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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 15th day of November, 2021, the City Council of the City of Iowa Colony, Texas, held a Worksession at 5:45 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 (Only present for work session)  
Councilwoman Sydney Hargroder  
Councilwoman Arnetta Murray  
Councilwoman Marquette Greene-Young  
Councilman Wil Kennedy  
Councilman/Mayor Pro-Tem Chad Wilsey

And Mayor Byrum-Bratsen being absent only during the meeting, constituting a quorum at which time the following business was transacted.

**WORKSESSION- 5:45 P.M.**

1. Mayor Pro-Tem Wilsey called the worksession to order at 5:47 P.M.
2. Discussion on Constitutional Carry Laws. Officer Staff presented the new Constitutional Carry Laws.
3. Discussion on Iworks Implementation (with demonstration). Albert and Rachel presented the new Iworks software with a demonstration on the citizens portal.
4. Joint Discussion with the Planning and Zoning Commission on Crystal Lagoon Development Options
  - o Location of Facility
  - o Proposed developments surrounding lagoon
  - o Proposed developments at resort amenity
  - o PUD Amendments anticipated to support development

Stan Winters, with Jones and Carter and Al Brende, CEO of Land Tejas discussed the topics listed above regarding the Crystal Lagoon.

5. The worksession was adjourned at 7:00 P.M.

### **REGULAR MEETING – 7:00 P.M.**

1. Mayor Pro-Tem Wilsey called the meeting to order at 7:07 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.

### **3. PUBLIC HEARING**

- Hold the first of two public hearings to consider annexing the following property: A segment of the right of way of County Road 57 (Cedar Rapids Parkway) from a point approximately 473.37 feet west of the west side of the intersection of County Road 57 with County Road 48 (Ames Boulevard), then eastward along County Road 57 approximately 2,642.2 feet; and a segment of the right of way of County Road 48 from the south side of its intersection with County Road 57, then southward along County Road 48 approximately 1,289.85 feet to the existing Iowa Colony limits.

Mayor Pro-Tem Wilsey opened the public hearing at 7:07 P.M. There were no comments from the public. Mayor Pro-Tem Wilsey closed the public hearing at 8:36 P.M.

### **4. Citizens Comments and Presentations.**

- Douglas Chumley-stated that he sent an email to all City Council members as well as the City Manager regarding a meeting he previously had with the Mayor, Ron Cox, Chief Bell, Councilwoman Murray, and Dinh Ho regarding ordinances passed including Sterling Lakes based on the annexations. His concern is that half the city pays city taxes and he does not feel they receive city services. It was brought to his attention that the services in Sterling Lakes were stopped by the City Engineer. He requested that City Council put something in writing to include whatever the City Attorney recommends to allow public works to maintain Sterling Lakes and Sterling Lakes West. He is also concerned with the overpass between Meridiana and Sterling Lakes. He asked if it's the City's or TXDOT responsibility. He stated that the city met with TXDOT and asked if we can put together a maintenance agreement with TXDOT as other cities have done? He understands what TXDOT's responsibility is. He asked what is the ours as the city?
- Rosie Flores- stated that the dumpsters behind Dilly Donuts and Rosharon Family Dental are being used by people not authorized to be using them and asked if police could patrol more in that area and hopefully deter people from dumping back there.

### **5. Mayor's comments or reports. Mayor Byrum-Bratsen was not present for the meeting.**

### **6. Council comments or reports.**

- Councilwoman Hargroder thanked Councilwoman Greene-Young for the Veteran's Day Celebration. She recognized the Rodeo Queen, Ms. Natalie Flores from Iowa Colony and stated that she looks forward to all the wonderful things Natalie will do in the future.
- Councilwoman Murray is grateful for the comments from Mr. Chumley. She stated that we all know things take time to get done and that the city has many great things going on. She announced that City Hall will be lit up for Christmas. She also congratulated Ms. Natalie Flores.
- Councilwoman Greene-Young thanked the Mayor for the Veteran's Day Program Proclamation. She thanked all the Councilmembers for attending. She congratulated Natalie. She also thanked Chief Bell and Albert for being at the Veteran's Day Program. She is excited about the Christmas decorations at City Hall.
- Councilman Kennedy thanked the citizens. He feels as the city is moving in the right direction. He stated that Councilwoman Greene-Young did a great job putting together the

Veteran's Day Program. He congratulated Natalie and stated that he is looking forward to the winter wonderland at City Hall.

