



CITY OF IOWA COLONY

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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 21st day of June, 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. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilwoman Sydney Hargroder
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Young
Councilman Wil Kennedy
Councilman Chad Wilsey

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

WORKSESSION- 6:00 P.M.

1. Mayor Michael Byrum-Bratsen called the work session to order at 6:15 P.M.
2. Discussion of proposed rules of procedure. Ron Cox and Council discussed the section of the proposed rules of procedure pertaining to posting events on the city's website and social media page.
3. Discussion of draft water and wastewater master plan and impact fees. Dinh Ho, Consultant City Engineer presented the water and wastewater master plan and impact fees.
4. The work session was adjourned at 7:06 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen 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 amending the Unified Development Code on regulations and procedures for the City Council, Building Code Board of Adjustments and Appeals, Zoning Board of Adjustments, Planning and Zoning Commission, and other boards and commissions. The public hearing was a continuation from last month's meeting and remained opened.

4. Citizens Comments and Presentations. There is an email attachment from a resident.

"An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with the 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."

5. Mayor's comments or reports. Mayor Byrum-Bratsen introduced the new City Manager, Mr. Robert Hemminger and stated that he will be starting on July 20th. Mayor Byrum-Bratsen suggested a changeable message sign for announcements.

6. Council comments or reports.

- Councilwoman Hargroder stated that she was honored to attend the Juneteenth event. She would like to see the city sponsor this event next year.
- Councilwoman Murray stated that she appreciates all those in attendance at the Council meeting. She went to Austin for a seminar and a lot of things are changing that will be affecting our city. She attended the Juneteenth holiday celebration. She also looks forward to working with the new City Manager.
- Councilwoman Greene-Young thanked all of those in attendance at the Memorial Day Ceremony. She also attended the Juneteenth celebration. She looks forward to working with the new City Manager.
- Councilman Kennedy thanked Mr. Robert as the first full time City Manager. Acknowledged Mr. Ron Cox for his service. He thanked Marquette for the Memorial Day Ceremony and mentioned the Juneteenth celebration. He raised a concern about the right turn lane at Sterling Lakes not being a dedicated right turn lane. Concerned about the limited internet service in Meridiana as they grow. He feels developers should put more emphasis on that.
- Councilman Wilsey thanked Ron for the candidates in the City Manager search. He welcomed Mr. Robert. He thanked all the police for attending the events.

7. Staff Reports.

- A. City Manager- Ron mentioned two special City Council meetings. June 21st for a few items that were left off the regular meeting agenda and June 28th for the required NIMS training for elected officials.
- B. City Engineer- mentioned putting a notification of change in lane use at Merdiana and Sterling Lakes.
- C. Police Department- Chief Bell introduced new officers; Officer Gibbens and Officer Scherer.
- D. Building Official/Fire Marshal
- E. City Secretary- Monica Suarez, Municipal Court Administrator introduced new Deputy Court Clerk, Teresa Peralas.
- F. Senior Accountant- Councilman Kennedy asked about credit card fees on the P&L report. Senior Accountant, Sandra Castro responded to Councilman Kennedy's question.
- G. Public Works

8. Consideration and possible action to approve an ordinance consenting to the creation of a Brazoria County Municipal Utility District No. 87 with conditions and authorizing the Mayor to sign a letter agreeing to the creation subject to the conditions. Representatives of DR Horton gave a presentation and overview of the development. They stated that the development is in compliance with the thoroughfare plan, it's designed to be transferred into the city, will have interconnects, to be built as part of the Caldwell Ranch on SH 521, proposing 60ft lot sizes.

Councilmembers expressed concerns and asked developers questions regarding the MUD, infrastructure, traffic, drainage, and school districts. No action taken. This item was deferred to the special meeting on June 24th at 6:00 P.M.

9. Consideration and possible action to approve with conditions for receipt of funds awarded through the American Rescue Plan Act of 2021. Councilwoman Hargroder moved to approve with conditions for receipt of funds awarded through the American Rescue Plan Act of 2021. Seconded by Councilwoman Murray. Approved unanimously.

10. Consideration and possible action to approve a proposal from TLC Engineering and from Crowder Gulf, LLC in response to requests for proposals for debris monitoring and debris collection for emergency management purposes. Councilwoman Hargroder moved to approve a proposal from TLC Engineering and from Crowder Gulf, LLC in response to requests for proposals for debris monitoring and debris collection for emergency management purposes. Seconded by Councilwoman Murray. Approved unanimously.

11. Consideration and possible action to instruct City staff to prepare service plans and/or service agreements for the annexation of:

- a. Ames Boulevard north of Meridiana Parkway;
- b. the southern half of Meridiana Parkway from Highway 288 to the west end of Sterling Lakes West;
- c. the City public safety site generally located at the southwest corner of Meridiana Parkway and Karsten Boulevard;
- d. The ESD No. 3 public safety site adjoining the west side of the City public safety site described above; and
- e. Bell Sanchez Elementary School.

