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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 27th day of June, 2022, the City Council of the City of Iowa Colony, Texas, held a Work session at 5:30 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:

Councilman McLean Barnett
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Young
Councilman Wil Kennedy
Mayor Pro Tem/Councilman Chad Wilsey

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

WORKSESSION- 5:30 P.M.

1. Mayor Pro Tem Chad Wilsey called the work session to order at 5:35 P.M.
2. 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."
3. Discussion on Police Station design. Scott Brady with Joiner Architects presented and overview of the design of the Police Station.
4. Discussion on FY 22/23 City Budget. Robert Hemminger presented a PowerPoint to City Council regarding the FY 22/23 City Budget. Council and staff discussed thoughts and concerns on the budget presentation.
5. Mayor Pro Tem Wilsey adjourned the work session at 6:58 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Pro Tem called the meeting to order at 7:06 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.

EXECUTIVE SESSION- 7:07 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:

- o Enterprise M2E3 Pipeline
- o Appointment of member(s) to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2

- Personnel matters

POST EXECUTIVE SESSION- 7:07 P.M.

3. Consideration and possible action to appoint member(s) to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2. Councilman Barnett made a motion to appoint Mr. Brett Godfrey to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 board of directors. Seconded by Councilwoman Greene-Young. Approved unanimously with five ayes.

PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. Mayor Pro Tem Wilsey opened the public hearing at 7:35 P.M. Brad Sweitzer presented on behalf of the developer, Castlerock Communities. The Council had comments and questions regarding the PUD. Mr. Romel Gaitan; 2807 County Road 63- stated his concerns on the development causing flooding. Mayor Pro Tem Wilsey closed the public hearing at 9:05 P.M.
- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. Mayor Pro Tem Wilsey opened the public hearing at 7:57 P.M. Brad Sweitzer presented on behalf of the developer, Beazer Homes. Mr. John Celis; 2710 County Road 63- stated his concerns on the drainage issues this development will cause and he wants the city to be sure to look at that before the development starts. Mayor Pro Tem closed the public hearing at 9:05 P.M.

4. Citizens Comments and Presentations.

- John Celis; 2710 County Road 63- stated his concern that the trucks going to and from the development will cause damage to County Road 63 and from what he understands County Road 63 is private road.
- Romel Gaitan; 2807 County Road 63- stated his concern that the development will cause damage to County Road 63 which is a private road. He is also concerned with the ditch line and the drainage if this development is approved.
- Brenda Dillon; 4402 Bullard Parkway- She stated she in support of budget increases for City Staff and Police Officers. She wants to make sure the residents with concerns are getting their questions answered and concerns are being addressed by City and County. She wants residents to have a point of contact and we need to help get them this information.
- Cory Duncan; 3426 Delta Drive- He thanked the council for the opportunity to speak to them. He spoke regarding a recent issue with the leadership with the Iowa Colony Volunteer Fire Department.

5. Mayor's comments or reports. Mayor Pro Tem Wilsey mentioned that everyone should go visit Center Court Pizza on Meridiana Parkway as it is now open.

6. Council comments or reports.

- Councilman Kennedy- He acknowledged the residents that spoke during citizen's comments noting that their comments are well received and taken to heart. He prayed aloud. He acknowledged Chief Bell on their training on the alert system and street smarts.
- Councilwoman Greene-Young- Thanked all those who attended the Memorial Day Program. She spoke about the situation in Sterling Lakes and decision by the POA to remove the basketball goals in Sterling Lakes and how it affected the residents. As she is glad, they are back up she feels she needs to share how Land Tejas treats and misleads the residents in the subdivision.
- Councilwoman Murray-Thanked Councilwoman Greene-Young for summing up the Land Tejas issue. She stated that we need to come together as a community and all work together and help one another.
- Councilman Barnett- He stated he agrees with Councilwoman Murray and Councilwoman Greene-Young. He was a POA Board member and was responsible for that decision. The decision was made without the resident's input and at the time they felt this was the right decision. He has resigned as a POA board member. He apologized to the Sterling Lakes residents.

7. Staff Reports.

- City Manager, Robert Hemminger stated that all staff reports were included in the drop box and that if Council had questions, the staff is in attendance to answer. No questions on staff reports from the Council.

8. Consideration and possible action to adopt a resolution accepting the Fourth of July Donations. Councilman Kennedy made a motion to adopt the resolution accepting the Fourth of July Donations. Seconded by Councilwoman Greene-Young. Approved unanimously.

