

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 20<sup>th</sup> day of March, 2017, the City Council of the City of Iowa Colony, Texas, held a joint work session with the Planning Commission at 5:30 p.m. and held a regular council meeting at 7:00 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. Discussion of the following proposed ordinances:**

- **Landscape**
- **Park Land Dedication**
- **Fencing Screening**
- **Exterior Lighting**

Council and Planning Commission discussed the ordinances.

- **Directives:**
  - No tree planting permit, separate from the process – will be included in the building permit process.
  - Take existing residential reconstruction out of the ordinance so that no rules apply. Only applies to new construction.
  - Landscape buffer should be higher – up to or closer to 8 feet.
  - Removal of tree – “unless damaged or sick”.
  - Tree list may be amended. Councilman Hosey to send proposed trees to add.
  - Bring back ‘redlined’ copy of revised Landscape ordinance.

- Move forward with each ordinance as they are ready for Council consideration.

**Landscaping:** Kent Marsh reviewed the information and changes from the February 20, 2017 Council Work Session. These specific regulations are intended to control how the city looks and what standards will be applied across the board to other developers who will develop land that is not subject to a PUD. Without the PUD, the developer looks to the city's regulations. If the developer sees no regulations, a hodge/podge (technical term) of development will occur, breeding a less than standard, and sometimes less than desirable product. There were questions from Council. How do the tree planting credits work? Through the building permit process. Staff will be required to keep track of credits with the building permit then the builder would use those credits later. Councilman Hosey made additional tree recommendations for the approved list of large trees, small trees and shrubs. Kent Marsh will review and comment on those. Place on April 17<sup>th</sup> meeting agenda for approval.

**Park Land Dedication:** These provide a formula for either dedicating or paying cash in lieu of dedication to the City open space park land for future development. Kent Marsh explained that parkland dedication relates to the subdivision of multiple lots, assuming people create demand for parks. This only applies to areas subdivided within the city limits. Not ETJ. City Attorney to look at legalities of whether the City can require Parkland dedication in the ETJ. It also applies to areas subject to a Development Agreement. Also to check out DD5 Authority to control the use of the detention facilities. Bring back ordinance for Council consideration at April 17<sup>th</sup> meeting.

**Fencing Screening:** Fencing in commercial areas (or lack thereof or being placed in the wrong place) can be a problem in commercial areas. These provisions provide guidance in those areas and are not unusual. Kent Marsh gave an overview of the fencing and screening ordinance.

- Screen to be a 8 ft. high with a 25 ft. buffer.
- Or, a vegetative screen that is 30 ft. wide.
- Permit.
- New fence – pull a permit. Repair or reconstruct a fence does not require a permit.

**Exterior Lighting:** These provisions specify the standards for parking lots, commercial outdoor lighting. Bulb type and lumens, fixture type, location are the key consideration.

This will be presented a a single ordinance in what is known as the Unified Development Code format. Once these are approved, as we amend and create additional regulatory ordinances, the new ordinances will be an amendment to the Unified Development Code ordinance.

## REGULAR MEETING

- 1 Mayor Holton called meeting to order at 7:00 p.m.
  2. Pledge of Allegiance was recited.  
Public Hearings (two):
    - \* Held public hearing on Limited Purpose Annexation of Commercial tracts in the Sterling Lakes development. There were no comments from floor.
    - Held public hearing on Limited Purpose Annexation of commercial tracts in Sierra Vista developments (currently in the ETJ). There were no comments from the floor.
- Mayor Holton closed public hearings at 8:17 p.m.
3. Citizens Comments: Officer Padilla announced they are Iowa Colony citizens in Meridiana. She complained there are no street lights and every cul-de-sac does not have a fence on it. The one off Meridiana Parkway at end of Falkner and Joyce.
  4. Consider approval of minutes of March 20, 2017, Councilwoman Smajstrla moved to approve the minutes. Motion was seconded by Councilman Hosey. Motion was approved unanimously.
  5. Mayor's Comments or report: Mayor Holton appreciate seeing the Unified Development Code and professional team working together to get more comprehensive planning and regulations done. Subdivision and Zoning ordinances has really helped the city. The rooftops will bring commercial and in turn will bring in more rooftops. City budgeted for four components for this year and can budget again for next fiscal year some more components. Reminded citizens election coming up on May 6, 2017.
  6. Council comments or reports: Councilwoman Cottrell announced Manvel/Iowa Colony Lions Club with Manvel EMS and Pearland Medical Center will have their 3<sup>rd</sup> Annual Community Health Fair on Saturday, April 22<sup>nd</sup> at Meridiana Conservatory, 4003 Meridiana Parkway, Iowa Colony, Texas from 9:00 a.m. to 1:00 p.m. Gulf Coast Blood Bank will be on site.

