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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 21st day of March, 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:

Councilwoman Sydney Hargroder
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- 6:00 P.M.

1. Mayor Pro-Tem Wilsey called the worksession to order at 6:04 P.M.
2. Discussion of Budget process. City Manager, Robert Hemminger presented the budget schedule to the City Council.
3. Discussion on ICDA/TIRZ participation in Public Safety Building. It was requested by Staff that this item be the last item discussed during the worksession. Mr. Matt Lawson, with Rise Communities was in attendance. City Manager, Robert Hemminger commended Mr. Lawson and the ICDA/TIRZ for partaking in the future Public Safety Building as without them it would be very difficult for the city to finance the project. He recognizes the need of this service for the community and contributing to this police station as it is the right thing to do and will service the full community.
4. Discussion on annexation of additional property into MUD 53. Robert discussed the plan of the additional 190 acres into MUD 53. Councilmembers asked questions regarding lot size and proposed building start date. If this property is annexed the developer has agreed to go ahead and build both Crystal Lagoons sites. One located in Sierra Vista West for private access of neighborhood residents and the other along SH 288 allows public access. Council also had questions regarding impact fees and entry points into the development. They asked about the impact this annexation would have on current residents within this MUD. The Attorney for the

MUD, Mr. Tim Austin, stated that the residents would be annexed into the city limits and pay city taxes earlier than anticipated.

5. Discussion on the Ames Blvd. bridge. City Engineer, Dinh Ho presented the timeline of events and notified the Council of the ongoing GLO project. The city submitted a grant application to the GLO in 2017 regarding the Ames Blvd. bridge. The bids submitted in February were twice as much than what the city anticipated. We are requesting a budget amendment to offset the cost. The contract prices are held for sixty days. Robert Hemminger mentioned that in this year's adopted budget, we have \$200,000 capital project reserves intentionally set up for things like this that are not planned or on our radar but we have the funds available if needed. The staff recommends that we move forward with the project.

6. The worksession was adjourned at 7:00 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Pro-Tem Wilsey called the meeting to order at 7:13 P.M.

2. Pledge of Allegiance and Texas Pledge were recited.

3. PUBLIC HEARING

- Hold a public hearing to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of the courtyard homes in the Village Center land use area generally located at or near the intersection of Pursley Boulevard and Meridiana Parkway. Mayor Pro -Tem opened the public hearing at 7:14 P.M. Brad Sweitzer with EHRA gave a quick overview of the amendment and presented pictures of the proposed product of courtyard homes they are proposing in Meridiana. Tim Varlack, 9942 Clear Diamond, Planning and Zoning Commission Member, stated that the concern of the Planning and Zoning Commission was that Council be aware of how the public is perceiving that the density increase is being placed on one side of SH 288 versus the other being decreased. Mayor Pro-Tem Wilsey closed the public hearing.

4. 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."

5. Mayor's comments or reports. Mayor Pro-Tem Wilsey read the Fair Housing Month Proclamation aloud.

- Proclamation for Fair Housing Month

6. Council comments or reports.

- Councilman Kennedy thanked the citizens for attending the meeting. He appreciates Mr. Varlack's comments and they will be mindful moving forward and try to avoid any certain appearance. We need to be mindful as we plan and develop our city. He prayed the following prayer "Father, God Almighty I ask that you lead us in our deliberations and cause us to have conscious in our actions as we look to the development of our city. In your mighty son Jesus's name, Amen."
- Councilwoman Greene-Young thanked everyone for their attendance at the meeting. She stated that Council needs to be held accountable by showing up so the residents know what they are doing. She wants to make sure that Iowa Colony grows smartly.
- Councilwoman Murray also thanked everyone for their attendance and asked that amongst everything else happening not to forget about all that is going on in Ukraine. She

is grateful to have the opportunity to serve on Council. COVID is still present at this time and we need to be aware of that.

- Councilwoman Hargroder had the privilege of attending the University of Houston Masters of Public Administration event this year where they nominate 5 officials. Brazoria County ESD No. 3 was one of the honorees. Chief Welsh was born and raised in this area and we are blessed to have him as he has taken the EMS service in this area to a new level. If you ever have the privilege to meet him, please make sure that you thank him. Happy National Down Syndrome Day.

7. Staff Reports.

- A. City Manager- Discussed the flyer regarding the Town Hall meeting with TXDOT on Thursday, March 31st. Freedom Field will be the venue for the 4th of July event.
- B. City Engineer- The school district is closing the intersection of SH 288 and Davenport Parkway
- C. Police Department
- D. Building Official/Fire Marshal- The last permit for the strip center at 3331 Meridiana Parkway was pulled last week.
- E. City Secretary
- F. Senior Accountant
- G. Public Works- He will check on the road closing at the railroad tracks on CR 48.