9. Consideration and possible action to approve an ordinance rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. After much discussion, Councilman Kennedy made a motion to approve the ordinance rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. on first and final reading with the following statement added to the ordinance "regardless of any other provision no plat or building permit on the premises shall be approved until the city has approved the drainage" as stated by Larry Boyd. Seconded by Councilwoman Greene-Young. Approved with three ayes. Councilwoman Murray and Councilman Barnett voted against the motion and with Mayor Byrum-Bratsen absent.

10. Consideration and possible action to approve an ordinance rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract,

which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. After discussion, Councilwoman Greene-Young made a motion to approve the ordinance on first and final reading with the amendment as stated by Larry Boyd. Seconded by Councilman Kennedy. Approved with three ayes. Mayor Pro Tem Wilsey, Councilman Kennedy, and Councilwoman Greene-Young voted in favor of the motion. Councilwoman Murray and Councilman Barnett voted against the motion. Mayor Byrum-Bratsen was absent.

11. Consideration and possible action to approve an ordinance on first reading amending ordinances on all types of building permits. Councilwoman Murray made a motion to approve an ordinance on first reading amending ordinances on all types of building permits. Seconded by Councilman Barnett. City Secretary, Kayleen Rosser read the ordinance caption aloud. Approved unanimously.

12. Consideration and possible action on the contract for debris monitoring services. Councilwoman Murray made a motion to approve the contract for debris monitoring services. Seconded by Councilman Kennedy. Approved unanimously.

13. Consideration and possible action to approve a resolution supporting Segment B of the Grand Parkway (SH 99). Councilwoman Greene-Young made a motion to approve a resolution supporting Segment B and C of the Grand Parkway (SH 99). Seconded by Councilwoman Murray. Approved unanimously.

14. Consideration and possible action for a 6-month extension for the Sterling Lakes North Sections 2 through 9 preliminary plats. Councilman Barnett made a motion to reject a 6-month extension for Sterling Lakes North Section 2 through 9 preliminary plats. Seconded by Councilwoman Greene-Young. Approved unanimously.

15. Authorization to allow the city's investment officer to invest the bond proceeds of the certificates of obligation, series 2022, in compliance with the City's Investment Policy and approving Masterson Advisors LLC as investment broker/advisor. Councilman Kennedy made a motion to authorize the city's investment officer to invest the bond proceeds from the certificates of obligation, series 2022, in compliance with the city's investment policy and approving Masterson Advisors, LLC as investment officer/broker. Seconded by Councilwoman Greene-Young. Approved unanimously.

16. Consideration and possible action on a contract and engagement letters with Lloyd Gosselink, Attorneys at Law for natural gas franchise agreement negotiations. Councilwoman Greene-Young made a motion to approve a contract and engagement letters with Lloyd Gosselink, Attorneys at Law for natural gas franchise agreement negotiations. Seconded by Councilwoman Murray. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Murray moved to approve all consent items as presented. Seconded by Councilman Barnett. Approved unanimously.

A. Approval of minutes of the following meetings.

- April 18, 2022- Regular Meeting (Amended Minutes)
- May 16, 2022- Regular Meeting
- May 23, 2022- Special Meeting

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

- Meridiana Section 56 Final Plat
- Iowa Heights Final Plat

C. Approve the following Infrastructure Approvals/Acceptances.

- Meridiana Section 68 Utility Extension-Water Distribution and Wastewater Collection- Approval of Water Distribution and Wastewater Collection into the One-Year Maintenance Period.
- Meridiana Section 57 – Approval of Water Distribution and Wastewater Collection Facilities into the One-Year Maintenance Period.
- Meridiana Section 57 – Acceptance of Storm and Paving Facilities into the One-Year Maintenance Period.
- Meridiana Section 58A - Approval of Water Distribution and Wastewater Collection Facilities into the One-Year Maintenance Period.
- Meridiana Section 58A – Acceptance of Storm and Paving Facilities into the One-Year Maintenance Period.
- Sierra Vista West Section 1 – Final Approval of Water, Sanitary, Storm and Paving Facilities.

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

- Sierra Vista West Section 8 - Disbursement No. 4
- Sierra Vista West Section 9 - Disbursement No. 4
- Meridiana Section 57- Disbursement No. 1 and final
- Meridiana Section 58A - Disbursement No. 1

E. Approval of the TIRZ 2021 annual report.

F. Approve the release of deposits to Baymark Pipeline.

G. Approve the release of deposits to South Texas NGL Pipeline.

17. The meeting was adjourned by a unanimous vote at 9:38 P.M.

APPROVED THIS 18th DAY OF JULY, 2022.

ATTEST:

Kayleen Rosser

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen

Michael Byrum-Bratsen, Mayor

