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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 20th day of September, 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  
Councilman Wil Kennedy  
Councilman Chad Wilsey

And Councilwoman Marquette Greene-Young 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 6:16 P.M.
2. Discussion regarding proposed changes to the Unified Development Code. City Manager, Robert Hemminger and Consultant City Engineer, Dinh Ho discussed the proposed changes to the Unified Development Code in Kent Marsh's absence. Once Consultant City Planner, Kent Marsh arrived he briefly stated the proposed changes and answered questions from the City Council.
3. The worksession was adjourned at 6:44 P.M.

**REGULAR MEETING – 7:00 P.M.**

1. Mayor Byrum-Bratsen called the meeting to order at 7:01 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. **PUBLIC HEARINGS**
  - Hold a public hearing on the adoption of the tax rate. Mayor Byrum-Bratsen opened the public hearing at 7:02 P.M. No comments from the public. Mayor Byrum-Bratsen closed the public hearing at 9:02 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. This public hearing was a continuation from the previous meeting on September 9, 2021. No comments regarding the public hearing. The Mayor left the public hearing open.

- Hold the second of two public hearings to consider annexing the following property:  
Annexation Tracts 1 and 2: a segment of the right of way of County Road 56 (Meridiana Parkway) from the west right of way line of State Highway 288 westward to the west line of Sterling Lakes West Subdivision Section 4, less and except the portion thereof already in the city limits of Iowa Colony. Annexation Tract 3: a segment of the right of way of County Road 48 (Ames Boulevard) from the projected south line of Sterling Lakes West Subdivision Section 2 northward to the projected north line of Sterling Lakes Subdivision Section 13, less and except the portion thereof already in the city limits of Iowa Colony. Mayor Byrum-Bratsen opened the public hearing at 7:03 P.M. No public comments were made. The Mayor closed the public hearing at 9:02 P.M.

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

*"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.

- Hospitals are full
- Covid is raging
- Please get vaccinated
- Presented Kent Marsh with a plaque for his time and expertise with city growth. Kent Marsh thanked the Mayor and Council and stated that he has always had a desire for the places he is responsible for to have the best planning as possible. Ron Cox expressed his appreciation to Kent and all his hard work and dedication to the city.

6. Council comments or reports.

- Councilwoman Hargroder hopes everyone made it through the storm. She thanked staff for their quick response during this time.
- Councilwoman Murray thanked Robert, Kayleen, and Wil for reaching out during the time of her family member passing away. She thanked Chief Bell for checking on her after the storm. She thanked Kent for always being so nice to her. She stated that Covid needs to be taken seriously and asked that individuals wear a mask.
- Councilman Kennedy thanked the staff for their quick response to the hurricane. All efforts to stop the spread of Covid are appreciated.
- Councilman Wilsey gave an update on the T-Mobile service as discussed last month. He stated that if you reside in the rural area you may want to look into it as he has been very pleased with the service and signal.

7. Staff Reports.

- A. City Manager stated that the Council has a strategic Planning session coming up at the end of October. He shared his condolences for Councilmember Greene-Young whose nephew passed away unexpectedly.
- B. City Engineer
- C. Police Department
- D. Building Official/Fire Marshal gave an update on the iWork's software stating that we are planning on going live October 1<sup>st</sup>.

- E. City Secretary informed everyone that there are certain sections in Meridiana that are in the city limits of Manvel and have a Manvel address but the zip code shows Rosharon. This is due to the fact that the Rosharon post office will be servicing these sections in Meridiana. The sections this affects are 39A, 39B, 43, 44, 45, 46, 47, 48, 49, and 50 as well as the JRHS and future recreational center.
- F. Senior Accountant provided an update on the new financial fundview software.
- G. Public Works In addition to the report Ruth Road has been paved.

8. Consideration and possible action to approve an ordinance adopting the FY 21-22 City Budget by a roll call vote. Councilman Wilsey moved to approve an ordinance adopting the FY 21-22 City Budget by a roll call vote. Seconded by Councilman Kennedy. Approved unanimously with by a roll call vote of all five present members. Councilwoman Hargroder voted aye, Councilwoman Murray voted aye, Mayor Byrum-Bratsen voted aye, Councilman Kennedy voted aye, and Councilman Wilsey voted aye. Councilwoman Greene-Young was absent.

Take a separate vote to ratify the tax increase reflected in the budget, by a roll call vote. Councilman Wilsey made a motion to ratify the tax increase reflected in the budget, by a roll call vote. Seconded by Councilman Kennedy. Approved with four ayes and one nae by a roll call vote and with one councilmember absent. Councilwoman Hargroder voted aye, Councilwoman Murray voted nae, Mayor Byrum-Bratsen voted aye, Councilman Kennedy voted aye, and Councilman Wilsey voted aye. Councilwoman Greene-Young was absent.

