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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 17th day of September, 2018, the City Council of the City of Iowa Colony, Texas, held 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.
3. Citizens Comments:
  - Steven Byrum Bratsen stated that the Planning Commission and City Council spent a lot of time working on the sign ordinance. Mr. Byrum-Bratsen said he counted 27 bandit signs over the weekend and thinks the PD needs to be more diligent with code enforcement.
4. Mayor's Reports: Mayor Holton reported that the City is growing and permits are 1.5 times what we thought they would be. The Mayor invited everyone to take a trip down to look at the ball park. The City is waiting on the County to pave the front parking lot at City Hall. The ground is currently too wet to mow, discussing with the County about spraying weeds. A Health Fair will be held on September 29, 2018 at the Meridiana Community Center from 10 am to 2 pm. There will be a high school football game at Freedom Field

between Angleton and Manvel. We are still working on the traffic control at the stadium. We will be hanging up a new City Hall sign on the front of the building to replace the old one.

5. Council Reports:

- Councilman Wilsey stated that DD5 is still working on the ditch past CR 57 and have continued working as possible.
- Councilwoman Bradbery gave no report.
- Councilwoman Smajstrla asked if we can contact the owner of the property on the corner of CR 64 and CR 65 about the height of the grass/weeds. Chief Hearn said he will be notifying them.
- Councilman Byrum-Bratsen gave no council report. He presented the Fire Department report.
- Councilwoman Cottrell reported that BCCA is Wednesday in Freeport Texas. BCCA will be hosted by Iowa Colony at Legacy Stadium on November 14<sup>th</sup>.

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 pass an ordinance adopting budget for fiscal year October 1, 2018-September 30, 2019. (record vote). **THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$94,674 OR 16.58%, AND OF THAT AMOUNT, \$210,845 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.** Councilwoman Cottrell moved to approve the Budget. Motion seconded by Councilwoman Bradbery. Discussion about the new police vehicle proposal and the cost. The council also discussed establishing a set of roads and criteria for this coming year. Motion approved unanimously by a record vote. Councilman Chad Wilsey, Councilwoman Kacy Smajstrla, Councilwoman Robin Bradbery, Councilman Michael Byrum-Bratsen, and Councilwoman Susan Cottrell voted for the ordinance adopting the Budget. None voted against the motion.

8. Consider action to take a separate vote to ratify the tax revenue increase reflected in the budget. Councilwoman Cottrell made a motion to ratify the tax revenue increase reflected on the Budget Cover Page. Motion Seconded by Councilwoman Bradbery. Approved Unanimously. Councilwoman Susan Cottrell, Councilman Michael Byrum-Bratsen, Councilwoman Robin Bradbery, Councilwoman Kacy Smajstrla, and Councilman Wilsey voted in favor by a record vote. Approved unanimously.
9. Consider action regarding an ordinance setting the tax rate for tax year 2018 (FY19). Councilwoman Cottrell moved to approve the tax rate of \$.489209. Motion seconded by Councilwoman Smajstrla. Councilwoman Smajstrla stated that she researched other cities tax rates and that this tax rate is decent related to other cities tax rate in our areas. Approved unanimously by a record vote.
10. Consider action to adopt an ordinance granting a Specific Use Permit for JAK/ALS Property for certain industrial uses. No action Taken.
11. Consider setting dates for public hearings and special meetings for full annexation of roadways and limited purpose annexation of Sterling Lakes (MUD 31). Councilwoman Smajstrla made a motion to set two public hearings on annexation of Highway 288 ROW on October 15 and 22 at 7:00 pm, authorizing the Mayor to amend dates if needed; and set the date of November 12 at 7:00 as the meeting date for limited purpose annexation of MUD 31 area. Motion seconded by Councilwoman Bradbery. Approved unanimously.
12. Consider action awarding a service provider for the following grant projects.
  - o Texas Hazard Mitigation Assistance project- Adico, LLC
  - o Community Development Block grant-DR-Adico, LLC

Councilwoman Cottrell made a motion to approve Adico, LLC for HMA and Adico, LLC for CDBG-DR. Motion seconded by Councilman Byrum-Bratsen. Approved unanimously.

