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

CITY OF IOWA COLONY CITY COUNCIL MEMORANDUM

TO	Mayor and City Council, City of Iowa Colony
FROM	City Manager / Engineering Staff
DATE	June 24, 2026
RE	Northwest Regional WWTP – Contract Award & Cost Share Notice (Adico Project No. 24102-01)

1. PURPOSE

This memorandum informs the Mayor and City Council that the City of Iowa Colony has **awarded the construction contract** for the **Northwest Regional Wastewater Treatment Plant (WWTP), Phase 1 – 0.75 MGD**, and presents the resulting Pro Rata cost share obligations for each participating party under the Cost Sharing Agreement dated December 9, 2024 (the “Agreement”). No formal Council action is required at this time; this item is presented for information and transparency.

2. BACKGROUND

The City of Iowa Colony, acting as Project Administrator, entered into a Cost Sharing Agreement with three Brazoria County Municipal Utility Districts (MUDs) to jointly fund the design, permitting, and construction of a permanent concrete Northwest Regional WWTP located at 2401 County Road 57. The facility will serve land within the respective boundaries of all four parties at an initial capacity of 0.75 million gallons per day (MGD).

The Project Engineer, ADICO Consulting Engineers, LLC (Adico), publicly advertised the project for competitive bids. Bids were received and opened on May 28, 2026.

Key project milestones:

- Agreement executed: December 9, 2024
- Bids received and opened: May 28, 2026
- Recommended award: Hassell Construction Group, LLC
- Target substantial completion: within 18 months

3. BID RESULTS & CONTRACT AWARD

After evaluation of all bids received, Adico recommends award to the lowest responsive and responsible bidder:

Item	Detail
Recommended Contractor	Hassell Construction Group, LLC
Total Base Bid	\$14,536,788.50
Contingency (5%)	\$726,839.43
Construction Materials Testing – CMT (1%)	\$152,636.28
Total Project Cost (Construction + 5% Contingency + CMT)	\$15,416,264.20
Project Engineer	Adico Consulting Engineers, LLC
Adico Project No.	24102-01

Note: The total base bid of \$14,536,788.50 is within the 115% rebid threshold (Estimated Probable Cost: \$15,862,500 × 115% = \$18,241,875). Award proceeds without rebid per Section 3.03(c) of the Agreement.

4. PRO RATA COST SHARE ALLOCATION

Pursuant to Sections 2.03 and 4.03 of the Agreement, Project Costs are allocated among the Parties based on their respective reserved capacity shares. Each party's share includes the base construction contract price, a **five percent (5%) contingency** applied to the construction contract price, and the Construction Materials Testing (CMT) fee at one percent (1%) of the contingency-inclusive total. Cost share notices have been transmitted to each party's legal counsel; deposits are due within 45 calendar days of notice.

Party	Share %	Construction	Contingency (5%)	CMT (1%)	Total Due
City of Iowa Colony	9.07%	\$1,318,486.72	\$65,924.34	\$13,844.11	\$1,398,255.16
BCMUD No. 87	44.26%	\$6,433,982.59	\$321,699.13	\$67,556.82	\$6,823,238.54
BCMUD Nos. 31 & 32	32.00%	\$4,651,772.32	\$232,588.62	\$48,843.61	\$4,933,204.55
BCMUD No. 38	14.67%	\$2,132,546.87	\$106,627.34	\$22,391.74	\$2,261,565.96
TOTAL	100%	\$14,536,788.50	\$726,839.43	\$152,636.28	\$15,416,264.20

Note: BCMUD 31's share of **\$4,933,204.55** falls within the \$5,000,000 FY2025 contribution cap established under Section 4.03 of the Agreement. No carryover to FY2026 is required.

5. RESERVED CAPACITY

The table below reflects each party's reserved wastewater treatment capacity in the completed facility, consistent with Section 2.03 of the Agreement:

Party	Pro Rata Share	Approx. ESFCs (@ 220 gpd)	Reserved Capacity
BCMUD Nos. 31 & 32	32.00%	1,091	0.24 MGD
BCMUD No. 87	44.26%	1,509	0.33 MGD
BCMUD No. 38	14.67%	500	0.11 MGD
City of Iowa Colony	9.07%	318	0.07 MGD
Total	100%	3,418	0.75 MGD

6. NEXT STEPS & TIMELINE

- Cost share notices **transmitted** to all parties (June 24, 2026).
- **Deposit deadline:** 45 calendar days from notice (~August 8, 2026).
- **Construction contract execution** upon receipt of all deposits into the Project Account.
- **Substantial completion** targeted within 18 months

7. FISCAL IMPACT TO THE CITY

The City of Iowa Colony's total obligation under the awarded contract is **\$1,398,255.16** (9.07% of total Project Costs), inclusive of the 5% contingency and 1% CMT fee. This represents the City's pro rata share as defined in the Agreement and covers the City's reserved capacity of **0.07 MGD** to serve development within its boundaries. Upon project completion, the City will hold sole legal ownership of the facility and bear all operation and maintenance responsibilities per Section 3.05 of the Agreement.