9. Consideration and possible action to approve an ordinance setting the tax rate for the 21-22 fiscal year by a roll call vote. Councilman Wilsey made a motion to approve an ordinance setting the tax rate for the 21-22 fiscal year by a roll call vote. Seconded by Councilwoman Hargroder. Approved with four ayes and one nae by a roll call vote and with one councilmember absent. Councilwoman Hargroder voted aye, Councilwoman Murray voted nae, Mayor Byrum-Bratsen voted aye, Councilman Kennedy voted aye, and Councilman Wilsey voted aye. Councilwoman Greene-Young was absent.

10. 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. Councilwoman Hargroder made a motion 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 with the addendum provided in the Council packet. Seconded by Councilman Wilsey. Approved unanimously with five ayes.

11. Consideration and possible action to approve a contract with Bickerstaff, Heath, Delgado, Acosta LLP to perform the City's districting process. Councilman Kennedy made a motion to approve the contract with Bickerstaff, Heath, Delgado, Acosta LLP to perform the City's districting process. Seconded by Councilwoman Hargroder. Approved unanimously with five ayes.

12. Consideration and possible action to authorize staff to issue request for qualifications (RFQ) for firm's interested in providing updates to the City's Unified Development Code (UDC). Councilwoman Hargroder made a motion to authorize staff to issue request for qualifications (RFQ) for firm's interested in providing updates to the City's Unified Development Code (UDC). Seconded by Councilwoman Murray. Approved unanimously with five ayes.

13. Consideration and possible action to amend Ordinance No. 2008-4 regarding soliciting. No action taken.

14. Consideration and possible action to approve Meridiana Section 76B Final Plat. Item deferred until executive session. After returning from executive session Mayor and Council came back to the item. Councilman Kennedy made a motion to approve Meridiana Section 76B Final Plat. Seconded by Councilman Wilsey. Approved with three ayes against two naes. Mayor Byrum -Bratsen and Councilwoman Hargroder voted against the motion. Councilwoman Greene-Young was absent.

15. Consideration and possible action on the first of two readings of ordinance on the City's investment policy. Councilwoman Hargroder moved to approve the ordinance on the City's investment policy on the first of two readings. Seconded by Councilwoman Murray. Approved unanimously with five ayes.

**16. 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 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.
- B. Consideration and possible action to adopt an ordinance on second and final reading amending the school zone time throughout Iowa Colony and declaring an emergency allowing the ordinance to become effective immediately.

Councilwoman Murray made a motion to approve the consent agenda for Ordinances including A and B. Seconded by Councilman Kennedy. Approved unanimously with five ayes.

**17. Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Murray made a motion to accept the consent agenda items as presented. Seconded by Councilman Wilsey. Approved unanimously with five ayes.

- A. Approval of minutes of the following meetings.
  - o August 16, 2021 - Regular Meeting
  - o August 24, 2021- Special Meeting
  - o September 9, 2021- Special Meeting
- B. Approval of the following plats as recommended by the Planning and Zoning Commission.
  - o Meridiana Commercial Reserves No. 2 Final Plat.

- Sterling Lakes North Sterling Lakes Drive Street Dedication Final Plat, one -year extension of final plat approval and construction plan approval.
- C. Approve the following Infrastructure Approvals/Acceptances
  - Sierra Vista Section 5 Water, Sanitary, Drainage, and Paving Facilities: Final Approval of Facilities.
- D. Approve the following early plat releases and return of escrow funds.
  - Sierra Vista West Section 4
  - Sierra Vista West Section 5
- E. Approve an engagement letter with Whitley Penn for auditing services.
- F. Approval of the 2020 annual TIRZ audit report.
- G. Authorize the investment of city funds.
- H. Approve a Resolution adopting the ICMA-RC deferred compensation.

#### **EXECUTIVE SESSION- 7:49 P.M.**

Executive Session in accordance with 551.071, 551.072, 551.074, and 551.087 Texas Gov't Code to deliberate on the following:

- Sale of property to MUD 31
- Purchase of property for Davenport Road construction project
- Nominations for the BCAD Board of Directors
- HGAC General Assembly Representative and Alternate
- Economic Development Update
- Commercial or financial information on proposed real estate development
- Consultation with Attorney on limited legal aspects of agreements with MUDs.

#### **RETURN TO OPEN SESSION- 8:49 P.M.**

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

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

20. Consideration and possible action to nominate candidates for the Brazoria County Appraisal District Board of Directors. Councilman Wilsey made a motion to nominate Councilman Wil Kennedy and Councilwoman Arnetta Murray as candidates for the Brazoria County Appraisal District Board of Directors. Seconded by Councilwoman Hargroder. Approved unanimously with five ayes.

21. Consideration and possible action to designate a Representative and Alternate for the 2022 HGAC General Assembly. Councilwoman Murray made a motion to designate Councilwoman Sydney Hargroder as the Representative and Councilman Wil Kennedy as the Alternate for the 2022 HGAC General Assembly. Seconded by Councilman Wilsey. Approved unanimously with five ayes.

22. The meeting was adjourned by a unanimous vote at 9:02 P.M.

APPROVED THIS 18<sup>th</sup> DAY OF OCTOBER, 2021.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

