



CITY OF IOWA COLONY

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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 19th day of July, 2021, the City Council of the City of Iowa Colony, Texas, held 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 Byrum-Bratsen called the work session to order at 6:02 P.M.
2. Discussion of Proposed Rules of Procedure. Ron Cox presented the proposed rules of procedure including a change to the draft.
3. Discussion of architects work for the public safety building. Scott Brady with Joiner Architects presented a presentation of the public safety building.
4. The work session was adjourned at 6:42 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:00 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.

3. PUBLIC HEARINGS

- 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. Mayor Byrum-Bratsen opned the public hearing at 7:00 P.M. There were no comments from the public. Mayor Byrum-Bratsen closed the public hearing at 7:01 P.M.

- Hold a public hearing on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. Mayor Byrum-Bratsen opened the public hearing at 7:03 P.M. No comments from the public. The public hearing remained open.

4. Citizens Comments and Presentations. There were no comments from the public.

EXECUTIVE SESSION – 7:03 P.M.

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

- City Manager Appointment and contract
- Ron Cox Consulting Agreement

RETURN TO OPEN SESSION- 7:16 P.M.

5. Consideration and possible action to appoint Robert Hemminger as the City Manager and approve the contract with Mr. Robert Hemminger as City Manager. Mayor Byrum-Bratsen made a motion to appoint Robert Hemminger as the City Manager and approve the contract with Mr. Hemminger as the City Manager. Seconded by Councilwoman Murray. Approved unanimously.

6. Consideration and possible action to perform the swearing in ceremony of Mr. Robert Hemminger. Mayor Byrum-Bratsen made a motion for the City Secretary, Kayleen Rosser to perform the swearing in ceremony of Mr. Hemminger. Seconded by Councilwoman Greene-Young. Approved unanimously. Mr. Hemminger was sworn in by the City Secretary, Kayleen Rosser.

7. Consideration and possible action to approve continuing with Ron Cox Consulting as a City Consultant. Councilwoman Murray made a motion to approve continuing with Ron Cox Consulting as a City Consultant. Seconded by Councilman Kennedy. Approved unanimously. Ron Cox thanked Council, Staff, and Consultants and reminisced about his last fifteen years with the City of Iowa Colony.

8. Mayor's comments or reports. Mayor Byrum-Bratsen thanked Ron for all his years of dedication to the city. His time working with Ron has been bittersweet. He is going to miss the Manager/Mayor relationship with Ron. He hopes to continue the relationship with Robert. He is looking forward to working with Robert.

9. Council comments or reports.

- Councilman Wilsey- Congratulated Mr. Hemminger on his appointment as the new City Manager. He thanked Ron Cox. He asked how we could provide reliable internet to the rural area of Iowa Colony.
- Councilman Kennedy- Congratulated Mr. Hemminger. He thanked Ron for the brief amount of time he worked with him. The quantity of time has been brief but the quality of

that time was quite significant. As a city we have challenges and he looks forward to working together on those challenges and opportunities.

- Councilwoman Greene-Young- Welcomed Mr. Hemminger to the city. Thanked Ron. She appreciates that anytime she had questions he always answered them. She announced a save the date for Iowa Colony Family Day in Sterling Lakes on August 21st from 10:00 am to 2:00 pm.
- Councilwoman Murray- Thanked Ron and Robert. Welcomed Mr. Robert and his family to the city. Discussed the option of a grant for broadband throughout the city.
- Councilwoman Hargroder- Welcomed Robert and his family. Thanked Ron by quoting Shakespeare. Also, thanked him for his hard work, honesty, and diligence.

10. Staff Reports.

- A. City Manager
- B. City Engineer
- C. Police Department- Chief Bell thanked Ron for his time working in Iowa Colony
- D. Building Official/Fire Marshal- Thanked Ron
- E. City Secretary- The City Council and Staff will be hosting a recognition dinner for Ron Cox on a later date. Stated that Ron will be missed.
- F. Senior Accountant
- G. Public Works- Thanked Ron for his time.

11. Consideration and possible action to approve Amendment #2 to the Sierra Vista/Sterling Lakes Plan of Development for the Sterling Lakes North section as recommended by the Planning and Zoning Commission. Councilman Wilsey made a motion to approve amendment # 2 to the Sierra Vista/Sterling Lakes Plan of Development for the Sterling Lakes North section as recommended by the Planning and Zoning Commission and with further amendments as stated by Mr. Barnett. Seconded by Councilwoman Hargroder. Approved unanimously.

