



CITY OF IOWA COLONY

WHERE WE MAKE IT HAPPEN

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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 19th day of December, 2016, the City Council of the City of Iowa Colony, Texas, held a regular council meeting at 7:00 p.m. and a joint work session with the Iowa Colony Planning Commission at 5:30 p.m. at the regular meeting place thereof in the city hall there being present and in attendance the following members to wit:

Mayor Michael Holton
Councilwoman Susan Cottrell
Councilman Les Hosey
Councilman Michael Byrum-Bratsen
Councilwoman Kacy Smajstrla
Councilwoman Robin Bradbery

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

WORK SESSION – 5:30 P.M. to consider presentation of the Meridiana Planned Unit Development Amendment #3 jointly with the Planning Commission.

Mayor Holton called the Council meeting to order 5:40 p.m. with a quorum present. Robert Wall called the PC meeting to order at 5:40 p.m. in the absence of Chair David Hurst) with a quorum present.

Ron Cox made introductory comments regarding the original PUD document. Changing environment in the market, and the application from Rise for an amendment. Staff was involved in the initial reviews.

Chris Patterson, RVI, was called on to make an overall presentation. The primary changes include: Added acreage, Revised circulation plan to reflect City's thoroughfare plan, Additional and different land uses and Changes to the lot mix. New uses in the additional area: Stadium – Meridiana Parkway will be completed to CR 64 by the end of 2017, MFR – do not know yet how many apartments, can mean condos and apartments, depending on the need at the time, Place these next

to the stadium, Detention area and Trail and Open Space and amenities (39%) SFR – 40 lots.

Matt Lawson gave a presentation. 102 Sales; Average sales price is \$336,000 for all units. Now have 36 families actually living in the development. The biggest thing for them is the stadium – that creates a destination for the City and the development. With that they propose – increase in multi family; They propose 40 ft lots as the minimum relative to the smallest in the PUD now at 45 ft lots. The 40x110 lot is the same area roughly as the 40x100. The biggest difference is a larger back yard in the 30 foot product. They have to have a broad spectrum of product – not just one size lot. Can not get the amenities with only large lots. Maximum your space with the highest price possible. Finally the educational component is the highest compliment they get – no other developer is doing it in the entire Houston area.

Discussion ended. The Mayor and Temporary Chair of the PC both adjourned the meeting.

REGULAR MEETING

- 1 Mayor Holton called meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
- 3 Citizens Input: Police Officer Padilla reported they helped 6 families and 16 kids for Christmas.
Gail Nauzey and residents from Sterling Lakes asked if they were to be annexed, what are the advantages? They could vote in city elections or run for office, police protection and code enforcement.
4. Consider approval of minutes of November 21 and November 28, 2016, Councilwoman Cottrell moved to approve both minutes with correction that Councilwoman Bradbery was present at both.. Motion was seconded by Councilman Byrum-Bratsen. Motion was approved unanimously.
5. Mayor's Comments or report: Reported on his meeting at the 288 Partnership. Also reported on the plan by the local TxDOT offices to have their overpasses on 288 ready for construction if funded. The extension of the toll road is being planned now farther south. Meridiana lights are great for the Christmas time. Mayor thanked Officer Padilla for getting the groups together for Christmas. Acknowledged her good works BCCA will be hosted on February 15 at the Meridiana Conservatory. January council meeting will be held on January 23, 2017 because of MLK holiday.
6. Council comments or reports: Councilwoman Smajstrla reported there are still two people on Beautification Committee. Need more members. She will be signing up for membership in Keep Texas Beautiful early in 2017.

Councilwoman Bradbery wants to go over Animal Control Ordinance. She will get with Chief Hearn. She would like to see it on the January 23 agenda.

Councilman Byrum-Bratsen reported that he and Steven Byrum-Bratsen have joined the ICVFD.

