



CITY OF IOWA COLONY

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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 16th day of August, 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 worksession to order at 6:00 P.M.
2. Presentation and discussion on the 2021-22 FY budget process, tax rate, and expenditure plan. City Manager, Robert Hemminger presented a powerpoint regarding the the 2021-22 FY budget process, tax rate, and expenditure plan.
3. Discussion on the Employee Personnel Policies and Procedures Handbook. City Manager, Robert Hemminger explained the change/addition to the Employee Personnel Policy Handbook.
4. Discussion on the 2021-22 School Zone locations and times. Chief Bell explained the reasoning behind the ordinance.
5. The worksession was adjourned at 7:33 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:46 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. **PUBLIC HEARINGS**
 - 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. This public hearing was a continuation from the prior meeting. No comments. The public hearing remained open.

4. Citizens Comments and Presentations.

- Brenda Stephens- Stated that the heavy trucks hauling dirt down her road are driving fast. She also asked about the address change and stated that it is affecting deliveries on Pursley.

5. Mayor's comments or reports.

- We are in budget and tax season
- Back in pandemic status with the delta variant
- Emphasized the importance of getting vaccinated
- Robert Hemminger's first meeting as City Manager. Very impressed with his work in the first month. Stated that we definitely hired the right person for the job.

6. Council comments or reports.

- Councilwoman Hargroder was able to represent the city at the TML conference in San Antonio. There was a major motor vehicle accident this morning which caused a lot of the city to be shut down. Thanked staff for all their help with directing traffic today after the accident.
- Councilwoman Murray was appointed to the TML board for small cities. She had a dear friend pass from COVID. Thanked Chief, they had a great talk. Also thanked Robert, Council, and Staff for a great job.
- Councilwoman Greene-Young thanked Jeremy. She met with Jeremy and expressed her concern with the height of the grass on the west side of 288. She spoke to Commissioner Linder, the Pipeline Company, and Sterling Lakes POA. She would like the entities to work together. Praised Chief Bell and his officers for the great job they do and mentioned a resident that praised Chief Bell. Thanked Land Tejas and Sterling Lakes POA for approving holding the family fun day event on Saturday, August 21st from 10 am to 2 pm.
- Councilman Kennedy asked what influence we have as a community to increase the cell phone towers here in Iowa Colony. He had previously shared with a few members of Council as one of the constituents had shared with him as he was not aware of the opt out option on the current mud bills. This pertains to the ICVFD. Asked to put more communication out regarding this option on the bill. As a member of the PTO of Caffey Junior High he wanted to give thanks to Land Tejas and Meridiana for their support and the Caffey Junior High PTO for financial support and media and marketing time. It is much appreciated. Thanked Mr. Robert for taking time to meet with him one on one to share visions and thoughts of the future of the community.
- Councilman Wilsey discussed internet options in Iowa Colony stating that there is a T-Mobile tower over by old ski lake that offers 5G with unlimited data and there is a router you can order from them to be delivered to your house. He is waiting to get the router at his house to try out the service. He will report back next month and let us know his thoughts on the service.

7. Staff Reports.

- A. City Manager mentioned the letter he sent to the City of Alvin regarding the 100ft strip. He quoted Jeremiah 29:11 and stated that Iowa Colony has a great future and big plans.
- B. City Engineer stated they will start drilling piers tomorrow for the traffic signals on the west side of Meridiana Parkway.
- C. Police Department appreciates the ICSVFD with the help on the traffic resulting from the crash earlier that today.
- D. Building Official/Fire Marshal
- E. City Secretary
- F. Senior Accountant- Mayor Byrum-Bratsen thanked Sandra for working on finding the accounting software.
- G. Public Works

Fire Department reported they have taken 150 calls this year, including 3 fatalities, 5 life flight assists with Manvel EMS, and a dryer, kitchen, and house fire. Both engines now have the jaws of life on them. One set was purchased by the BC ESD at the cost of \$35,000.00 and with the ICSVFD donations on the MUD bills they were able to fund an additional \$30,000.00 for another set.

8. Consideration and possible action on Resolution on Sierra Vista/Sterling Lakes Plan of Development-Amendment No. 3. Councilman Wilsey made a motion to approve the Resolution regarding the Sierra Vista/Sterling Lakes Amendment No. 3. No second causing the motion to fail. No further action was taken.

9. Consideration and possible action to approve a contract with Grantworks as the administration provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury or other Federal or State Agency. No action was taken.

10. Consideration and possible action to adopt an ordinance amending the Personnel Handbook authorizing eligible employees to receive a COVID vaccination benefit equal to sixteen hours of vacation accrual, and to henceforth authorize the City Manager, to the extent authorized by the City Charter, to manage and amend the Personnel Handbook with notification provided to City Council. Councilman Kennedy made a motion to adopt an ordinance amending the Personnel Handbook authorizing eligible employees to receive a COVID vaccination benefit equal to sixteen hours of vacation accrual, and to henceforth authorize the City Manager, to the extent authorized by the City Charter, to manage and amend the Personnel Handbook with notification provided to City Council. Seconded by Councilwoman Greene-Young. Approved unanimously.

