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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 16th day of May, 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
Councilwoman Sydney Hargroder
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Young
Councilman Wil Kennedy
Mayor Pro Tem/ Councilman Chad Wilsey
Councilman Elect- McLean Barnett

And none being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the work session to order at 6:00 P.M.
2. Discussion on overview of Strategic Planning Session. Ron Cox presented the final report on the Strategic Planning Sessions by the City Council and City Staff.
3. Discussion on proposed KB Homes development. Ryan Hayden with KB Homes presented an overview of the proposed development. Katie Harris and Everett Dio with LJA Engineering mentioned lot size, number of proposed homes, detention ponds and amenities. Katie Sherborne with ABHR, MUD Attorney discussed that KB Homes wants to bring the entire tract into the city and presented a map to show the zoning. City Council had questions regarding the development including impact fees and if they could provide a visual of other locations of KB home developments.
4. Discussion on proposed development on Davenport Parkway. Amber Ferrell Steele presented the proposed development on Davenport Parkway. She is the owner and founder of Timeless Vodka and Zeal Rum. She wants to annex the property into the city limits and change the zoning of the property to put a distillery on it. The distillery would be a modernized metal building. They are not interested in having a bar, a restaurant or anything like that. This would be purely

for production. She plans to hire a master distiller and have them be from this area.

Councilmembers asked why she would not consider a tasting room? Her response was due to the amount of space. Mayor Byrum-Bratsen expressed that he is pro-business and it is great that she wants to do this and have this in the city limits. Councilwoman Hargroder told Mrs. Steele that she is very proud of her. Councilwoman Greene-Young is excited and it is a great opportunity for the city. Mrs. Steele is very excited and looking forward to bringing this business into the city.

5. The work session was adjourned at 6:59 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum- Bratsen called the meeting to order at 7:10 P.M. Mayor Byrum-Bratsen asked for a moment of silence for the ten people killed in the shooting in Buffalo, New York on May 14th.

2. Pledge of Allegiance and Texas Pledge were recited.

3. Citizens Comments and Presentations.

- *Tim Varlack*, 9942 Clear Diamond Drive- He thanked the Council for the opportunity to address them. He sits on the Planning and Zoning Commission and one of the challenges that they face is transparency. One of the developers consistently markets one thing to the community and often times these communities are held captive in developer owned POA's and some of them are in the ETJ so they are unable to come and address the Council. One specific developer continues to promise a lagoon, or several lagoons, or a lazy river. We are not entirely sure but what we do know is that we have had several amendments that we have approved based on that developer delivering a Crystal Lagoon to that community of Sierra Vista, Sierra Vista West and Sterling Lakes. We have a trailer that we have moved the commercial and residential zoning lines for along with several other amendments. We have approved different waivers seeking the lagoon for the Sierra Vista communities. They are still telling homeowners that there is going to be a crystal lagoon. He is asking that the City Council bring this developer to us and have a public meeting so that everyone can finally understand exactly what their plan is.
- *Terry Hayes*, 1111 Hollow Stone Drive- He had a friend moving to Texas from Tennessee and he mentioned Iowa Colony and told them to look into Sierra Vista for a new home. They then visited the Sierra Vista community. His wife asked questions prior to buying the new home and asked for a copy of the deed restrictions if any and they were told by the builder that they could not be provided the information they were asking for unless they purchased the home. He is requesting that City Council look into the transparency for the future home owners.
- *Carmela Cancino*, 3619 Pasteur Lane- Thanked the councilmembers for their service and for all the efforts put into the events held by the city. Thanked Councilwoman Hargroder for teaching her about the city and to care about getting involved. She currently serves on the Parks and Recreation committee. She came from Richwood and was adamant that she wasn't going to get involved, but thanks to Councilwoman Hargroder she did.
- District Boundaries Commission Chairman, Douglas Chumley presented the adopted District Boundaries Map. He informed the public that the boundaries were based on the 2020 census and the map adopted was the most effective way to divide the boundaries. He thanked all those who participated and served on the commission.

4. Mayor's comments or reports.

- Proclamation for EMS Week: May 15th – May 21st

Mayor Byrum-Bratsen read the proclamation aloud and presented the proclamation to the ESD members in attendance.

- Reminder that this is also Peace Officer's Memorial Week

Mayor Byrum-Bratsen reminded everyone that this is also Peace Officer's Memorial Week.

