



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 18th day of April, 2022, the City Council of the City of Iowa Colony, Texas, held a Worksession 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

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 worksession to order at 6:01 P.M.
2. Discussion on Salary Survey. Lori Messer discussed the results of the salary survey with a power point presentation. The councilmembers had questions regarding the comparison of the cities that were surveyed.
3. Discussion on traffic sign installation in gated communities. Councilwoman Greene-Young discussed her research on the cost and time of having the city purchase and maintain the signs in the gated section of Sterling Lakes versus the POA purchasing and maintaining the signs. Councilwoman Greene-Young feels that the city taking on the cost of the signs is fair to the residents of Sterling Lakes as well as the residents of the city. Mayor Byrum-Bratsen stated that he is completely against this. He stated that there is a huge difference between regulating traffic as contracted from the POA to do and maintaining street signs on private roads. This sets a dangerous precedence. Public funds do not need to be spent on private roads. The Mayor says he would agree to maintain the roads and bare the cost of the signs if they take the gates down and turn the roads over to the city to be public roads. Councilwoman Greene-Young stated that she disagrees with him. This was not her idea; it was brought to her attention and she felt her job was to look into it. She does not think it should be done for free or \$1 because we only receive 30%. She thinks we need someone else in public works. She does not think its fair to disregard a whole

subdivision of Sterling Lakes. Councilman Wilsey thanked Councilwoman Greene-Young for all her work on this. He was confused and has not heard a solid reason as to why the city cannot maintain their signs. Councilwoman Hargroder's concern is what this will look like once the MUD is paid off. How do we handle that then? Are we then going to be paying for street signs on private property? This is going to have to be contractual with Land Tejas and the POA and she is interested to see what the contract would look like after the MUD is bought by the city. Councilman Kennedy extends thanks to all involved in the process of researching the information on the subject. There should be fairness all across Iowa Colony. It is not accessing additional cost for the citizens of Sterling Lakes and that needs to be known. He has thought about the Mayor's concern of where does this end? But he likes the basis of where we are going, but if we do take this on that we are not charging the residents of Sterling Lakes by providing this service. The dues are being effectively utilized to do this service. The Mayor asked why the POA is having to pay more? They need to research how they can reduce the labor and cost because the city does not get a discount on signs, so why are they having to pay more. This needs to be looked at before the city takes on the costs. Councilwoman Murray wants more research and to make sure that before we move forward, we are in compliance and that the funds are being used accordingly. Robert Hemminger, City Manager stated that there is an ordinance in effect that we will enforce traffic laws and bear no cost to installing and maintaining street signs in gated communities. This is consistent with every other community that we have found. We only have one person in public works maybe we do need more, but we need to pay our police officers more, and be doing other things within the community so it is just a matter of we are not here yet. If we do enter into an agreement this is 140 more signs for that one person in public works to maintain in addition to other responsibilities on this one employee. He asked the council members for some direction on how they would like to proceed.

4. Discussion on Hines development master plan. Karson presented an overview of the Hines development master plan.

5. Discussion on certificate of obligation sale options. Kristin Bloomquist with Masterson Advisors explained the certificate of obligation sale options. The Council thanked her for all their hard work on this.

6. The worksession was adjourned at 7:34 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Barsten called the meeting to order at 7:45 P.M.

2. Pledge of Allegiance and Texas Pledge were recited.

3. Citizens Comments and Presentations.

- McLean Barnett, 9938 Clear Diamond Drive- Item No. 7 (B) involves a setback request. This was presented to the Planning and Zoning Commission and as a member he has some concerns about that. Abutting directly to the north side are Sterling Lakes residents. The original request was for no buffer, then there was a compromise Planning and Zoning Commission agreed to. I did not agree with that, I believe we should honor our development code and have a 25ft one at least to the resident's side. On the west side we have a pipeline easement but because of the parking spaces there will be napoliage that blocks the western boundary towards the houses there. There is a length of easement but there is still gas pumps less than 100 ft. of homes, but we also have a rod iron gate that goes across this easement and that provides some security concerns for us. He feels the

city has made some compromises that benefits the business but may not benefit the residents so wanted to ask that the council keep that in mind.

- Tim Varlack, He has a number of items he would like to address to the Council. The first item is that the City Council has worked on a code of conduct for each of its members. As a part of the code of conduct one of the things discussed in your work session was the possible adoption of a code that would be more stringent than the Texas legal requirement for disclosing conflicts of interest whether they be personal or business relationships. He urges the Council to reconsider taking steps to be better than what the state law requires with regards to disclosing conflicts of interest. The second point he wanted to address has to do with item No. 7 regarding A and B as Mr. Barnett indicated there was a request for a change in setback. The Planning and Zoning Commission looked at this and really worked as hard as they could with the commercial developer in order to provide what they thought would be both a good compromise for the residents including an 8ft wall as well as providing parking spaces where we can to provide buffers and a requirement for a 10 ft buffer. The last item addresses signage in the gated community. He asked that the Council investigate what exactly the community is requesting. There seems to be confusion that some individuals are pushing for payment of the signs when in fact it may be that the community is looking for approval from the city to use the logo and specifications for their signs and that they may be willing to make their own payment to obtain the signs. He urges the Council to see what the actual objective is for the signs?