8. ATTACHMENTS

- Cost Sharing Agreement – December 9, 2024
- Adico Letter of Recommendation for Contract Award (Project No. 24102-01)
- Bid Tabulation – May 28, 2026
- Cost Share Notices (transmitted to each party)

Prepared by: Adico Consulting Engineers, LLC | Dinh Ho, P.E. | June 24, 2026



City Council Agenda Item Request Form

Item 21.

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

Date: 06/25/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho, P.E.

Item Type: Contract

Budgeted? Y / N / n/a Cost: 14536788.50

If budgeted, identify account:

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Short Description:

Consideration and possible action to award a construction contract to Hassell Construction Group, LLC for the Northwest Regional Wastewater Treatment Plant (WWTP) Phase 1 – 0.75 MGD Expansion Project (Adico Project No. 24102-01), in the amount of \$14,536,788.50, and authorize the City Manager to execute the contract and Explanation/Justification Details:

The City publicly advertised the Northwest Regional Wastewater Treatment Plant Phase 1 – 0.75 MGD Expansion Project, and sealed bids were received and opened on May 28, 2026. Following a comprehensive review of the bids, references, and contractor qualifications, the City's Engineer, Adico Consulting Engineers, recommends award of the construction contract to Hassell Construction Group, LLC as the lowest responsive and responsible bidder in the amount of \$14,536,788.50.

As detailed in the accompanying City Council Memorandum regarding the Northwest Regional WWTP – Contract Award & Cost Share Notice, the recommended bid is within the allowable rebid threshold established under the Cost Sharing Agreement, and the project will provide an initial wastewater treatment capacity of 0.75 million gallons per day (MGD) to serve the City of Iowa Colony and participating municipal utility districts. The total project cost, including a 5% construction contingency and 1% construction materials testing (CMT), is \$15,416,264.20. The City's pro rata share of the project is \$1,398,255.16, with participating entities funding the remaining costs.

Staff recommendation: Award the construction contract for the Northwest Regional WWTP Phase 1 – 0.75 MGD Expansion Project to Hassell Construction Group, LLC.

Requestor Signature:

Dinh Ho, P.E.

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

Monday, June 29, 2026

Naomi Strauss
Fulcrum Land Surveying
P.O. Box 130024
Spring, TX 77393
naomi@fulcrumsurveying.com

Re: R & E Estate – Final Plat
Letter of Recommendation to Approve
COIC Project No. 8198
Adico, LLC Project No. 710-26-002-026

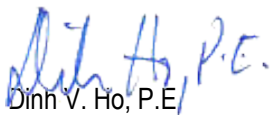
Dear Ms. Strauss:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the R & E Estate Final Plat, being +/- 1.374 acres out of the Lavaca Navigation Company Survey, Abstract No. 531, City of Iowa Colony, TX, received on or about June 29, 2026. 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 June 29, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, 3144 Meridiana Pkwy., Iowa Colony, TX 77583, by no later than Wednesday, July 1, 2026, for consideration at the July 7, 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: Kayleen Rosser, COIC
File: 710-26-002-026

C:\Users\cturn\OneDrive - Fulcrum Land Surveying\PROJECTS\2025\25-078\25-078-2 PLAT\DWG\25-078-079 R&E ESTATE PLAT.dwg

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, Evelyn Mora and Reydesel Rangell II, owners of the property subdivided in the above and foregoing map of the R&E ESTATE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines 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.

WITNESS my hand in the City of Iowa Colony, Brazoria County, TX, this _____ day of _____, 2026.

Evelyn Mora
Reydesel Rangell II

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Evelyn Mora and Reydesel Rangell II, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

This is to certify that I Clemente Turruabartes Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Clemente Turruabartes Jr.
Texas Registration No. 6657



PLANNING AND ZONING COMMISSION APPROVALS

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.

BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

David Hurst, Mayor
Demond Woods, Member

Brenda Dillon, Member
Terry Hayes, Member

Les Hosey, Member

Robert Wall, Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E.
President
Kerry Osburn
Vice President

Brandon Middleton,
Secretary/Treasurer
Dinh V. Ho., P.E.
District Engineer

CITY COUNCIL APPROVALS

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.

BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

Wil Kennedy, Mayor
Margaret Madariaga, Council Position 1

Arnetta Hicks-Murray, Council Position 2
Marquette Greene-Scott, Council Position 3

Timothy Varlack, Council District A
Kareem Boyce, Council District B

Sydney Hargroder, Council District C
Dinh V. Ho., P.E., City Engineer

PROJECT NO. 25-079

N87°23'17"E 234.81'

P.O.C.
FND. 5/8" I.R. W/CAP

LOT 345
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
DEBRA DENISE GATES
C.F.N. 2023000356 O.P.R. B.C.T.

FNCE POST
BEARS
S03°10'49"W
1.35'

LOT 365
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
CAROLYN M. DUKE
C.F.N. 2019018045 O.P.R. B.C.T.

REMAINDER OF LOT 364
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
JOSE HUMBERTO MORA
C.F.N. 2005056629 O.P.R. B.C.T.

LOT 363
LAVACA NAVIGATION
COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.

ZONE "AE"
(FLOODWAY)

NEAREST INTERSECTION IS
COUNTY ROAD 48
N87°25'11"E, 1934.0'
THIS 0.1240 ACRE TRACT OF LAND
IS HEREBY DEDICATED FOR
RIGHT-OF-WAY PURPOSES ONLY.

FND. 5/8" I.R.

LOT 374
LAVACA NAVIGATION COMPANY SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
MARTIN E. STEWART
(PROPERTY ID 176576)

ZONE "AE"
(FLOODWAY)

ZONE "AE"

LEGAL DESCRIPTION

BEING a 1.3740 acre (59,850 square feet) tract of land, being out of Lot 364, Lavaca Navigation Company Survey, Abstract 531, recorded in Volume 2, Page 113 of the Plat Records of Brazoria County, Texas (P.R. B.C.T.), as described in an instrument to Jose Humberto Mora, recorded under County Clerk's File Number (C.F.N.) 2005056629 of the Official Public Records of Brazoria County, Texas (O.P.R. B.C.T.), said 1.3740-acre tract of land described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap in the north line of Lot 345 of said Lavaca Navigation Company Survey, as described in an instrument to Debra Denise Gates, recorded under C.F.N. 2023000356 of the O.P.R. B.C.T., marking the common corner of Lots 2 and 3 of Moore Subdivision, recorded under C.F.N. 2017014178 of the P.R. B.C.T.;

THENCE North 87°23'17" East, along and with the common line of said Lots 2 and 345, a distance of 234.81 feet to a point for corner, marking the common corner of said Lots 2, 345, 364 and Lot 365 of said Lavaca Navigation Company Survey, as described in an instrument to Carolyn M. Duke, recorded under C.F.N. 2019018045 O.P.R. B.C.T.;

THENCE North 02°58'52" West, along and with the common line of said Lot 2 and said Lot 364, a distance of 851.51 feet to a point for corner in the apparent south right-of-way (R.O.W.) line of County Road 382, R.O.W. varies, from which a found 5/8 inch iron rod, bears South 16°39'56" East, a distance of 0.61 feet;

THENCE North 87°25'11" East, along and with said south R.O.W. line, a distance of 179.74 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said R.O.W., being a point in the west line of the herein described tract and the POINT OF BEGINNING;

THENCE North 02°58'52" West, a distance of 30.00 feet to a point for corner in the center line of said County Road 382, R.O.W. varies, marking the northwest corner of the herein described tract;

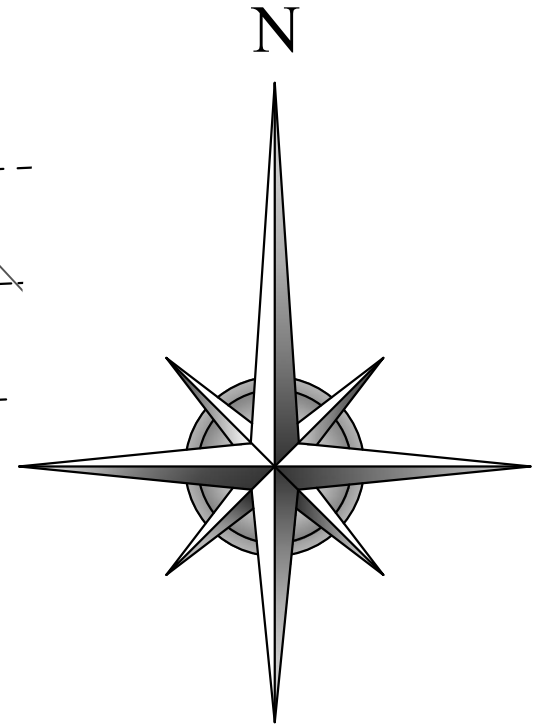
THENCE North 87°25'11" East, along and with said center line, a distance of 180.00 feet to a point for corner, marking the northeast corner of the herein described tract;

