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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 18th day of May, 2020, the City Council of the City of Iowa Colony, Texas, held a Public Meeting via Videoconference at 7:00 P.M. there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen  
Councilwoman Susan Cottrell  
Councilwoman Arnetta Murray  
Councilwoman Kacy Smajstrla  
Councilman Chad Wilsey

And Councilwoman Robin Bradbery being absent, constituting a quorum at which time the following business was transacted.

**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 HEARING**

- Hold a public hearing for a request for a variance to the Sign Ordinance regarding the height and sign area for a monument sign at 3244 Meridiana Parkway along SH 288. Mayor Byrum-Bratsen opened the public hearing. Mike Kravitz, the architect of record spoke on a point of reason for the monument sign variance. Vernon Wallace was also on the line. Michael Holton stated that once you grant a variance it waters down the ordinance.

4. Citizens Comments and Presentations. Douglas Chumley asked multiple questions in regards to concern about the city and policies. The questions and answers are attached.

"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.

The parking lot for employees is now complete. We will be canceling the contract with contractor for the inside of city hall. We are monitoring Covid 19 cases and will continue to do so. We will discuss extending the Police Department. The next phase of reopening will allow public into city

hall. The food pantry will be coming to the city on Wednesday. We are seeking volunteers. The sign up is online.

6. Council comments or reports.

- Councilwoman Cottrell spoke to Dinh and Rachel in regards to an antique mobile home being brought onto the property on the corner of Davenport and Iowa Colony Blvd. She asked if the city had an ordinance against flood lights being intrusive? Also, thanked Adico for the public works report that was provided to the council.
- Councilwoman Bradbery was absent.
- Councilwoman Smajstrla thanked the Police and First Responders for everything they do and for being on the frontline.
- Councilman Wilsey stated that the city park and ball fields look great.
- Councilwoman Murray thanked Chief Bell for checking on the council. She stated that she is looking forward to having the next council meeting at City Hall.

7. Staff Reports.

- A. City Manager
- B. City Engineer
- C. Police Department
- D. Building Inspector- Jim Sullivan stated that the CVS is expected to have there grand opening on June 4<sup>th</sup>.
- E. City Secretary

8. Consideration and possible action regarding the COVID-19 emergency. Councilwoman Cottrell made motion. Seconded by Councilwoman Murray. Officer King discussed the reimbursement process for the grant to the PD for expenses used during this time. No action taken.

9. Consideration and possible action to approve resolutions appointing consultants for administrative services related to the Community Development Block Grant - Mitigation planning and infrastructure grant programs administered by the Texas General Land Office. Councilwoman Cottrell made a motion to approve the resolutions. Seconded by Councilwoman Murray. Approved unanimously with four ayes. Councilwoman Bradbery was absent.

10. Consideration and possible action to approve resolutions appointing consultants for administrative services and for engineering services related to the following:

- Flood Infrastructure Fund grant program administered by the Texas Water Development Board.

Councilwoman Cottrell moved to approve the resolutions. Councilwoman Smajstrla seconded the motion. Approved unanimously with four ayes.

12. Consideration and possible action to approve an ordinance for the annexation of additional Meridiana properties into the TIRZ 2 boundaries as recommended by the ICDA and TIRZ 2 Boards of Directors. Councilwoman Cottrell moved to approve the ordinance. Councilman Wilsey seconded the motion. Approved with four ayes.

13. Consideration and possible action to approve the issuance of Series 2020 bonds for the Tax Increment Reinvestment Zone No. 2. Councilwoman Cottrell moved to approve the issuance of bonds. Seconded by Councilman Wilsey. Approved with four ayes.

14. Consideration and possible action regarding a request for a variance to the Sign Ordinance for signage for 3244 Meridiana Parkway along SH 288. Councilwoman Cottrell made a motion to deny the variance. Seconded by Councilwoman Smajstrla. Kent Marsh, City Planner spoke to

the variance. The Council denied the variance with three votes. Councilman Wilsey abstained from the vote. Councilwoman Bradbery was absent.

15. Consideration and possible action to approve an ordinance amending the City of Iowa Colony Design Criteria Manual setting standards for traffic signals. Councilwoman Cottrell made a motion to approve the ordinance amending the Design Criteria Manual. Seconded by Councilman Wilsey. Approved with four ayes.