11. Consideration and possible action to adopt an ordinance on first reading amending the school zone time throughout Iowa Colony and declaring an emergency allowing the ordinance to become effective immediately. Councilman Kennedy made a motion to adopt an ordinance on first reading amending the school zone time throughout Iowa Colony and declaring an emergency allowing the ordinance to become effective immediately. Seconded by Councilwoman Murray. Approved unanimously.

12. Consideration and possible action regarding the Fiscal Year 21-22 City Budget and Tax Rate.

- Discuss Budget and Tax Rate
- Propose (Not Adopt) a tax rate by record vote. The council may later adopt a tax rate equal to or less than the proposed rate, but not greater.
- Announce dates, times, and places to hold public hearings on budget and tax rate and meetings to adopt them, and authorize the City Manager to revise that schedule if necessary.

Councilwoman Hargroder made a motion to propose a not to exceed rate of .501183. Seconded by Councilwoman Greene-Young. The motion was approved unanimously with a roll call vote. Councilwoman Hargroder voted aye, Councilwoman Murray voted aye, Councilwoman Greene-Young voted aye, Councilman Kennedy voted aye, and Councilman Wilsey voted aye.

Councilwoman Murray made a motion to announce dates, times, and places to hold public hearings on budget and tax rate and meetings to adopt them, and authorize the City Manager to revise that schedule if necessary. The public hearing date for budget is September 9th at 6:00 P.M. in the Iowa Colony City Hall Council Chambers, and the regular scheduled meeting on September 20th at 7:00 P.M. in the Iowa Colony City Hall Council Chambers to hold a public hearing on the tax rate and to adopt a tax rate and budget.

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

- A. Consideration and possible action to adopt an ordinance on second and final 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.
- B. Consideration and possible action to approve an ordinance on second and final reading adopting the Rules of Procedure including the social media policy, Website Policy, and Code of Conduct.
- C. Consideration and possible action to approve an Ordinance on second and final reading repealing Ordinance 2002-08; establishing standards for pumping mechanisms for detention facilities; and amending the Design Criteria Manual to cover same.
- D. Consideration and possible action to adopt an Ordinance on second and final reading to erect four-way stop signs at the intersection of Meridiana Parkway and Observation Way.

Councilman Kennedy made a motion to approve consent agenda ordinance A, B, and C and have D be taken under separate consideration. Seconded by Councilwoman Greene-Young. Approved unanimously.

Councilwoman Hargroder made a motion to adopt an Ordinance on second and final reading to erect four-way stop signs at the intersection of Meridiana Parkway and Observation Way. Seconded by Councilman Kennedy. Councilwoman Murray expressed her concerns. Approved unanimously.

14. Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder moved to approve the following consent agenda items. Seconded by Councilwoman Murray. Approved unanimously.

A. Approval of minutes of the following meetings.

- July 19, 2021 - Regular Meeting

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

- Meridiana Section 58B Preliminary Plat
- Sterling Lakes North Section 1 Preliminary Plat
- Sterling Lakes North Section 2 Preliminary Plat
- Sterling Lakes North Section 3 Preliminary Plat
- Sterling Lakes North Section 4 Preliminary Plat
- Sterling Lakes North Section 5 Preliminary Plat
- Sterling Lakes North Section 6 Preliminary Plat
- Sterling Lakes North Section 7 Preliminary Plat

C. Approve the following Infrastructure Approvals/Acceptances

- Karsten Blvd. North Phase I-Water and Sanitary Facilities-Approval into one-year maintenance period.
- Karsten Blvd. North Phase I- Storm and Paving Facilities- Acceptance into one-year maintenance period.
- Ames Boulevard Phase I – Storm and Paving Facilities- Approval into one-year maintenance period.
- Crystal View Drive Phase III- Water, Sanitary, Storm, and Paving Facilities- Approval into one-year maintenance period.

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

- Sierra Vista West Section 6- Disbursement No. 3 and Final
- Sierra Vista West Section 4- Disbursement No. 2
- Crystal View Drive Phase 3- Disbursement No. 2 and Final
- Sierra Vista West Section 5- Disbursement No. 1

E. Approve resolutions adding and removing authorized signatures for the following

- Texas Advantage- Remove Kacy Smajstrla and Susan Cottrell and add Chad Wilsey, Michael Byrum-Bratsen, and Robert Hemminger.
- Veritex Community Bank- Remove Michael Holton and Susan Cottrell and add Chad Wilsey, Michael Byrum-Bratsen, and Robert Hemminger.

F. Approve a resolution authorizing Grantworks to be the Administrative Service Provider for the American Rescue Plan Act (ARP).

EXECUTIVE SESSION- 8:59 P.M.

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

- Sale of property to MUD 31
- Purchase of property for Davenport Road construction project

RETURN TO OPEN SESSION- 9:12 P.M.

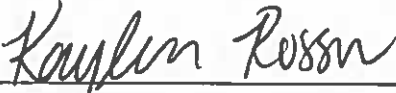
15. Consideration and possible action regarding the sale of property to MUD 31. No action taken.

16. Consideration and possible action regarding acquisition of property for Davenport Road construction project. No action taken.

17. The meeting was adjourned by a unanimous vote at 9:12 P.M.

APPROVED THIS 20th DAY OF SEPTEMBER, 2021.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

