



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 28th day of February, 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  
Councilman/Mayor Pro-Tem 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 work session to order at 6:05 P.M. The Mayor agreed to discuss the worksession items starting with No. 4.
2. Discussion on proposed multifamily apartment units and surrounding retail/commercial development in MUD 32. Alex Makris with NAI presented the multifamily apartment units and surrounding retail to the council. The council members expressed their concerns including location, traffic congestion, and future appearance of building.
3. Discussion on Public Safety Building. Scott Brady with Joiner Architects presented the layout of the new public safety building. He gave the tentative completion date of September 30, 2023.
4. Discussion of Audit Report. Patrick Simmons with Whitley Penn presented the audit report.
5. The worksession was adjourned at 7:00 P.M.

**REGULAR MEETING – 7:00 P.M.**

1. Mayor Byrum-Bratsen called the meeting to order at 7:07 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations. JW Washington introduced himself as he is running for Brazoria County Drainage District No. 4 Commissioner Place 3. He attended the Public Meeting at City Hall on Wednesday regarding the Master Drainage Plan. He commended the engineer on

the work put into the plan. He discussed service, partnership, community and vision and looks forward to continuing the partnership with the city.

4. Mayor's comments or reports. Mayor Byrum-Bratsen asked that we take a moment of silence for the events happening and the war taking place in Ukraine.

5. Council comments or reports.

- Councilwoman Hargroder had nothing to report.
- Councilwoman Murray is blessed to see everyone at the meeting.
- Councilwoman Greene-Young asked for prayers for everyone.
- Councilman Kennedy announced that we are closing out black history month. He quoted Martin Luther King "A threat to justice anywhere is a threat to justice everywhere".
- Councilman Wilsey was excited to see everyone as it had been a while since the last council meeting.

6. Staff Reports.

- A. City Manager- Prayers for everyone in Ukraine. It is important to keep vision forward. Iowa Colony has a lot of exciting things happening.
- B. City Engineer- Provided an update on the light at Iowa Colony Blvd. and Meridiana Parkway.
- C. Police Department- Stated the racial profiling report was provided in the Council's packet and asked if they had any questions.
- D. Building Official/Fire Marshal- Stated he had received over one-hundred plan reviews last week and had to outsource one of them.
- E. City Secretary
- F. Senior Accountant
- G. Public Works

7. Consideration and possible action to accept the 2021 annual audit report. Councilman Kennedy made a motion to accept the 2021 annual audit report. Seconded by Councilman Wilsey. Approved unanimously.

8. Consideration and possible action on a Resolution authorizing a Notice of Intent to issue certificates of obligation and a Plan of Finance. Councilwoman Hargroder made a motion to approve the Resolution authorizing a Notice of Intent to issue certificates of obligation and a Plan of Finance. Seconded by Councilwoman Greene-Young. Approved unanimously.

9. Consideration and possible action on proposed multifamily apartment units and surrounding retail/commercial development in MUD 32. Councilwoman Hargroder made a motion to send this item back to the Planning and Zoning Commission. Councilwoman Greene-Young seconded the motion. Council discussed the location of the units with Staff. Councilman Wilsey asked if the item is being sent back to the Planning and Zoning Commission what direction, if any, have we provided to them? Councilwoman Greene-Young expressed her concern with the developer going away from the Plan of Development because that contains our minimum requirements and asked how close this was going to be to the other multifamily developments? Councilwoman Hargroder amended her motion to deny and send back to the Planning and Zoning Commission because the current plan puts the multifamily development too close together, it has greater density than the Plan of Development allows, and to ask staff to check for other reasons it may not comply. Councilman Kennedy asked if there is an area in Iowa Colony that we are offering

to the developer saying where they can put them and also meet the Plan of Development?

Councilwoman Hargroder stated that she is not completely against multifamily units as there is a need and market for it. We need to do it carefully and with good intentions on where to place them, think about density and emergency services. Councilman Wilsey believes that this location provides everything mentioned by Councilwoman Hargroder. Councilwoman Murray stated that location is her big concern. Councilmembers shared their final thoughts. The motion failed with three members voting for the motion and three members voting against causing a tie.

Councilman Wilsey then made a motion to approve tract one subject to conditions by staff to the Planning and Zoning Commission and subject to the submission in the first place and that the application with sight two being withdrawn by the Developer to bring back as townhomes.

Seconded by Councilman Kennedy. Motion carried with four members for and two against. Councilwoman Hargroder and Councilwoman Murray voted against the motion.

