



# CITY OF IOWA COLONY

12003 Iowa Colony Blvd.  
Iowa Colony, Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 15th day of March, 2021, the City Council of the City of Iowa Colony, Texas, held a Work Session at 6:00 P.M. and a Public Meeting at 7:00 P.M. via teleconference/videoconference, there being present and in attendance the following members to wit:

Councilman/Mayor Pro-Tem Chad Wilsey  
Councilwoman Sydney Hargroder  
Councilwoman Robin Bradbery  
Councilwoman Kacy Smajstrla

And Mayor Byrum-Bratsen and Councilwoman Murray being absent, constituting a quorum at which time the following business was transacted.

#### **WORKSESSION- 6:00 P.M.**

1. Mayor Pro-Tem Wilsey called the work session to order at 6:02 P.M.
2. Discussion with City Council regarding City Manager search process. Interim City Manager Ron Cox discussed the City Manager search process with the City Council's input. The staff will go ahead and advertise and tentatively schedule to review candidates at the April 19<sup>th</sup> Council meeting. We plan to schedule interviews in May, and make an offer between May and June.
3. Discussion of Emergency Management practices and procedures. Officer King, Iowa Colony Police Department presented the overview and utilized a powerpoint regarding the Emergency management practices and procedures.
4. Mayor Pro-Tem Wilsey adjourned the work session at 7:07 P.M.

#### **REGULAR MEETING – 7:00 P.M.**

1. Mayor Pro-Tem Wilsey called the meeting to order at 7:12 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. **PUBLIC HEARING**
  - Hold a public hearing on amendments to the Zoning Ordinance for operations of businesses for 24 hours. No comments from the public. The public hearing was closed at 10:20 P.M.

#### 4. Citizens Comments and Presentations.

- Timothy Varlack- spoke to Item No. 11 on the agenda. He is concerned that the fees may not be enough, and suggested it be more, especially the security deposit. He stated that if there is a preferred user group, to hold at least one field for local residential use. He mentioned that 75% of the residents must be residents within the city limits. The person who signs up that has out of town people using them would be assessed based on the person who initially signed up. He stated that Item No. 12 Sterling Lakes North showing 1, 063 homes and those residents must utilize Sterling Lakes, and the road, would be allowed to have access through the gated community. That access is unacceptable to the residents. The plan does not guarantee the amenities would be built. The existing amenities are too tight. The Developer needs to provide a better plan for the traffic and for access to the amenities. What they are providing is not a good option.

#### 5. Mayor's comments or reports.

- Proclamation for Fair Housing Month
- Proclamation for Women's History Month

The City Secretary read the Proclamations.

#### 6. Council comments or reports.

- Mayor Pro-Tem/Councilman Wilsey asked that everyone be kind to the Mayor Pro-Tem in the Mayor's absence.
- Councilwoman Hargroder asked to request flashing lights for the school zones on Iowa Colony and Sterling Lakes to better mark the school zones, if need be, maybe budget for them for next fiscal year. Thanked Jeremy for replacing the basketball nets.
- Councilwoman Bradbery gave no report.
- Councilwoman Smajstrla informed everyone that June 6<sup>th</sup> is a free fishing day. You can go fishing without a fishing license.

#### 7. Staff Reports.

- A. City Manager
- B. City Engineer- Dinh Ho explained the panels and getting them on the TXDOT overpasses and to embed the city logo on the panels.
- C. Police Department
- D. Building Official/Fire Marshal
- E. City Secretary- Kayleen Rosser reported that the city is allotted \$140,000 for CDBG HUD funds. The funds will be used to repave CR 382. Kayleen explained the process regarding the application, surveys, and supporting documentation that is required to be submitted and to qualify the road to be approved.
- F. Senior Accountant
- G. Public Works- Jeremy Franks stated the gates are up on Karsten and that it is closed with information regarding the closure. He also put up the no littering signs on Cedar Rapids Parkway as requested. Councilwoman Smajstrla thanked Jeremy for the roadblocks on CR 81, the reflector tapes, and the no littering signage. Councilwoman Hargroder asked if Chief Bell had keys to the gate on Karsten in the event of an emergency after hours? Yes, Chief Bell does have keys.

8. Consideration and possible action regarding the COVID-19 emergency. No action taken.

9. Consideration and possible action to approve the following items related to the search and job duties of the City Manager.

- City Manager Job Description
- City Manager Job Profile

Councilwoman Hargroder made a motion to approve the following items related to the search and job duties of the City Manager including the Job Description and Job Profile. Seconded by Councilwoman Bradbery. Approved unanimously with four ayes.

10. Consideration and possible action to authorize filling budgeted but frozen positions in FY 20-21 budget. Councilwoman Bradbery moved to authorize filling budgeted by frozen positions in the FY 20-21 budget. Seconded by Councilwoman Hargroder. Approved unanimously with four ayes.

11. Consideration and possible action to approve an ordinance on first reading to amend park rules and regulations and amend fees.

- Ordinance amending the park and field usage regulations. Councilwoman Hargroder made a motion to approve the ordinance with amendments and proposed edits and changes. Seconded by Councilwoman Bradbery. Approved unanimously with four ayes.
- Ordinance amending the fee schedule for park and field usage. Councilwoman Bradbery made a motion to approve an ordinance to amend the fee schedule adding for single user groups to include users within the City Limits and the ETJ. Seconded by Councilwoman Hargroder. Approved unanimously with four ayes.