Councilwoman Murray made a motion to instruct City staff to prepare service plans and/or service agreements for the annexation of:

- a. Ames Boulevard north of Meridiana Parkway;
- b. the southern half of Meridiana Parkway from Highway 288 to the west end of Sterling Lakes West;
- c. the City public safety site generally located at the southwest corner of Meridiana Parkway and Karsten Boulevard;
- d. The ESD No. 3 public safety site adjoining the west side of the City public safety site described above; and
- e. Bell Sanchez Elementary School.

Seconded by Councilwoman Greene-Young. Approved unanimously.

12. Consideration and possible action to set public hearings on annexation of the following property:

- a. Ames Boulevard north of Meridiana Parkway;
- b. the southern half of Meridiana Parkway from Highway 288 to the west end of Sterling Lakes West;
- c. the City public safety site generally located at the southwest corner of Meridiana Parkway and Karsten Boulevard;

- d. The ESD No. 3 public safety site adjoining the west side of the City public safety site described above; and
- e. Bell Sanchez Elementary School.

Councilman Kennedy made a motion to set the public hearing for July 19th regular council meeting at 7:00 P.M. and authorize the City Manager to adjust the date should that become necessary. Seconded by Councilman Wilsey. Approved unanimously.

13. Consideration and possible action to approve an ordinance on first reading amending the Employee Handbook. Councilwoman Greene-Young moved to approved the ordinance amending the employee handbook but leave the Election Day Holiday on the list of holidays. Seconded by Councilman Wilsey. Approved unanimously.

14. Consideration and possible action approve an ordinance on first reading amending the Parks Rules and Regulations. Councilwoman Hargroder moved to approve an ordinance on first reading amending the Parks Rules and Regulations. Seconded by Councilwoman Murray. Approved unanimously.

15. Consideration and possible action to authorize Adico, LLC, to prepare a water and sewer impact fee study. Councilman Wilsey made a motion to authorize Adico, LLC, to prepare a water and sewer impact fee study. Seconded by Councilwoman Hargroder. Approved unanimously.

16. **Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilman Kennedy moved to approve all consent items except item B . Seconded by Councilman Wilsey. Approved unanimously.

A. Approval of minutes of the following meetings.

- o May 17, 2021 - Regular Meeting
- o July 16, 2021- Special Meeting

B. Approval of the following plats as recommended by the Planning and Zoning Commission.

- o Meridiana Commercial Reserve No. 2 Preliminary Plat
- o Meridiana Pursley Boulevard Phase 6A Preliminary Plat
- o Meridiana Detention Reserve P Preliminary Plat
- o Meridiana Section 58A Preliminary Plat
- o Sierra Vista West Section 11 Preliminary Plat
- o Sierra Vista West Section 4 Final Plat
- o Sterling Lakes Commercial Reserves Preliminary Plat
- o Meridiana General Development Plan

Councilman Wilsey made a motion to approve with the condition that the Sterling Lakes Commercial Reserves Preliminary Plat reflect a name change on the entry road from the service road. Seconded by Councilwoman Greene-Young. Approved unanimously.

C. Approve the following Infrastructure Approvals/Acceptances

- Meridiana Section 68 - Approval of Water Distribution and Sanitary Sewer into One Year Maintenance Period. Meridiana Section 68 - Acceptance of Storm and Paving into One Year Maintenance Period.

D. Approval of an early plat agreement for

- Sierra Vista West Crystal View Drive Phase 3
- Sierra Vista West Section 4

E. Approve an interlocal participation agreement with the Texas Government Purchasing Cooperative Texas Buyboard.

F. Approve a resolution consenting for MUD 55 to annex AISD property into the district.

EXECUTIVE SESSION-8:54 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
- City Manager position
- Iowa Colony Development Authority Board members
- Tax Increment Reinvestment Zone No. 2 Board members

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

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

18. Consider resolution authorizing the acquisition of real property for street and utility uses at or near 3518 Davenport Parkway/Former County Road 64. No action taken.

19. Consider resolution authorizing the acquisition of real property for street and utility uses at or near 3522 Davenport Parkway/Former County Road 64. No action taken.

20. Consideration and possible action to appoint members to the Iowa Colony Development Authority. Councilman Kennedy moved to appoint Sheila Woods to the ICDA/TIRZ board based on input and guidance that a member gave to council. Seconded by Councilman Wilsey. Approved unanimously.

21. Consideration and possible action to appoint members to the Iowa Colony Tax Reinvestment Zone No. 2. Councilman Kennedy moved to appoint Sheila Woods to the ICDA/TIRZ board based on input and guidance that a member gave to council. Seconded by Councilman Wilsey. Approved unanimously.

22. Consideration and possible action on the City Manager Position. No action taken.

23. The meeting was adjourned by a unanimous vote at 10:11 P.M.

APPROVED THIS 19th DAY OF JULY, 2021.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