5. Council comments or reports.

- Councilman Wilsey-Thanked Councilwoman Hargroder for her service. He stated that in work session we talk a lot about council and he wants it to be apparent that its staff who gets the job done. He commented that the Police Chief has built a great staff. All the departments do a great job of putting things together and present it to council to vote on it. He mentioned to Timeless Vodka "If you build it, they will come".
- Councilman Kennedy- Prayed "Thank you Lord Father Almighty, we ask that you lead us and guide us in our deliberations and in the matters that come before us this evening. May we bring you glory in our efforts. In your son Jesus' name Amen"
He thanked Councilwoman Hargroder for her service and commitment. He thanked all the citizens in attendance and encouraged them to continue to participate, be involved, and attend meetings. He thanked Ron and the staff on all the hard work put into the strategic plan and believes that we will succeed in the execution of that. He is excited about the KB Homes Development opportunity that was presented during the work session. He echoes Councilman Wilsey in his supports with the effort to Timeless Vodka to be in the City of Iowa Colony. He thanked staff for all the work they have done and continue to do to maintain the city and to execute the hopes and visions.
- Councilwoman Greene-Young- Thanked Councilwoman Hargroder for a great year. We have a great staff and they deserve what we can provide to them. She thanked the citizens for re-electing her. This is her second time to serve and she is grateful for the opportunity. She thanked the Mayor for having a moment of silence. There is a Memorial Day program on Monday, May 30th. The program is 10am to 11am and then vendors and events from 11am until 2pm at the Meridiana Oasis Village.
- Councilwoman Murray-Thanked Sydney for her time on Council. She is grateful for the opportunity to serve another term on the council. She reminded everyone that this world we live in people are hurting, people are struggling, and we need to be mindful of that. She helped this past Saturday with those that were needing baby formula. Thanked her daughter, good friend, classmate, and best friend for being in attendance. She thanked the Mayor for appointing her to that position a few years ago.
- Councilwoman Hargroder- Thanked her Husband and her daughters for supporting her and her volunteer efforts. She also thanked the council and staff. The first night she sat in her seat on the dais she watched something bigger occur that night, It's what many call the transfer of power. Her thoughts were that one day she would be on the opposite side of that seat. At that time, it felt like a punch in the gut. She pondered on the feeling that night. She stated that a wise man in the crowd told her that power doesn't reside in any elected position, the power resides in the people. She no longer looks at the changing of that seat as a transfer of power as she did that day. The power stays where it should be and that is with the people. Elected Officials should only be the voice for those people. During her time on council, she can say she did her best to be a voice for the people of the entire city. She was a small piece of such a pivotal part of the city history as a voice

for the people. Hiring the first City Manager, Robert Hemminger will always be the highlight of her tenor here. She praised Robert and the amazing staff. She stated that working with the council through the Strategic Plan shows just how unified they are. She is fortunate to have been apart of so many things here including the blinking stop signs. She addressed her female peers on council. As a former council member, she gave the current council advice. She closed with a quote from Mr. Rodgers. Thanked everyone.

6. Staff Reports.

- City Manager, Robert Hemminger stated that all staff reports were in the drop box folder and asked if the Council had any questions. On behalf of the staff, we would like to extend our heartfelt thanks to Sydney. We are sad to see you go and we welcome McLean. Council asked about the blinking lights and the stop lights installation. The transformers are in, we are waiting on CenterPoint to power up the lights. Within the next two weeks Karsten should be up and then after that the other two will be up as well.

7. Consideration and possible action to adopt a resolution to canvas and approve the results of the Municipal Election. Councilman Wilsey made a motion to approve the results of the Municipal Election. Seconded by Councilman Kennedy. Approved unanimously.

8. Administer the oath of office to newly elected officials. Judge Greg Hill administered the oath of office to the newly elected councilmembers.

- McLean Barnett
- Arnetta Murray
- Marquette Greene Young

- New member comments and acknowledgments

Councilmember Barnett took his seat on the dais. Councilmember Barnett thanked his family and friends for their support. He knows he has big shoes to fill and he is committed to the city and its improvements.

9. Consideration and possible action to approve an ordinance for variances for the convenience store at Karsten Boulevard and Meridiana Parkway.

- a. Unified Development Code: Section 3.5.3.1(a)(4) – Build to line setback

- b. Unified Development Code: Section 3.3.1.1 (a)(2) a.2. – Landscape Setback Variance

No action taken. The item will be placed on the May 23rd Special Council agenda for consideration.

10. Consideration and possible action to approve an ordinance on second and final reading for a variance to pipeline setback requirements for the convenience store at Karsten Boulevard and Meridiana Parkway. Councilman Kennedy made a motion to approve on second and final reading for a variance to pipeline setback requirements for the convenience store at Karsten Boulevard and Meridiana Parkway including no drive thru north of the building, restricted access north of building only for employees and deliveries, there will be gates on each end of the pavement north of the building to enforce the restriction. This does not necessarily prohibit any drive thru, just those north of the building. Seconded by Councilman Wilsey. The ordinance caption as read aloud by the City Secretary. Approved with three ayes, two noes, and one abstaining. Councilmember Greene-Young, Councilmember Kennedy, and Councilmember

Wilsey voted for the motion. Councilmember Barnett and Councilmember Murray voted against, and Mayor Byrum-Bratsen abstained as he has a conflict-of-interest and has filed the form with the City Secretary.