12. Consideration and possible action to approve an ordinance on first reading to amend the Sterling Lakes North Plan of Development as recommended by the Planning and Zoning Commission. Councilwoman Hargroder made a motion to approve the Resolution as recommended by Planning and Zoning and Staff with amendments to include; Agree with P&Z, change point No. 5, require a water feature (swimming pool or outdoor splash pad), no platting until the issue is resolved. Seconded by Councilwoman Bradbery. After much discussion, Councilwoman Hargroder withdrew her first motion. Councilwoman Hargroder made a new motion to deny the requested amendment to the plan of development due to the lack of a water amenity and inadequate access to the proposed amenity of the Crystal Lagoon, and the lack of adequate access through the subdivision and notified staff of other reasons. Seconded by Councilwoman Bradbery. Approved unanimously that the amendments of the plan of development be denied.

13. Consideration and possible action to approve an ordinance on first and final reading amending the Zoning Ordinance to allow restricting certain commercial operations 24 hours per day. Councilwoman Bradbery made a motion to approve an ordinance on first and final reading amending the Zoning Ordinance to allow restricting certain commercial operations 24 hours per day. Seconded by Councilwoman Hargroder. Approved unanimously with four ayes.

14. Amend Ordinance 2021-08 calling for the election of officers for May 2, 2021 and approving a joint election agreement with Brazoria County to reflect a change in voting places

on first reading. Councilwoman Smajstrla made a motion to approve an amendment to Ordinance 2021-08 calling for the election of officers for May 2, 2021 and approving a joint election agreement with Brazoria County to reflect a change in voting places on first reading. Seconded by Councilwoman Bradbery. Approved unanimously with four ayes.

15. Consideration and possible action to approve an ordinance on first reading adopting the 2018 International Electrical, Mechanical, Building, Residential, Fuel/Gas, Swimming Pool/Spa Codes with amendments. Councilwoman Hargroder moved to approve an ordinance on first reading adopting the 2018 International Electrical, Mechanical, Building, Residential, Fuel/Gas, Swimming Pool/Spa Codes with amendments. Seconded by Councilwoman Smajstrla. Approved unanimously with four ayes.

16. **Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Bradbery moved to approve items on the consent agenda with the plat approval for Meridiana Section 76B Preliminary Plat and Merdiana Section 76A Final Plat to be acted on separately, as well as remove the infrastructure approval for Karsten Blvd Phase IV Water, Drainage, and Paving Facilities-Approval of Facilities into the one-year maintenance period as requested by the City Engineer.

- A. Approval of Minutes of the following meetings.
  - o February 22, 2021 - Regular Meeting
- B. Approval of aerial mosquito spraying agreement for 2021 by Brazoria County.
- C. Approval of the following plats as recommended by the Planning and Zoning Commission.
  - o Meridiana Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat
  - o Meridiana Section 76B Preliminary Plat  
*Councilwoman Bradbery made a motion to approve Meridiana Section 76B Preliminary Plat. Seconded by Councilwoman Hargroder. Approved unanimously with four ayes.*
  - o Meridiana Section 76A Final Plat  
*Councilwoman Bradbery made amotion to approve Meridiana Section 76A Final Plat. Seconded by Councilwoman Hargroder. Approved unanimously with four ayes.*
  - o Crystal View Drive Phase 3 Street Dedication Final Plat
- D. Approve the following Infrastructure Approvals/Acceptances
  - o Karsten Blvd Phase IV Water, Drainage, and Paving Facilities-Approval of Facilities into the one-year maintenance period. *Removed from Agenda as requested by City Engineer. No action taken.*

#### **EXECUTIVE SESSION- 10:40 P.M.**

Executive Session in accordance with 551.071, 551.072, and 551.074 Texas Gov't Code to deliberate on the following:

- Sale of property to MUD 31
- Purchase of ROW for road project
- Appointment of Acting City Manager in absence of City Manager

**RETURN TO OPEN SESSION- 10:47 P.M.**

17. Consideration and possible action regarding the sale of property to MUD 31. No action taken.

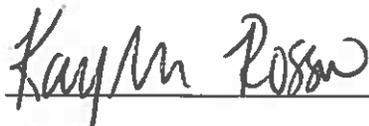
18. Consideration and possible action to authorize staff to make an offer for right of way acquisition for the expansion of Davenport. Councilwoman Hargroder made a motion to authorize staff to make an offer for right of way acquisition for the expansion of Davenport. Seconded by Councilwoman Smajstrla. Approved unanimously with four ayes.

19. Consideration and possible action to appoint an Acting City Manager in the absence of the City Manager. Councilwoman Hargroder made a motion to appoint Chief Bell as Acting City Manager in the absence of the City Manager. Seconded by Councilwoman Bradbery. Approved unanimously with four ayes.

20. Councilwoman Smajstrla made a motion to adjourn. Seconded by Councilwoman Hargroder. Meeting was adjourned at 10:53 P.M.

APPROVED THIS 19<sup>th</sup> DAY OF APRIL, 2021.

ATTEST:

  
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Kayleen Rosser, City Secretary

  
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Michael Byrum-Bratsen, Mayor