13. Consider action regarding the following related to amendments to the Design Criteria Manual.
  - o Adopt an ordinance amending the Design Criteria Manual to add Chapter 8 Traffic Impact Analysis and Access Management Requirements, as recommended by the Planning Commission.
  - o Adopt an ordinance amending Fee Schedule to include fees for these requirements.

Councilwoman Cottrell made a motion to approve the ordinance to amend the Design Criteria Manual and the ordinance to approve the amendment to the Fee Schedule. Motion seconded by Councilwoman Bradbery. Tony Voigt with Voigt Associates gave a presentation on Traffic Analysis. Approved unanimously.

14. Consider action to accept the recommendation of the ICDA Board of Directors to authorize the issuance of bonds for repayment of developer advances in the Iowa Colony TIRZ # 2. Mayor moved this item to be the first item on the agenda. Kristin Blomquist with Masterson Advisors presented the Plan of Finance. Councilwoman Bradbery made a motion to approve the Plan of Finance and authorize issuance of up to \$5.5 million in TIRZ debt. Seconded by Councilwoman Cottrell. Approved unanimously.

15. Consider authorizing a remodel of City Hall. Councilwoman Cottrell made a motion to approve the renovations to the City Hall. Motion seconded by Councilman Byrum-Bratsen. The council members stated their thoughts and concerns. Motion Passed with four ayes to one naye. Councilwoman Smajstrla voted against the motion.

**16. *Consent Agenda:***

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

Removed the Master Signage Amendment. No action Taken. Councilwoman Cottrell made a motion to approve the following consent agenda items A-K as presented. Seconded by Councilman Byrum-Bratsen. Approved unanimously.

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

- August 20, 2018 Regular City Council meeting.
- September 10, 2018 Special City Council meeting.

**B. Appoint a representative and one alternate to the HGAC General Assembly.**

**C. Approval and appropriation of approximately \$12,500 for professional survey services associated with the annexation of the Highway 288 ROW and Sterling Lakes (MUD 31)**

**D. Approval of expenditure of \$7500 to pay for software update services for the Police Department, said funds to be fully reimbursed by grant funds.**

**E. Approval of the following plats as recommended by the Planning Commission.**

- Sierra Vista Section 6 – Preliminary Plat
- Sterling Lakes Section 13 - Final Plat
- Sterling Lakes West Section 4- Final Plat
- Sierra Vista Section 5 -Final Plat- Conditional Approval
- Meridiana Section 80A Final Plat
- Meridiana Section 80B Final Plat

**F. Approval/ Acceptance of infrastructure projects as described below.**

- Meridina Section 80A-water and sewer only-approval for one-year maintenance period
- Amend Meridiana Section 74 Storm Drainage and paving-acceptance of facilities into one-year maintenance period.
- Meridiana Section 80A- Storm Drainage and Paving-acceptance of facilities into one-year maintenance period.

G. Approval of a partial master signage plan update for Meridiana. No action on this request.

H. Approval of early platting agreements for Sierra Vista Karsten Blvd. Phase I, Sierra Vista Section 5 and Karsten Blvd. Phase II.

I. Approval of a partial reimbursement #2 of the early plat deposit for Sierra Vista Blvd. Phase 2- August 2018.


J. Approval of a partial reimbursement # 2 of the early plat deposit for Sierra Vista Section 4A-August 2018.

K. Approval of a partial reimbursement #1 of the early plat deposit for Sierra Vista Section 4B-August 2018.

17. Being no further business, Councilwoman Bradbery moved to adjourn at 8:39 P.M. Seconded by Councilwoman Cottrell. Approved unanimously.

APPROVED THIS 15th DAY OF OCTOBER, 2018.

ATTEST:

  
 Kayleen Rosser, City Secretary

  
 Michael Holton, Mayor