11. Consideration and possible action to award the Ames Blvd. Bridge at South Hayes Creek GLO CDBG-DR Contract No. 20-065-008-C011 contract to Wadecon, LLC in the amount of \$288,340. Councilwoman Greene-Young made a motion to approve the contract with Wadecon, LLC in the amount of \$288,340 for the Ames Blvd. Bridge at South Hayes Creek project. Seconded by Councilwoman Murray. Approved unanimously.

12. Consideration and possible action on a resolution consenting to the expansion of MUD 32. Councilman Wilsey made a motion to approve the resolution consenting to the expansion of MUD 32. Seconded by Councilwoman Greene -Young. Approved unanimously.

13. Consideration and possible action to authorize a contract with Reliant Sand and Construction, Inc. for Right-of-Way and Ditch Mowing and related services. Councilman Kennedy made a motion to approve the contract with Reliant Sand and Construction, Inc. for Right-of-Way and Ditch Mowing and related services. Seconded by Councilwoman Greene-Young. Approved unanimously.

14. Consideration and approval of Amendment No. 1 to Development Financing Agreement by and among the City of Iowa Colony, Texas, Reinvestment Zone Number Two, City of Iowa Colony, Texas, Iowa Colony Development Authority, and GR-M1. Joel Cleveland, with Muller Law Group gave an overview of the agreement. Councilwoman Murray made a motion to approve Amendment No. 1 to Development Financing Agreement by and among the City of Iowa Colony, Texas, Reinvestment Zone Number Two, City of Iowa Colony, Texas, Iowa Colony Development Authority, and GR-M1. Seconded by Councilman Wilsey. Approved unanimously.

15. Consideration and approval of Amendment No. 1 to Amended and Restated Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two, City of Iowa Colony, Texas, and the Iowa Colony Development Authority. Joel Cleveland, with Muller Law Group gave an overview of the agreement. Councilman Kennedy made a motion to approve Amendment No. 1 to Amended and Restated Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two, City of Iowa Colony, Texas, and the Iowa Colony Development Authority. Seconded by Councilwoman Greene-Young. Approved unanimously.

16. Review and approval of Preliminary Official Statement in connection with sale of the City's Certificates of Obligation, Series 2022. Kristin Blomquist with Masterson Advisors gave an overview of the of the Preliminary Official Statement. Councilman Kennedy made a motion to approve the Preliminary Official Statement in connection with sale of the City's Certificates of Obligation, Series 2022. Seconded by Councilman Wilsey. Approved unanimously.

17. Consideration and possible action to approve a resolution adopting the strategic plan. Councilwoman Greene-Young made a motion to approve the resolution adopting the strategic plan. Seconded by Councilwoman Murray. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Murray 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.

- April 18, 2022- Regular Meeting
- April 25, 2022- Special Meeting
- May 2, 2022- Special Meeting

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

- Meridiana Section 34C Preliminary Plat
- Meridiana Section 35B Preliminary Plat
- Meridiana Section 58A Final Plat
- Meridiana Pursley Phase 6A Final Plat
- Meridiana Detention Reserve P Final Plat
- Sierra Vista West Section 7 Amending Plat No. 1

C. Approve the following early plat releases and return of escrow funds.

- Sierra Vista West Section 8- Disbursement No. 3
- Sierra Vista West Section 9- Disbursement No. 3

D. Approval of early plat agreements

- Meridiana Section 57
- Meridiana Section 58A

E. Approval of the quarterly investment report.

EXECUTIVE SESSION

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

- Appointment of members to the Planning and Zoning Commission
- Appointment of HGAC representatives

POST EXECUTIVE SESSION- 9:37 P.M.

18. Consideration and possible action to appoint members to the Planning and Zoning Commission. Councilman Wilsey made a motion to appoint Brenda Dillon to the Planning and Zoning Commission. Seconded by Councilwoman Greene-Young. Approved unanimously.

19. Consideration and possible action to appoint the city's representative and alternate for HGAC. Councilman Wilsey made a motion to appoint Councilman Wil Kennedy as the representative and Councilman McLean Barnett as the alternate for HGAC. Seconded by Councilwoman Greene-Young. Approved unanimously.

20. The meeting was adjourned at 9:38 P.M.

APPROVED THIS 27th DAY OF JUNE, 2022.

ATTEST:

Kayleen Rosser
Kayleen Rosser, City Secretary

Michael Byrum-Bratsen Mayor Pro Tem
Michael Byrum-Bratsen, Mayor

