



CITY OF IOWA COLONY

12003 Iowa Colony Blvd.
Iowa Colony, Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 15th day of August, 2022, the City Council of the City of Iowa Colony, Texas, held a Work Session at 6:00 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
Councilman McLean Barnett
Councilwoman Marquette Greene-Young
Councilman Wil Kennedy
Councilman Chad Wilsey

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

WORKSESSION- 6:00 P.M.

1. Mayor Pro Tem Wilsey called the work session to order at 6:01 P.M.
2. Citizens Comments and Presentations.

- Carolyn Bowen presented her thoughts on the 50th Birthday Bash. She feels like all the people from the beginning need to be recognized and there needs to be a lot of thought put into this event. She stated that her feelings were hurt that she was not the first person contacted for this.
- Tim Varlack spoke in regards to the fourth item on the agenda. He is a Planning and Zoning Commission member and at the meetings they have pushed for the developers to put their plans into some sort of documentation so it is clear what they are doing and what their plan is. He encourages the Council to push for developers to put their plans in a document form so the community understands what is taking place all around us.

3. Discussion on 50th Birthday Bash and other city events. City Secretary, Kayleen Rosser gave an overview of the 50th Birthday Bash. City Manager, Robert Hemminger asked Council for ideas on themes for future city events. Councilman Wilsey gave input on the birthday bash and stated that he would volunteer his time to help put something together for this. Councilman Barnett agreed with Councilman Wilsey that the legacy residents should be highlighted and showcased. Councilwoman Greene-Young appreciates all the hard work it took to get to this point. In Ms. Bowens email she mentioned that they consider January to be the date of incorporation and we want to make sure that we celebrate and embrace all the hard work that

was put into incorporating. Councilman Kennedy talked to Robert about having an event in Iowa Colony and in learning more about the agenda he doesn't see where the agenda doesn't accommodate the concerns that Ms. Bowen addressed. He sees this as creating a culture of community in Iowa Colony. He is not opposed to having multiple events but we need to find a balance in finding these competing demands and be mindful of the financial times we are living in. He thanked Ms. Bowen for sharing with them.

4. Discussion on Land Tejas/Starwood amenity package and plans. Josh Wadley with Land Tejas presented the Sierra Vista West Amenity package.

5. Discussion on grant applications – Safe Streets & Roads for All / Fitness Court. City Manager, Robert Hemminger presented an overview of the safe streets & roads for all grant opportunity. He also discussed the outdoor fitness court concept with the information that the grant portion was too much for this upcoming budget.

6. Discussion on *For the People* video segment. Councilman Kennedy presented the idea to provide the community with a recap of the Council Meetings by recording a video segment of a Council member and the City Manager giving a summary of the previous council meeting and posting it on social media. He stated this was not his idea but a response to a citizen's request. Mayor Byrum-Bratsen stated he feels like if we are going to do this, it should just be the City Manager providing a summary of what occurred at the meeting.

7. Discussion on update to the FY 22-23 Budget Calendar. Larry Boyd, City Attorney explained the revision to the budget and tax calendar.

8. Discussion on Flock video system. Chief Bell stated that the Flock system is a license plate reader that is used by law enforcement and other entities. Chief introduced Mr. Dale Anzalone to present the flock video system as a video surveillance system that would help with our investigative capabilities.

9. The worksession was adjourned at 6:59 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:09 P.M.

2. Pledge of Allegiance and Texas Pledge were recited.

3. PUBLIC HEARING

- Hold a public hearing on the approval of a crime control plan and budget of the Iowa Colony Crime Control and Prevention District. Mayor Byrum-Bratsen opened the public hearing at 7:10 P.M. There were no comments from the public. Mayor Byrum-Bratsen closed the public hearing at 8:01 P.M.

4. Citizens Comments and Presentations.

- ESD No. 3 to present "Stop the Bleed" Kits- Brazoria County Emergency Services District Chief Welch presented Chief Bell with "Stop the Bleed Kits".
- Fire Chief, Josh Walters stated that with the change in administration at the Fire Department they realized that a lot of people don't know what they do or what they are about. They provided information about the Iowa Colony Volunteer Fire Department and invited everyone to attend a training on Mondays at 7 P.M.
- Carolyn Bowen spoke regarding appraisal district protests and she disagrees with raising the taxes.