- Councilman Wilsey/ Mayor Pro-Tem requested the possibility of TxDOT maintaining the overpasses.
- 7. Staff Reports.
  - A. City Manager stated that he is glad to be back from vacation. He praised the staff on the hard work they do and how they kept things running smoothly at City Hall while he was away. We are blessed with a wonderful staff.
  - B. City Engineer
  - C. Police Department thanked Robert for the accolades.
  - D. Building Official/Fire Marshal thanked his staff for all their hard work in getting the Iworks program up and going and for all the patience during the last couple weeks which had been difficult.
  - E. City Secretary stated that she had received multiple calls regarding a post on social media providing incorrect information about the impact fees being charged per household to current residents. Robert Hemminger clarified that the fees would be a one-time fee for new development only during the time of permitting for developers.
  - F. Senior Accountant stated that she is working in Fundview and that the reports to the council may look a little different this month due to the new software.
  - G. Public Works

8. Consideration and possible action authorizing the City Manager and Mayor to jointly sponsor an Advanced Funding Agreement with TxDOT. No action taken.

9. Consideration and possible action on an interlocal agreement with Brazoria County for annual road maintenance. Councilwoman Hargroder made a motion to authorize an interlocal agreement with Brazoria County for annual road maintenance. Seconded by Councilwoman Greene-Young. Approved unanimously with five ayes. Mayor Byrum-Bratsen was absent.

10. Consideration and possible action to authorize the staff to issue request for qualifications (RFQ) for firms interested in providing architectural services related to the design of a municipal government center. Councilwoman Hargroder made a motion to authorize the staff to issue request for qualifications (RFQ) for firms interested in providing architectural services related to the design of a municipal government center. Seconded by Councilwoman Murray. Approved unanimously with five ayes.

11. Consideration and possible action to adopt a Resolution casting votes for the board members to the Brazoria County Appraisal District Board of Directors. Councilman Kennedy made a motion to vote ten votes for Arnetta Murray and six votes to Wil Kennedy on the official ballot. Seconded by Councilwoman Greene-Young. Approved unanimously.

12. Consideration and possible action authorizing an agreement with Adico LLC Engineering to provide Engineering and Design Services related to the City's waterline extension project, water system CIP No. 1. Councilwoman Greene-Young made a motion to authorize an agreement with Adico LLC Engineering to provide Engineering and Design Services related to the City's

waterline extension project, water system CIP No. 1. Seconded by Councilman Kennedy. Approved unanimously.

13. Consideration and possible action on an ordinance granting a request for a variance to the transparency requirement in the City's Unified Development Code at 3331 Meridiana Parkway. Councilwoman Hargroder made a motion to approve the variance per staff's recommendation with the additional conditions recommended by the Planning and Zoning Commission including adding a landscape buffer along SH288 feeder and the west side of the building along the drive thru lane. Also, that the variance expires with a change of use of the food/beverage establishment (with drive -thru use) and is reverted back to the UDC guidelines for transparency requirements. Seconded by Councilman Kennedy. Approved unanimously.

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

Councilman Kennedy made a motion to approve the consent agenda for ordinances as presented. Seconded by Councilwoman Hargroder. Approved unanimously.

- A. Consideration and possible action on second and final reading of an ordinance implementing a Hotel Occupancy Tax.
- B. Consideration and possible action on the second and final reading of an ordinance amending certain Council meeting dates and the Rules of Procedure, Social Media Policy, Website Use Policy, and Code of Conduct of the City of Iowa Colony, Texas.

**Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to approve the consent agenda items as presented. Seconded by Councilwoman Greene-Young. Approved unanimously.

- A. Approval of minutes of the following meetings.
  - o October 18, 2021 - Regular Meeting
- B. Approve a Resolution accepting settlement offers in opioid class action lawsuits.
- C. Approval of the following plats as recommended by the Planning and Zoning Commission.
  - o AISD Nichols-Mock Elementary Preliminary Plat
  - o Meridiana Section 57 Final Plat
  - o Sierra Vista West Section 7 Final Plat
- D. Approve the following early plat releases and return of escrow funds.
  - o Sierra Vista West Section 5- Request No. 4
- E. Approval of an early plat agreement for Sierra Vista West Section 7.

**EXECUTIVE SESSION- 8:02 P.M.**

Executive Session in accordance with 551.071 and 551.074 Texas Gov't Code to consult with City Attorney regarding building inspectors.


**RETURN TO OPEN SESSION- 8:36 P.M.**

14. Consideration and possible action on approving an agreement between the City and BBG Consulting for building inspections and other related services. Councilman Kennedy made a motion to authorize an agreement between the City and BBG Consulting for building inspections and other related services. Seconded by Councilwoman Hargroder. Approved unanimously.


15. The meeting was adjourned by a unanimous vote at 8:37 P.M.

APPROVED THIS 20<sup>th</sup> DAY OF DECEMBER, 2021.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