16. **Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Cottrell made a motion to approve the consent agenda items as presented. Councilman Wilsey seconded the motion. Approved unanimously with four ayes.

A. Approval of Minutes of the following meetings.

- April 20, 2020

B. Approval of the following Plats as recommended by the Planning Commission.

- Karsten Boulevard Phase III Street Dedication Final Plat

C. Infrastructure Approval/Acceptances

- BCMUD 55 Meridiana Parkway Phase Two East, Storm Water and Paving Facilities, Acceptance into Three Year Maintenance Period.
- BCMUD 55 Meridiana Parkway Bridge over West Fork Chocolate Bayou Phase II, Acceptance into One Year Maintenance Period.
- BCMUD 55 Iowa Colony Bridge (Bridges over Detention Basin), Acceptance into One Year Maintenance Period.
- Sierra Vista West Section Three Water, Sanitary, Drainage and Paving, Approval into One Year Maintenance Period.
- Sierra Vista Detention Improvements Phase IV, Approval into One Year Maintenance Period.
- BCMUD 55 Wastewater Treatment Plant Expansion to 0.32 MGD, Approval into One Year Maintenance Period.
- BCMUD 55 West Fork of Chocolate Bayou Detention Basin L, Mitigation Basin 6A & 6B and Earthwork, Approval into One Year Maintenance Period.
- BCMUD 55 Meridiana Parkway Phase Two East Water Distribution, Wastewater Collection, Approval into One Year Maintenance Period.
- BCMUD 55 West Fork of Chocolate Bayou Detention Basin N, Detention Basin O, Mitigation Basin 7, Mitigation Basin 8 and Earthwork, Approval into One Year Maintenance Period.
- BCMUD 55 West Fork of Chocolate Bayou Mitigation Expansion Basin No. 1 at Iowa Colony Park Site, Approval into One Year Maintenance Period.

D. Approve Early Plat Releases and Reimbursements as follows:

- Sierra Vista Section West 1, 2 and Crystal View Drive Phase II
- Sierra Vista West Section 3

**EXECUTIVE SESSION- 8:01 P.M.**

Executive Session in accordance with 551.071 and 551.072 Texas Gov't Code to consult with the attorney and to deliberate on land sale and/or acquisition –

- Property next to city hall.
- Sale of land to ESD No. 3.
- Sale of land to MUD 31 (2-acre tract)

Executive Session in accordance with 551.071 and 551.074 Texas Gov't Code to consult with attorney and discuss employment, compensation, dismissal and/or resignation of

- Special Development Attorney and Bond Counsel.
- Iowa Colony Crime Prevention and Control District Board Members

**RETURN TO OPEN SESSION- 8:41 P.M.**

17. Consideration and possible action to approve an engagement letter with Muller Law Group, Joel Cleveland, attorney, as bond counsel and the special development attorney representation. Councilwoman Murray moved to approve subject to honoring the hourly rates of the Jeanne McDonald firm for a period of a year. Seconded by Councilman Wilsey. Approved unanimously with four ayes. Councilwoman Bradbery was absent.

18. Consideration and possible action regarding property adjacent to City Hall. No action taken.

19. Consideration and possible action to appoint members to the Crime Prevention and Control District Board of Directors for two-year terms. Councilwoman Murray moved to appoint Megan Sablijakovic, Daniel Kerr, and Benjamin Pahl with terms expiring in October 2021. Seconded by Councilwoman Cottrell. Approved unanimously with four ayes.

20. Consideration and possible action regarding the sale of a 2-acre tract to Brazoria MUD 31. No action taken.

21. Consideration and possible action regarding the sale of an emergency services site to Brazoria County ESD No. 3. Councilwoman Cottrell moved to approve the documents and the development agreement closing date being June 11, 2020. Seconded by Councilwoman Smajstrla.

22. Councilwoman Cottrell made a motion to adjourn. Seconded by Councilwoman Murray. Approved unanimously with four ayes. Meeting was adjourned at 8:43 P.M.

APPROVED THIS 15<sup>th</sup> DAY OF JUNE, 2020.

ATTEST:

Kayla Rosser

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen

Michael Byrum-Bratsen, Mayor