12. Consideration and possible action to approve contracts with TLC Engineering and Crowder Gulf, LLC for debris monitoring and debris collection for emergency management purposes. Councilwoman Murray made a motion to approve contracts with TLC Engineering and Crowder Gulf, LLC for debris monitoring and debris collection for emergency management purposes. Seconded by Councilman Wilsey. Approved unanimously.

13. Consideration and possible action to select administration/project delivery service providers to complete project implementation for the American Rescue Plan Act funding administered by the Texas Department of Emergency Management, the U.S. Department of Treasury or other Federal and State Agencies. Councilwoman Hargroder moved to approve Grantworks as the service provider to complete project implementation for the American Rescue Plan Act funding administered by the Texas Department of Emergency Management, the U.S. Department of Treasury or other Federal and State Agencies. Seconded by Councilwoman Greene-Young. Approved unanimously.

14. Consideration and possible action to authorize the following regarding the proposed public safety building.

- Authorize Joiner Architects to proceed with schematic design through design development.

- Authorize Adico,LLC to proceed with civil engineering services.

Councilwoman Murray moved to authorize the following regarding the proposed public safety building.

- Authorize Joiner Architects to proceed with schematic design through design development.
- Authorize Adico,LLC to proceed with civil engineering services.

Seconded by Councilwoman Greene-Young. Approved unanimously.

15. Consideration and possible action to adopt the schedule and set public hearings for the adoption of the budget and tax rate. Councilwoman Murray made a motion to adopt the schedule and set the public hearings for the adoption of the budget and tax rate to be Monday, August 16th at 7:00 P.M. to propose not adopt the tax rate, a special meeting on Thursday, September 9th at 6:00 P.M. to hold the public hearing on the budget, and Monday, September 20th at 7:00 P.M. Council Meeting to adopt the tax rate and authorize the City Manager to amend the schedule if necessary. Seconded by Councilwoman Greene-Young. Approved unanimously.

16. Consideration and possible action to adopt an ordinance on first reading approving the plan of financing and authorizing the Iowa Colony Development Authority to issue its Series 2021 Bonds in an amount not to exceed \$8 million. Councilwoman Hargroder made a motion to adopt an ordinance on first reading approving the plan of financing and authorizing the Iowa Colony Development Authority to issue its Series 2021 Bonds in an amount not to exceed \$8 million. Seconded by Councilman Kennedy. Approved unanimously.

17. Consideration and possible action to approve an Ordinance on first reading adopting the Rules of Procedure including the social media policy, website policy, and code of conduct. Councilwoman Hargroder moved to approve an Ordinance on first reading adopting the Rules of Procedure including the social media policy, website policy, and code of conduct. Seconded by Councilman Wilsey. Approved unanimously.

18. Consideration and possible action to approve an Ordinance on first reading repealing Ordinance No. 2002-08 establishing standards for pumping mechanisms for detention facilities and amending the Design Criteria Manual to cover the same. Councilwoman Hargroder made a motion to approve an ordinance on first reading repealing Ordinance No. 2002-08 establishing standards for pumping mechanisms for detention facilities and amending the Design Criteria Manual to cover the same. Seconded by Councilwoman Murray. Approved unanimously.

19. Consideration and possible action to adopt an ordinance on first reading to erect four-way stop signs at the intersection of Meridiana Parkway and Observation Way. Councilwoman Greene-Young made a motion to adopt an ordinance on first reading to erect four-way stop signs at the intersection of Meridiana Parkway and Observation Way. Seconded by Councilwoman Hargroder. Approved unanimously.

20. **Consent Agenda for Ordinances** - Adopt Ordinances on second and final reading.

- A. Consideration and possible action to approve an ordinance on second and final reading amending the Employee Handbook.

- B. Consideration and possible action to approve an ordinance on second and final reading amending the parks rules and regulations.

Councilwoman Murray made a motion to approve consent agenda ordinance A and B as listed on second and final reading. Seconded by Councilman Wilsey. Approved unanimously.

21. Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Murray made a motion to accept all consent agenda items and to vote on item F separately. Seconded by Councilwoman Greene-Young. Approved unanimously.

- A. Approval of minutes of the following meetings.