EXECUTIVE SESSION- 7:17 P.M.

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

- Limited legal aspects of new public safety center.
- Discussion of hiring full time City Attorney

POST EXECUTIVE SESSION- 7:54 P.M.

5. Mayor's comments or reports. He reported that school starts back this week and please be mindful of the school zones.

6. Council comments or reports.

- Councilman Barnett commented on the school zones and to please be careful. Traffic lights are up and please be careful.
- Councilwoman Greene-Young stated that the traffic lights are up and it took a lot of effort to get them. Thank you to Kayleen and Robert for the Birthday Bash. She thanked Carolyn for educating her on the history of Iowa Colony and mentioned it helps her appreciate it even more.
- Councilman Kennedy prayed aloud. He mentioned that Thursday is the transition day for Alvin ISD. Partners on Patrol where the community will be out offering assurance and letting them know we care. He is looking forward to the birthday bash celebration.
- Councilman Wilsey missed everyone last month as he was absent. Iowa Colony had their first football game last week.

7. Staff Reports.

- Contract City Attorney, Larry Boyd mentioned Iowa Colony has had so much growth and Iowa Colony needs more legal services than he is able to handle and it is time for the City to hire a full time City Attorney.

8. Consideration and possible action to approve a contract with Sterling Structures for construction of the new public safety center. Mayor Byrum - Bratsen made a motion to approve a contract including Amendment No. 1 with Sterling Structures for the construction of the new public safety building. Seconded by Councilman Kennedy. Approved unanimously with five ayes.

9. Consideration and possible action concerning the approval of a crime control plan and budget of the Iowa Colony Crime Control and Prevention District for fiscal year 2023. Councilwoman Greene-Young made a motion to approve the crime control plan and budget of the Iowa Colony Crime Control and Prevention District for fiscal year 2023. Seconded by Councilman Kennedy. Approved unanimously.

10. Consideration and possible action to propose (not adopt) a tax rate by a record vote. Councilman Kennedy made a motion to propose a not to exceed tax rate of \$0.519209 for fiscal year 2022-2023. Seconded by Councilwoman Greene-Young. A roll call vote was taken. Councilman Barnett voted aye. Councilwoman Murray was absent. Mayor Byrum-Bratsen voted

aye. Councilwoman Greene-Young voted aye. Councilman Kennedy voted aye. Councilman Wilsey voted aye. Approved unanimously with five ayes.

11. Consideration and possible action to revise and announce the dates and times of public hearings on budget and tax rate and meetings to adopt them. Councilman Barnett made a motion to revise the budget calendar and hold the public hearing on the proposed budget on Monday, September 12, 2022 at 6:00 P.M. and the public hearing on the proposed tax rate on Monday, September 19, 2022 at 7:00 P.M. both meetings to be held at Iowa Colony City Hall in the Council Chambers and allow the City Manager to adjust this schedule if necessary. Seconded by Councilman Kennedy. Approved unanimously.

12. Consideration and possible action to authorize staff to complete action plan grant application for safe streets and roads for all grant program. Councilman Wilsey made a motion to authorize staff to complete action plan grant application for safe streets and roads for all grant program. Seconded by Councilwoman Greene-Young. Approved unanimously with five ayes.

13. Consideration and possible action on the MOU with Brazoria County for radio system usage. Councilwoman Greene-Young made a motion to approve an interlocal agreement with Brazoria County for radio system usage. Seconded by Councilman Barnett. Approved unanimously.

14. Consideration and possible action on the Flock video system agreement. No action was taken.

15. Consideration and possible action to approve the development agreement with Hines for the 949-acre SH 288 tract including the plan of development. Councilman Kennedy made a motion to approve the development agreement with Hines for the 949-acre SH 288 tract including the plan of development. Seconded by Councilman Wilsey. Approved unanimously.

16. Consideration and possible action to approve a resolution consenting to the creation of Brazoria County Mud No. 92. Councilman Wilsey made a motion to approve a resolution consenting to the creation of Brazoria County Mud No. 92. Seconded by Councilman Barnett. Approved unanimously.