4. Mayor's comments or reports. Happy Post Easter. Summer is quickly approaching and we need to try and stay hydrated as the summer gets hot. Robert and the Mayor have discussed a way to streamline the staff reports. Thanked those who are in attendance tonight.

5. Council comments or reports.

- Councilwoman Hargroder- She is super excited for the upcoming 4th of July event and which will include fireworks. Thanked all those involved in planning the event.
- Councilwoman Murray- Thanked everyone for being in attendance. Excited about the upcoming election. Hoped everyone had a wonderful Easter.
- Councilwoman Greene- Young- Thanked Jeremy, Robert, and Dinh for all their work on the sign discussion. Thanked Jeremy for picking up the mattress on the side of the road. We have the best staff. Very excited about the 4th of July event. Before that we will have the Memorial Day event in May at Meridiana as they have started planning. She will provide more details next month. Thanked those in attendance at the meeting.
- Councilman Kennedy prayed "Father God, we thank you for bringing us together this evening. We ask that you continue to fill this room with your presence and may the spirit lead us in a way that glorifies you and uplifts and grows this community. In your son Jesus's name. Amen"
- Councilman Wilsey- He appreciates the Planning Members that send out update emails and provides them with their thoughts. He is glad to see everyone there.

6. Staff Reports.

- A. City Manager- He is happy and thankful to be in a country where we can celebrate our religion and beliefs. We do have a 4th of July event coming up. Looking forward to it. Exciting times and things happening in Iowa Colony and there are so many more

things going on. Reminded everyone that on Thursday city offices are closed in observance of San Jacinto Day.

- B. City Engineer- The temporary poles are out at the feeder road. Hoping by end of June that they are all up.
- C. Police Department- Councilwoman Hargroder stated that officers should be commended on the hard work they have done the last month.
- D. Building Official/Fire Marshal- Rachel presented the report as Albert was unable to be at the meeting.
- E. City Secretary- Reminder that April 25th is the first day of early voting.
- F. Senior Accountant
- G. Public Works

7. 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 was taken. Item will be deferred until the Council meeting on May 16th.

8. Consideration and possible action to approve an ordinance for variance to pipeline setback requirements for the convenience store at Karsten Boulevard and Meridiana Parkway.

Councilman Wilsey moved to approve the ordinance on first reading for variance to pipeline setback requirements for the convenience store at Karsten Boulevard and Meridiana Parkway. Seconded by Councilman Kennedy. Approved with five ayes. Mayor Byrum-Bratsen abstained from the vote as he used to work for the developer.

9. Consideration and possible action on a resolution for funding the Ames Blvd. Bridge. Councilwoman Hargroder made a motion to approve a resolution for funding the Ames Blvd. Bridge. Seconded by Councilwoman Greene-Young. Approved unanimously.

10. Consideration and possible action on resolution granting a petition for annexation for property into MUD 32. No action taken. Item will be deferred until the Council meeting in May.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to accept consent items less item F. Seconded by Councilman Kennedy. Approved unanimously.

- A. Approval of minutes of the following meetings.
 - o March 21, 2022- Regular Meeting
- B. Approval of the following plats as recommended by the Planning and Zoning Commission.
 - o Meridiana Section 35A Preliminary Plat
 - o Meridiana Section 37B Preliminary Plat

C. Approve the following Infrastructure Approvals/Acceptances.

- Meridiana Parkway Phase V- Approval of water and sanitary sewer facilities into one-year maintenance period
- Meridiana Parkway Phase V- Acceptance of storm and paving facilities into one-year maintenance period
- Meridiana Parkway Phase VI- Approval of water and sanitary sewer facilities into one-year maintenance period
- Meridiana Parkway Phase VI- Acceptance of storm and paving facilities into one-year maintenance period

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

- Sierra Vista West Section 8- Disbursement No. 2
- Sierra Vista West Section 9- Disbursement No. 2

E. Authorize the investment of city funds

F. Approve revised contract with McLemore Luong architects for municipal government center.

Councilwoman Hargroder asked Larry Boyd, City Attorney to discuss the insurance requirement as shown in the redline copy of the agreement. Councilwoman Hargroder made a motion to approve the revised contract with McLemore Luong architects for municipal government center design services. Seconded by Councilwoman Murray. Approved unanimously.

G. Conduct annual review of the city's investment policy.

EXECUTIVE SESSION- 8:29 P.M.

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

- Crime Control and Prevention District Members
- Parks and Recreation Board Members

POST EXECUTIVE SESSION- 9:04 P.M.

11. Consideration and possible action to appoint members to the Crime Control and Prevention District Board. Councilman Kennedy made a motion to reappoint the members of the Crime Control and Prevention District Board without changing the staggered terms. Seconded by Councilwoman Murray. Approved unanimously.

12. Consideration and possible action to appoint members to the Parks and Recreation Board. Councilwoman Hargroder made a motion to appoint Jessica Mikell to the Parks and Recreation Board. Seconded by Councilwoman Greene-Young. Approved unanimously.

13. The meeting was adjourned at 9:05 P.M.

AMENDED AND APPROVED THIS 27th DAY OF JUNE, 2022.

ATTEST:

Kayleen Rosser
Kayleen Rosser, City Secretary

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

