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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 20th day of August, 2018, the City Council of the City of Iowa Colony, Texas, held a Public Hearing and a regular Council meeting at 7:00 P.M. at the regular meeting place thereof in the City Hall there being present and in attendance the following members to wit:

Mayor Michael Holton  
Councilwoman Susan Cottrell  
Councilwoman Robin Bradbery  
Councilman Michael Byrum-Bratsen  
Councilman Chad Wilsey  
Councilwoman Kacy Smajstrla

And none being absent, constituting a quorum at which time the following business was transacted.

#### **REGULAR MEETING – 7:00 P.M.**

1. Mayor Holton called the meeting to order at 7:00 P.M.
2. Pledge of Allegiance was recited.

#### **PUBLIC HEARING**

- Mayor Holton opened the public hearing on the proposed amendment to the Strategic Partnership Agreement (SPA) with Sierra Vista MUD 32 for a limited purpose annexation. (Second of two) at 7:01 P.M. No comments. Mayor Holton closed the public hearing at 8:39 P. M.
- Mayor Holton opened the public hearing at 7:01 P.M. for a requested Specific Use Permit for industrial coating, pipe manufacture and related activities such as sand blasting, for example, and related marketing, warehouse, and office uses on the following property: 24.16 acres of land generally located at the southwest corner of County Road 48 and Highway 6. Mayor Holton questioned Mr. Jay Gubert, owner of the property about the entrance on CR 48 being used instead of the entrance located on Highway 6. The Mayor

stated his concern on the appearance of the entrance on CR 48 and asked how it could be improved. Mr. Gubert stated that he would follow up with TXDOT on the matter. Mayor Holton read a letter written by Mr. Kevin Ngo. Mr. Ngo requested an environmental study and traffic analysis. Proposed conditions were made to Mr. Gubert including improving and paving the CR 48 entrance to the property and apply a SIC code to their processes. The City Attorney, Larry Boyd will follow up with ALS to make these determinations. No further comments. Mayor closed the public hearing at 8:40 P.M.

3. Citizens Comments: None

4. Mayor's Reports: Mayor Holton reported that the City park is almost complete. An officer issued the first citation for driving a motorized vehicle on park grounds. The City will be hosting the BCCA meeting on November 14 at the new stadium. Ed Thompson will be the guest speaker and Killen's BBQ will be catering the event. DD5 is getting close to getting the ditches on CR 81 cleaned out. As the city continues to grow, there will be plans on renovating City Hall. CR 121 has been completed but not striped yet. The City Hall parking lot is still on the list to be completed.

5. Council Reports:

- Councilman Wilsey thanked Ron, Dinh, and Mayor Holton for working to get the CR 81 ditch cleaned. He stated that packages were stolen off a resident's front porch nearby and that a police report has been made.
- Councilwoman Bradbery gave no report.
- Councilwoman Smajstrla also thanked the staff for getting CR 81 ditches cleaned.
- Councilman Byrum-Bratsen presented the Fire Department report. The ICVFD responded to a fire alarm and they were there in eight minutes. The alarm was not a drill. They had everyone evacuated from the building in two minutes. The new pumper is still not in service, it is back in the shop for another repair.
- Councilwoman Cottrell announced that her grandson came to visit.

6. Staff Reports:

- PD report.
- Building Inspector report.
- City Manager report.
- City Engineer report.
- Beautification Committee gave no report.
- City Secretary report.