Councilwoman Cottrell reported he was going to bring a list of items she thinks Council could be doing but will bring that to the next meeting. Traffic is speeding on city streets. Wants to have the City Hall as a polling place. Need to make an inquiry with the County to get that done. She gave a report on Kay Mudd, who has moved to Porter and purchased a home near her granddaughter.

7. Staff Reports: Reports provided in advance of the meeting for review.
Fire Department: Mayor Holton reported there is a lot of activity and have 20 members now.
8. Consider annexation petition from AISD for stadium property. Councilwoman Cottrell moved to approve ordinance annexing AISD stadium property into the city limits. Motion was seconded by Councilman Hosey. Motion was approved unanimously.
9. Consider ordinance approving annexation of Rise DP (GR-MI), Councilwoman Cottrell made a motion to approve ordinance annexing the Rise DP (GR-MI) properties into the city limits. The motion was seconded by Councilwoman Bradbery. The motion was approved with one abstention. Councilman Byrum-Bratsen abstaining due to conflict of interest.
10. Consider approval of a Resolution authorizing participation in the Texas Coalition for Affordable Power for electric provider services, Councilman Hosey moved to approve participation in TCAP, and approve the rate and contracts with Gexa conditioned on City Attorney review. The motion was seconded by Councilwoman Smajstrla. The motion was approved unanimously.
11. Consider approving a resolution suspending a request for a rate increase from CenterPoint Gas, Councilwoman Cottrell moved to approve the resolution suspending the rate increase for the maximum time allowed by law for CenterPoint Gas. Motion was seconded by Councilman Byrum-Bratsen. Motion was approved unanimously.
12. Consider supplemental ordinance expanding extraterritorial jurisdiction at Sierra Vista, City Attorney asked for no action. There is still more information needed from Land Tejas attorney.
13. Consider approval and acceptance for the one-year maintenance period of the following infrastructure projects.
Acceptance of Meridiana Parkway. – 3 year maintenance period.

Approval Meridiana Wastewater Treatment Plant, Phase 1.
Approval of Meridiana Recreation Center – per TIRZ approved projects.
Approval of Meridiana Parkway Phase 1 landscape – per TIRZ approved projects.

Acceptance of Meridiana Parkway Phase 1 – 3 year maintenance period, Councilman Hosey made a motion for conditional acceptance, with a 3 year maintenance period, subject to release by the City Engineer upon final. Motion was seconded by Councilwoman Bradbery. Motion was approved with 4 ayes. Councilman Byrum-Bratsen abstained due to conflict of interest.

Approval Meridiana Wastewater Treatment Plant, Phase 1, Councilwoman Cottrell moved to approve. Seconded by Councilwoman Bradbery. Motion was approved with 4 ayes and Councilman Byrum-Bratsen abstained due to conflict of interest.

Approval of Meridiana Recreation Center – per TIRZ approved projects, City Engineer requested this be delayed until next month.

Approval of Meridiana Parkway Phase 1 landscape – per TIRZ approved projects, Councilman Hosey moved to approve. Seconded by Councilwoman Bradbery. Approved with 4 ayes and Councilman Byrum-Bratsen abstained due to conflict of interest.

14. Consider entering into Executive Session in accordance with the following provisions:
 - Texas Government Code section 551.074 to deliberate concerning evaluations of city employees – City Secretary, Chief of Police, police officers, Municipal Court Clerk.
15. Council returned to Open Session at 8:07 p.m.
16. Consider discussion and possible action authorizing pay increases for the City Secretary, Chief of Police and police officers, Municipal Court Clerk, Councilman Hosey moved to approve a 2.5 % increase for all regular full time employees, Police Chief, full time officers, City Secretary and Municipal Court Clerk, effective next pay period. Seconded by Councilwoman Cottrell. Approved unanimously.
15. Being no further business, Councilwoman Cottrell moved to adjourn. Motion was seconded by Councilwoman Bradbery. Approved unanimously.

APPROVED THIS 23 DAY OF January 2016.

ATTEST:

Geraldine Frank
Geraldine Frank, City Secretary

Michael Holton
Michael Holton, Mayor