Councilman Byrum-Bratsen announced Meridiana grand opening, March 25 and 26<sup>th</sup> from 10:00 a.m. to 6:00 p.m. on Saturday and Noon to 6:00 p.m. on Sunday.

Councilwoman Bradbery reported they are having a lot of trouble with mail. Deliveries should be designated. Their normal mail carrier is ill and they are trying to get the issue resolved.

Councilman Hosey reported he did not see construction at overpass. City Engineer said yes, the concrete has been replaced and they are to open by the end of the month. Stop signs will also be changed to the normal configuration.

7. Staff Reports: Councilman Byrum-Bratsen reported on behalf of the ICVFD. He also read a statement from Chief Bynum thanking the City for standing behind them with ESD #3.

Police Chief Hearn reported Officer Padilla is leaving the department to work for AISD. Introduced new Reserve Officer Zachery Harris.

Bldg. Inspector Jim Sullivan reported he has been very busy. Reported he is at the Stadium every day.

- 8 Consider action regarding the City's Animal Control Ordinance, Councilwoman Smajstrla moved to approve the revised and amended Animal Control Ordinance. Seconded by Councilwoman Bradbery. Motion was approved unanimously.
9. Consider approval of amendment to the Elections Ordinance designating additional polling places consistent with the County Polling places, Councilman Hosey moved to approve the revised Elections Ordinance for 2017. Seconded by Councilwoman Bradbery. The motion was approved unanimously.
10. Consider approval of sending post cards to citizens reminding them to vote at City election on May 6, 2017, Councilwoman Cottrell moved to authorize the expenditure to mail postcards to each household in Iowa Colony. Seconded by Councilwoman Smajstrla. The motion was approved unanimously contingent on City Attorney to review wording.
11. Consider approval of Proclamation declaring April as Fair Housing Month. Councilwoman Cottrell moved to approve. Seconded by Councilman Byrum-Braten. Approved unanimously.
12. Consider approval of a resolution supporting continued funding of operations and capital needs for ICVFD by the ESD #3, Councilman Hosey moved to approve a resolution showing support for continued funding for the ICVFD. Seconded by Councilwoman Smajstrla. Approved unanimously.
13. Consider approval of a resolution denying a request to increase rates by CenterPoint Gas, Councilwoman Cottrell moved to approve resolution denying a rate increase request by CenterPoint Gas Company for rates within Iowa Colony. Seconded by Councilman Byrum-Bratsen. Approved unanimously.
14. Consider supplemental ordinance expanding extraterritorial jurisdiction at Sierra Vista, Councilwoman Cottrell moved to approve revised supplemental ordinance

expanding the ETJ of the City to include all of Sierra Vista development. Seconded by Councilwoman Bradbery. Approved unanimously.

15. Consider approval of ordinance annexing portions of the ETJ Sierra Vista for limited purposes as provided by law, Councilwoman Cottrell moved to approve ordinance approving the limited purpose annexation of commercial properties along the boundaries described in the ordinance in the Sierra Vista development. Seconded by Councilman Byrum-Bratsen. Approved unanimously.

16. Consider approval and or acceptance of the following infrastructure projects:

\* Approval of Meridiana Recreation Center

Councilwoman Cottrell moved to approve Meridiana Recreation Center. Seconded by Councilwoman Smajstrla. Approved with 4 ayes and Councilman Byrum-Bratsen abstaining due to conflict of interest.

17. Consider approval of the following plats as recommended by the Planning Commission:

- \* Moore Subdivision Final Plat
- \* Meridiana Preliminary Plat, Section 65
- \* Meridiana Preliminary Plat, Section 71
- \* Meridiana Preliminary Plat, Detention Reserve I & J
- \* Meridiana Preliminary Plat, Detention Reserve K
- \* Extension of Iowa Colony Park Final Plat Request.

Councilman Hosey moved to approve Moore Subdivision. Seconded by Councilwoman Bradbery. Approved unanimously.

Councilman Hosey moved to approve all Meridiana Preliminary Plats. Seconded by Councilwoman Cottrell. Approved with 4 ayes & Councilman Byrum-Bratsen abstaining due to conflict of interest.

18. Consider approval of an additional reserve police officer position, Councilwoman Cottrell moved to approve for an additional fourth reserve officer. Seconded by Councilwoman Smajstrla. Approved unanimously.

19. Council adjourn to Executive session under Texas Government Code sections 551.071 and 551.074 to consult with attorney and to deliberate concerning former Municipal Court Clerk at 8:27 p.m.

. Return to Open Session at 8:46 p.m.

No action taken.

20. Being no further business, Councilman Hosey moved to adjourn. Motion was seconded by Councilwoman Bradbery. Approved unanimously.

APPROVED THIS 17 DAY OF April 20117

A.F.

ATTEST:

Geraldine Frank  
Geraldine Frank, City Secretary

Michael Holton  
Michael Holton, Mayor