17. Consideration and possible action to approve the utility agreement with Hines and MUD No. 92 for the 949-acre SH 288 tract. Councilman Wilsey made a motion to approve the utility agreement with Hines and MUD No. 92 for the 949-acre SH 288 tract. Seconded by Councilwoman Greene-Young. Approved unanimously.

18. Consideration and possible action on an ordinance authorizing the ICDA to issue bond package not to exceed \$8,000,000. Councilman Barnett made a motion to authorize the ICDA to issue bond package not to exceed \$8,000,000. Seconded by Councilwoman Greene-Young. The City Secretary read the Ordinance caption aloud. Approved unanimously.

19. Consideration and possible action to approve a contract with Masterson Advisors LLC for continuing disclosure services. Councilman Wilsey made a motion to approve a contract with Masterson Advisors LLC for continuing disclosure services. Seconded by Councilman Kennedy. Approved unanimously.

20. Consideration and possible action on a resolution approving Amendment No. 1 to the Development Agreement and Plan of Development for Sierra Vista West. Councilwoman Greene-Young made a motion to approve Amendment No. 1 to the Development Agreement and Plan of Development for Sierra Vista West including the language that if all signatures are not received in two weeks from today by the close of business day the agreement lapses. Seconded by Councilman Barnett. Approved unanimously.

21. Consideration and possible action on a resolution approving Amendment No. 2 to the Development Agreement and Plan of Development for Sterling Lakes/Sierra Vista. Councilwoman Greene-Young made a motion to approve Amendment No. 2 to the Development Agreement and Plan of Development for Sterling Lakes/Sierra Vista including the language that if all signatures are not received in two weeks from today by the close of business day the agreement lapses. Seconded by Councilman Barnett. Approved unanimously.

Consent Agenda-Ordinances

- A. Consideration and possible action to approve an ordinance on second and final reading amending Ordinance No. 2016-10 regarding records management and designating a records management officer. Councilman Kennedy made a motion to approve an ordinance on second and final reading amending Ordinance No. 2016-10 regarding records management and designating a records management officer. Seconded by Councilwoman Greene-Young. The Ordinance caption was read aloud by the City Secretary. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilman Barnett made a motion to approve all consent items as presented. Seconded by Councilman Wilsey. Approved unanimously.

- A. Approval of minutes of the following meetings
 - o July 18, 2022
- B. Approval of the following plats as recommended by the Planning and Zoning Commission.
 - o Sierra Vista West Section 10 Final Plat
 - o Hayes Creek Estates Preliminary Plat
- C. Approval of the quarterly investment report
- D. Approval of the following Infrastructure Approvals/Acceptances
 - o BCMUD 53 Wastewater Treatment Plant Phase 1, Onsite Lift Station and Offsite Lift Station- Approve facilities into One Year Maintenance Period
 - o Sierra Vista West Section 2 – Final Approval of Water, Sanitary, Drainage and Paving Facilities

- Sierra Vista West Section 3 – Final Approval of Water, Sanitary, Drainage and Paving Facilities
- Sierra Vista Section 7 and Crystal View Drive Phase 1 – Final Approval of Water, Sanitary, Drainage and Paving Facilities
- Crystal View Drive Phase II and Ames Boulevard Phase I– Final Approval of Crystal View Drive Phase II Water, Sanitary, Drainage and Paving and Ames Boulevard Phase I Sanitary Sewer Facilities Only.
- Karsten Boulevard Phase IIA – Final Approval of Water, Drainage and Paving Facilities.
- Karsten Boulevard Phase IIB and Phase III- Final Approval of Water, Drainage and Paving Facilities.
- Sierra Vista Section 6 and Tyndall Mist Dr. – Final Approval of Water, Sanitary, Drainage, and Paving Facilities.

E. Approval of an early plat agreement for Sierra Vista West Section 10

22. The meeting was adjourned at 8:41 P.M.

APPROVED THIS 19th DAY OF SEPTEMBER, 2022.

ATTEST:

Kayleen Rosser

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen

Michael Byrum-Bratsen, Mayor