THENCE South 02°58'52" East, passing at a distance of 30.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said apparent south R.O.W. line and continuing for a total distance of 332.50 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southeast corner of the herein described tract;

THENCE South 87°25'11" West, a distance of 180.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southwest corner of the herein described tract;

THENCE North 02°58'52" West, a distance of 302.50 feet to the POINT OF BEGINNING and containing a computed 1.3740 acres (59,850 square feet) of land.

LOT 364
LAVACA NAVIGATION COMPANY
SURVEY, A-531
VOL. 2, PG. 113 P.R. B.C.T.
JOHN E. PRICE JR.
C.F.N. 93046831 O.P.R. B.C.T.

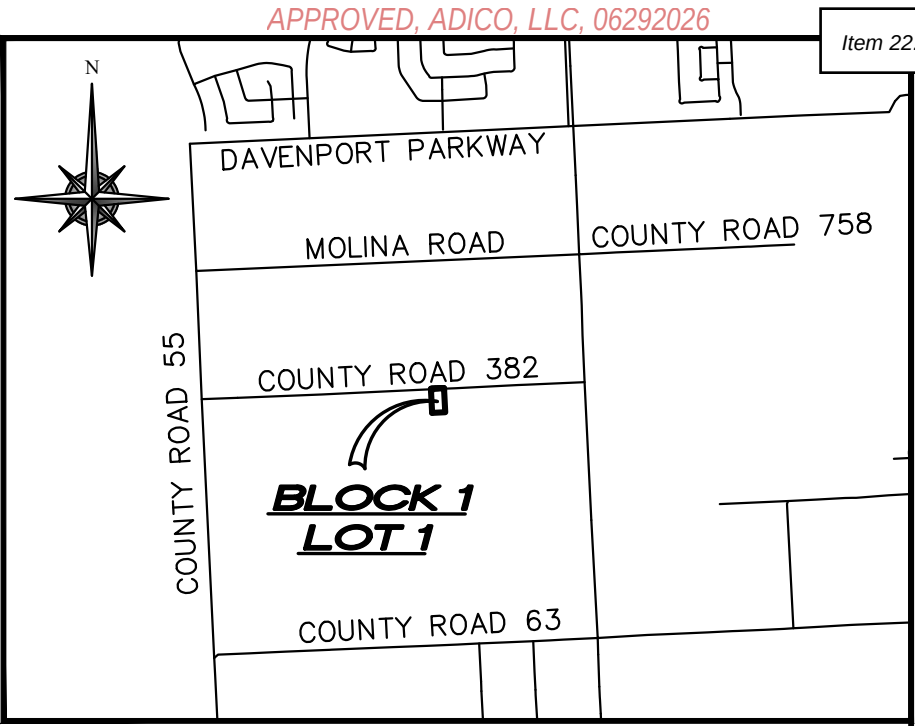


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND / ABBREVIATIONS

A	ABSTRACT
B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.T.	BRAZORIA COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.	PLAT RECORDS
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "FULCRUM LAND SURVEYING"
U.E.	UTILITY EASEMENT
PROPERTY MARKER	○



LOCATION MAP
1" = 2640'

GENERAL NOTES

- This plat lies within the City Limits of Iowa Colony.
- Flood Statement: This site (proposed area) is situated in Zone "AE" and "AE-Floodway" in Brazoria County, Texas according to FEMA map number 48039C0115K dated DECEMBER 30, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- 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.
- The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- 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.
- Prohibited use of "rip-rap" in storm water/sewer applications (District policy). No 2007-08).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 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.
- 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.
- 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
R&E ESTATE
A SUBDIVISION OF**

**1.3740 ACRES (59,580 SQ. FT.)
BEING A PARTIAL REPLAT OF LOT 364
LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531
RECORDED UNDER
VOLUME 2, PAGE 113 P.R. B.C.T.
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS**

1 LOT 1 BLOCK

MAY 2026

SURVEYOR:



P.O. BOX 130024
SPRING, TX 77363
T. 282.463.0007
18PLS REC NO. 10196886
c@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:

EVELYN MORA AND
REYDESEL RANGELL II
238 WILLOW STREET
FRESNO, TX 77545

SHEET 1 OF 1

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