8. Consideration and possible action on an ordinance approving Meridiana PUD Amendment No. 4. Councilwoman Hargroder made a motion to approve an ordinance approving Meridiana PUD Amendment No. 4 on first and final reading. Seconded by Councilwoman Murray. The City Secretary read the caption of the ordinance aloud. Motion passed with four ayes and one no. Councilwoman Greene-Young voted against the motion.

9. Consideration and possible action on Amendment No.1 to the Amended and Restated Tri-Party Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two of Iowa Colony, Texas, and the Iowa Colony Development Authority. Councilwoman Hargroder made a motion to approve Amendment No.1 to the Amended and Restated Tri-Party Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two of Iowa Colony, Texas, and the Iowa Colony Development Authority, pending approval by the other parties and conditioned upon a corresponding amendment to the Development Financing Agreement with GR-M1 dated February 15, 2011. Seconded by Councilman Kennedy. Approved unanimously with five ayes.

10. Consideration and possible action to approve a contract with McLemore Luong for Architectural Design of the Municipal Government Center. Councilman Kennedy made a motion to approve the contract with McLemore Luong for architectural services related to the Iowa Colony Municipal Government Center and authorizing staff to proceed with Phase 1 of the project as budgeted. Seconded by Councilwoman Greene-Young. Approved unanimously.

11. Consideration and possible action on a resolution granting a petition for annexation for property into MUD 53. Councilman Kennedy made a motion to approve a resolution granting a petition for annexation of land into Brazoria County MUD No. 53, subject to the outlined

consent conditions, amendment of the Strategic Partnership Agreement, and ownership conveyance thereof. Seconded by Councilwoman Hargroder. Approved unanimously.

12. Consideration and possible action to schedule public hearings and procedures on the first amendment to the Strategic Partnership Agreement with Brazoria County MUD No. 53. Councilwoman Murray made a motion to hold a public hearing at 6:00 P.M. on Monday, May 2, 2022 and a public hearing and meeting to pass the ordinance on the regular meeting date of Monday, May 16, 2022 at 7:00 P.M. and authorizing the City Manager to revise schedule if necessary. Seconded by Councilwoman Greene-Young. Approved unanimously.

13. Consideration and possible action setting a public hearing date and authorizing staff to begin the process of advertisement and necessary preparations for voluntary annexation of the DR Horton tract into the city limits. Councilman Kennedy made a motion to set the public hearings for 6:00 P.M. on Monday, April 25, 2022 and Monday, May 2, 2022 in the Iowa Colony City Council Chambers at City Hall and a special meeting to consider the annexation ordinance on Monday, May 23, 2022 at 6:00 P.M. in the Iowa Colony City Council Chambers at City Hall and allowing City Manager to revise schedule if necessary and authorizing the staff to advertise according and begin other necessary preparations for the voluntary annexation of land owned by DR Horton and to be located in Brazoria County MUD No. 87. Seconded by Councilwoman Murray. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to approve all consent agenda items as presented. Seconded by Councilwoman Greene-Young. Approved unanimously.

A. Approval of minutes of the following meetings.

- February 28, 2022- Regular Meeting
- March 3, 2022- Council and Staff Planning Session

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

- Ames Blvd. Detention Reserve Final Plat
- Davenport Parkway Detention Reserve Final Plat
- Sierra Vista Section 8 Preliminary Plat
- Meridiana General Development Plan
- Meridiana Southwest Village Center Preliminary Plat
- Meridiana Section 34B Preliminary Plat
- Meridiana Section 37A Preliminary Plat

C. Approve the following Infrastructure Approvals/Acceptances.

- Sierra Vista West Section 7 – Water, Sanitary, Storm and Paving, Approval into One Year Maintenance Period

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

- Sierra Vista West Section 7- Disbursement No. 3 and Final
- Sierra Vista West Section 8- Disbursement No. 1

- Sierra Vista West Section 9 – Disbursement No. 1

EXECUTIVE SESSION- 8:24 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:

- Planning and Zoning Commission

POST EXECUTIVE SESSION- 8:57 P.M.

14. Consideration and possible action to appoint a member to the Planning and Zoning Commission. Councilwoman Murray made a motion to appoint Terry Hayes to the Planning and Zoning Commission as replacement for Planning and Zoning Commission Member, Melanie Hampton. Seconded by Councilwoman Greene-Young. Approved unanimously.

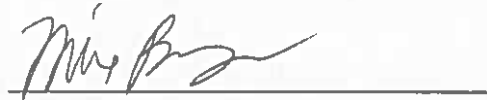
15. The meeting was adjourned at 8:58 P.M.

APPROVED THIS 18th DAY OF APRIL, 2022.

ATTEST:



Kayleen Rosser, City Secretary



Michael Byrum-Bratsen, Mayor