10. Consideration and possible action to reject bids for the Request for Qualifications to the Unified Development Code updates. Councilwoman Hargroder made a motion to reject bids for the Request for Qualifications to the Unified Development Code updates. Seconded by Councilwoman Greene-Young. Approved unanimously.

11. Consideration and possible action for the Alvin ISD Nichols-Mock Elementary School variance to the build-to-line. Councilman Kennedy made a motion to approve the variance to the build to line for the Alvin ISD Nichols-Mock Elementary School as recommended by the Planning and Zoning Commission. Seconded by Councilwoman Hargroder. Approved unanimously.

**Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to except the consent agenda less item B to be voted on separately. Seconded by Councilwoman Greene-Young. Approved unanimously.

A. Approval of minutes of the following meetings.

- January 10, 2022- Regular Meeting
- January 11, 2022- Special Meeting

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

Commission. Councilman Wilsey moved to approve letter B as read by the Mayor with the first bullet point being read as Meridiana Section 55A Preliminary Plat as there was a typo on the agenda. Seconded by Councilwoman Hargroder. Approved unanimously.

- Meridiana Section 58A Preliminary Plat.
- Sierra Vista West Section 8 Final Plat Revised
- Sierra Vista West Section 9 Final Plat Revised
- Sierra Vista Section 9 Preliminary Plat.
- Alvin ISD Nichols-Mock Elementary School Final Plat.

C. Approve the following Infrastructure Approvals/Acceptances.

- Meridiana Section 76B Water and Sanitary, Approval into One-Year Maintenance Period
- Meridiana Section 76B Storm and Paving, Acceptance into One-Year Maintenance Period

- Meridiana Section 80A Water and Sanitary, Final Approval of Facilities
- Meridiana Section 80A Storm and Paving, Final Acceptance of Facilities
- Meridiana Section 80B Water and Sanitary, Final Approval of Facilities
- Meridiana Section 80B Storm and Paving, Final Acceptance of Facilities

**D. Approval of an early plat agreement for**

- Sierra Vista West Section 8
- Sierra Vista West Section 9

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

- Sierra Vista West Section 7 - Disbursement No. 2

**F. Authorize the investment of city funds**

**EXECUTIVE SESSION- 8:15 P.M.**

Executive Session in accordance with 551.071, 551.072, and 551.074 of the Texas Gov't Code to consult with the City Attorney and deliberate on the following:

- Purchase of real property and financial matters related thereto
- Opioid Settlement
- Iowa Colony Development Authority and Tax Increment Reinvestment Zone Board Members
- Special Development Attorney and Bond Counsel

**POST EXECUTIVE SESSION- 8:43 P.M.**

12. Consideration and possible action related to the purchase of real property. No action was taken.

13. Consideration and possible action on a Resolution approving additional settlement in Opioid litigation. Councilwoman Murray made a motion to approve a Resolution approving additional settlement in Opioid litigation. Seconded by Councilman Kennedy. Approved unanimously.

14. Consideration and possible action to appoint ICDA/TIRZ board members for two-year terms. Councilwoman Hargroder made a motion to appoint Steven Byrum-Bratsen as Chairman and Leon Davis both for a two-year term. Seconded by Councilwoman Greene-Young. Approved with five ayes. Mayor Byrum-Bratsen abstained from the vote due to a conflict of interest.

15. Consideration and possible action to approve an engagement letter with Mueller Law Group, Joel Cleveland, attorney, as bond counsel and the special development attorney representation. Councilwoman Hargroder made a motion to approve an engagement letter with Mueller Law Group, Joel Cleveland, attorney, as bond counsel and the special development attorney representation. Seconded by Councilwoman Murray. Approved unanimously.

16. Consideration and possible action on a Resolution approving contingent fee contract with Norton Rose Fulbright US LLP as disclosure counsel for the issuance of bonds and other obligations of the City, in one or more series, the first being the Certificates of Obligation, Series 2022. Councilwoman Murray made a motion to approve a Resolution approving contingent fee

contract with Norton Rose Fulbright US LLP as disclosure counsel for the issuance of bonds and other obligations of the City, in one or more series, the first being the Certificates of Obligation, Series 2022. Seconded by Councilwoman Greene-Young. Approved unanimously.

17. The meeting was adjourned by a unanimous vote at 8:46 P.M.

APPROVED THIS 21st DAY OF MARCH, 2022.

ATTEST:

Kayleen Rosser

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen MAYOR PRO-TEM

Michael Byrum-Bratsen, Mayor