7. Consider action to receive and accept the 2017 Annual Financial Statement Audit. Patrick Simmons with Whitley Penn gave the audit presentation via powerpoint. Councilwoman Cottrell made a motion to receive and accept the 2017 annual audit. Seconded by Councilman Byrum-Bratsen. Motion approved unanimously.
8. Consider submitting effective and rollback tax rates for tax year 2018 to City Council. The staff submitted the information. No action necessary.
9. Consider proposing (not adopting) a tax rate for tax year 2018 by record vote. Councilwoman Bradbery made a motion to propose the tax rate of \$.489209/\$100 evaluation for tax year 2018. Motion seconded by Councilwoman Cottrell. Councilman Wilsey thanked Ro'Vin Garrett for coming and explaining the system. Motion approved with a roll call vote. All Council members voted for the effective tax rate.
10. Consider setting time, date, and place for public hearing for proposed 2018-19 City Budget. Councilwoman Cottrell made a motion to set the public hearing for the budget on Monday, September 10 at 7:00 p.m. at Iowa Colony City Hall. Motion seconded by Councilman Byrum-Bratsen. Approved unanimously.
11. Consider setting time, date, and place of two public hearings on tax rate for tax year 2018. No action necessary.
12. Consider setting time, date, and place of Council meeting to consider an ordinance adopting the tax rate for tax year 2018. Councilwoman Cottrell made a motion for Monday, September 17, 2018 at 7:00 p.m. at Iowa Colony City Hall as the time and place to adopt the tax rate for tax year 2018. Seconded by Councilwoman Bradbery. Approved unanimously.
13. Consider action to approve Rules and Regulations for Iowa Colony City Park at Meridiana. Councilwoman Cottrell made a motion to approve with amendments consistent with park policies and procedures. Seconded by Councilwoman Bradbery. Approved unanimously.
14. Consider action to adopt an ordinance prohibiting overnight parking on City properties, including city parks. Councilwoman Cottrell made a motion to approve the ordinance making it effective and approved on August 20, 2018. Motion seconded by Councilman Byrum-Bratsen. Mayor Holton indicated there are people parking at all hours of the night on public property. Motion approved unanimously.
15. Consider authorizing proceedings for annexation of highways and roads adjacent to city limits. Councilwoman Cottrell moved to authorize proceedings for annexation of highways and roads adjacent to the city limits. Seconded by Councilwoman Bradbery. Approved unanimously.
16. Consider action to authorize renovations to the City Hall. Ron Cox recommended encumbering budgeted funds in this fiscal year for use in renovations upon authorization. Councilwoman Cottrell made a motion to authorize moving forward with the procedure for renovation. Seconded by Councilman Byrum-Bratsen. Approved unanimously.

17. Consider action to approve rates for services from the City Attorney and City Manager. Councilwoman Cottrell moved to approve recommended rates for the City Attorney and City Manager. Motion seconded by Councilman Byrum-Bratsen. Approved unanimously.

**18. *Consent Agenda:***

- Consideration and possible action regarding the following consent agenda items.

Councilwoman Bradbery asked that Iowa Heights be considered separately. Councilwoman Cottrell made a motion to approve consent agenda with the exception of Iowa Heights and Primrose Estates Section 1. Seconded by Councilman Byrum-Bratsen. Approved unanimously.

**A. Approval of Minutes of the following meetings.**

- July 16, 2018 Regular City Council meeting.
- August 13, 2018 Workshop City Council meeting.

**B. Approval of the following Plats and two variances as recommended by the Planning Commission.**

- Sierra Vista Section 4A – Final Plat
- Sierra Vista Section 4B - Final Plat
- Primrose Estates Section 1 – Preliminary Plat

Councilwoman Bradbery moved to approve Primrose Estates Section 1 Preliminary Plat with the amendment that the right of way increased from 60 foot to 70 foot. Seconded by Councilwoman Cottrell. Approved unanimously.

- Iowa Heights – Variance

Councilwoman Bradbery moved to approve with recommended variances including fencing along the perimeter west and south side of the subdivision with open rural fencing on other borders and to require street lights at the corner of CR 78 and CR 79 since there are no internal streets requiring street lights. Seconded by Councilman Wilsey. Approved unanimously.

- Meridiana Detention Reserves N & O Final Plat
- Meridiana Section 59 Preliminary Plat Variance Request
- Meridiana Section 59 Preliminary Plat with Variance

**C. Approval of a request from Land Tejas for the Sierra Vista Section 4A and 4B Early Platting.**

**D. Approval of a partial reimbursement #8 of the early plat deposit for Sierra Vista 1, Sections 1 and 2 Request #8 – August 2018.**

## EXECUTIVE SESSION

- Executive session under the following:
  - Texas Government Code Section 551.072 to deliberate concerning property for fire and EMS station and purchase of additional property for municipal facilities.

Council did not convene in executive session.

## RETURN TO OPEN SESSION

19. Consider action regarding property for fire and EMS station and/or the purchase of additional property for municipal facilities. No action taken.

20. Being no further business, Councilwoman Cottrell moved to adjourn at 8:40 P.M. Seconded by Councilwoman Bradbery. Approved unanimously.

APPROVED THIS 17<sup>th</sup> DAY OF SEPTEMBER 2018.

ATTEST:



Kayleen Rosser, City Secretary



Michael Holton, Mayor