- June 21, 2021 - Regular Meeting
- June 24, 2021- Special Meeting
- June 28, 2021- Special Meeting

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

- Meridiana Section 57 Preliminary Plat

- C. Approve the following Infrastructure Approvals/Acceptances

- Meridiana Parkway Phase IV water, sanitary, drainage, and paving facilities-Final approval of infrastructure improvements
- Sierra Vista West Section 6-water, sanitary, drainage, and paving facilities-Approval into one-year maintenance period.

- D. Approval of an early plat agreement for Sierra Vista West Section 5.

- E. Approve the following early plat releases and return of escrow funds

- Sierra Vista West Section 4
- Sierra Vista West Section 6
- Crystal View Drive Phase 3

- F. Approve the waiver of permit fees for the Iowa Colony Volunteer Fire Department construction project. Councilman Wilsey made a motion to approve item F as presented. Seconded by Councilman Kennedy. Approved with five ayes. Councilwoman Hargroder abstained from the vote due to a conflict of interest.

- G. Approve the quarterly investment report.

- H. Approve a resolution adding and removing authorized signatures for the following

- First State Bank of Manvel, First National Bank of Alvin, and Texas Advantage-Remove Ronald Cox and add Robert Hemminger.

EXECUTIVE SESSION- 8:43 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 Davenport Road construction project
- Parks and Recreation Board Positions

RETURN TO OPEN SESSION- 9:20 P.M.

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

23. Consider passing the following motion by a record vote to use eminent domain to condemn property: "I move that the City of Iowa Colony, Texas authorize the use of the power of eminent domain to acquire certain property at 3518 Davenport Parkway, Iowa Colony, Texas, as more fully described in the written resolution on this action, for the public use and purpose of streets, drainage, and utilities, and that the City adopt the resolution on this action as presented.

Councilwoman Hargroder made a motion to use eminent domain to condemn property: "I move that the City of Iowa Colony, Texas authorize the use of the power of eminent domain to acquire certain property at 3518 Davenport Parkway, Iowa Colony, Texas, as more fully described in the written resolution on this action, for the public use and purpose of streets, drainage, and utilities, and that the City adopt the resolution on this action as presented. Seconded by Councilwoman Greene-Young. The City Secretary took a roll call vote. Councilwoman Hargroder voted aye; Councilwoman Murray voted aye; Mayor Byrum-Bratsen voted aye; Councilwoman Greene-Young voted aye; Councilman Kennedy voted aye; and Councilman Wilsey voted aye.

Approved unanimously by a record vote.

24. Consider passing the following motion by a record vote to use eminent domain to condemn property: "I move that the City of Iowa Colony, Texas authorize the use of the power of eminent domain to acquire certain property at 3522 Davenport Parkway, Iowa Colony, Texas, as more fully described in the written resolution on this action, for the public use and purpose of streets, drainage, and utilities, and that the City adopt the resolution on this action as presented.

Councilwoman Greene-Young moved to use eminent domain to condemn property: "I move that the City of Iowa Colony, Texas authorize the use of the power of eminent domain to acquire certain property at 3522 Davenport Parkway, Iowa Colony, Texas, as more fully described in the written resolution on this action, for the public use and purpose of streets, drainage, and utilities, and that the City adopt the resolution on this action as presented. Seconded by Councilman Wilsey. The City Secretary took a roll call vote. Councilwoman Hargroder voted aye; Councilwoman Murray voted aye; Mayor Byrum-Bratsen voted aye; Councilwoman Greene-Young voted aye; Councilman Kennedy voted aye; and Councilman Wilsey voted aye.

Approved unanimously by a record vote.

25. Consideration and possible action to appoint members to the parks and recreation board.

Councilwoman Hargroder made a motion to appoint Eva Aguillon and Al Villarreal to the parks and recreation board. Seconded by Councilwoman Greene-Young. Approved unanimously.

26. Consideration and possible action to approve a resolution naming the future Municipal Government Center. Councilwoman Murray made a motion to approve a resolution naming the

future Municipal Government Center after Ronald E. Cox. Seconded by Councilman Wilsey. Approved unanimously.

27. Councilwoman Murray made a motion to adjourn. Seconded by Councilwoman Greene-Young. Approved unanimously. The meeting was adjourned at 9:30 P.M.

APPROVED THIS 16th DAY OF AUGUST, 2021.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

