

AGENDA
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
2150 Universal City Blvd, Universal City, TX 78148
Regular Meeting, **Wednesday, November 06, 2024 @ 6:30 P.M.**

1. CALL TO ORDER: Mayor Tom Maxwell at 6:30 p.m.
2. QUORUM CHECK and VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (if applicable):
3. INVOCATION and PLEDGE OF ALLEGIANCE:
4. PROCLAMA and AWARDS:
 - a. MAYOR'S ANNOUNCEMENTS
 - i. [Military Order of the Purple Heart](#)
 - b. CITY MANAGER ANNOUNCEMENT
 - i. Water Award
5. STAFF REPORTS AND OTHER DISCUSSION ITEMS: Items in this section are not expected to require action by City Council and are generally for information only. However, any item listed in this section may become an action item without further notice with the consent of the Mayor at the request of any Councilmember.
 - a. CITY MANAGER'S REPORT:
 - b. STAFF REPORT:
 - i. [Concept Presentation: FM 1518 PUD \(Meritage Homes\)](#)
6. CITIZENS COMMUNICATION: At this time, the public is invited to address the City Council and speak on any matter not specifically listed for public hearing elsewhere in this agenda. PLEASE NOTE NO CITY COUNCIL DISCUSSION, RESPONSE, DELIBERATION, OR ACTION WILL BE TAKEN ON THIS TOPICS AT THIS TIME. Please limit your comments to three minutes.
7. PUBLIC HEARINGS: At this time, the public is invited to address each item listed in this section. Please limit your comments to the topics of the specific Public Hearing. If more than one Public Hearing is listed in this section to be held, citizens will be allowed to speak during each individual hearing.
 - a. Public Hearing: P.C. 612 (ZC 261)— Request for an Amendment to the FLUP at 205 W. Byrd Blvd. from MDR-Medium Density Residential to GC-General Commercial
 - b. Public Hearing: P.C. 613 (ZC 262)— Request for a Zoning Map Amendment at 205 W. Byrd Blvd. from R-OT – “Old Town Residential” District to C4-General Commercial District.
8. ANNOUNCEMENTS: With respect to items not listed elsewhere on this agenda, members may report on items of community interest e.g., community or employee awards, proclama, events, and recognitions. Members may also request specific information or a recitation of existing policy from Staff, or request placement of items on the agenda for discussion or action at a following meeting.
 - a. CITY MANAGER'S ANNOUNCEMENTS
 - b. COUNCILMEMBERS' ANNOUNCEMENTS
 - c. MAYOR'S ANNOUNCEMENTS
9. CONSENT AGENDA:

TAB A: All matters listed under this item are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

 - 1) [Consider the minutes of the Tuesday, 02 October 2024 Regular Meeting.](#)
 - 2) [Ordinance No. 655-R-2024 \(PC 614 SU 026\)](#): An ordinance approving a Specific Use Permit to Sue Glenna Cannon for an Accessory Residential Unit Use (mother-in-law flat) in an R3-Medium Density Residential District on property located at 234 Flintstone Lane (CB 5053B BLK 3 LOT 9); providing for non-severability; and establishing an effective date. (Second Reading)
10. ACTION ITEMS:

TAB B: Ordinance No. 632-PC 585-FLUP 2024: An ordinance amending the Future Land Use Plan to change the land use designation of property located at 205 W. Byrd Boulevard, Universal City, Texas (CB 5768 BLK 7 LOT 11) from MDR-Medium Density Residential to NS-Neighborhood Services, CS-Commercial Services, GC-General Commercial, AC-Aviation Commercial, MDR/HDR-Med/High Density Residential; providing for severability; and establishing an effective date.

TAB C: Ordinance No. 581-Y-PUD-2024-103: An ordinance of the City Council of the City of Universal City, Texas amending the Zoning Map of the City of Universal City, Texas for an approximately 0.717-acre property located at 205 W. Byrd Boulevard, Universal City, Texas; rezoning said property from R-OT Old Town Residential District to PUD 2024-103 District, generally for commercial uses; adopting the PUD Final Plan related to PUD 2024-103; providing for severability; providing for the publication of the caption of this ordinances; and establishing an effective date.

TAB D: Award Contract for Olympia Hills Operational Assessment.

TAB E: Bid Acceptance of the National & East Langley Street Reconstruction Project.

11. DISCUSSION ITEMS: This section is for Council discussion only. Items under this Section were endorsed for discussion with the approval of at least three members. No staff presentations are required. No formal action shall be taken on Council Discussion Items. The discussion item(s) may appear on a future agenda as an Action Item at the direction of Council.

NO TAB 1: Fence Discussion – Requested by Councilmember Rubal.

12. ADJOURNMENT:

In accordance with the requirements of Texas Government Code section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. The video and audio feed of those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

This facility is wheelchair accessible & accessible parking spaces are available. Requests for accommodation or interpretive services must be made 72 hours prior to this meeting. Please contact the city clerk's office at (210) 619-0701 if these services are needed.

PROCLAMATION
OF THE
CITY OF UNIVERSAL CITY, TEXAS

WHEREAS the citizens of Universal City have great admiration and the utmost gratitude for all the men and women who have selflessly served their country and this community in the Armed Forces; and

WHEREAS the Purple Heart is the oldest military decoration in present use and was initially created as the Badge of Military Merit by George Washington in 1782; and

WHEREAS the Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to members of the United States Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a declared enemy of the United States of America; and

WHEREAS the contributions and sacrifices of the men and women from the Universal City, who have served and those who now serve in the Armed Forces of the United States of America have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS many men and women in uniform have given their lives while serving in the Armed Forces.

NOW, THEREFORE BE IT RESOLVED that Universal City shall be known and recognized as

A PURPLE HEART CITY

WITNESS OUR SIGNATURES on this 6TH day of NOVEMBER 2024.



Tom Maxwell, MAYOR

Christina Fitzpatrick, MAYOR PRO TEM

Lori Putt, COUNCILMEMBER

Ashton Bulman, COUNCILMEMBER

Bernard Rubal, COUNCILMEMBER

Bear Goolsby, COUNCILMEMBER

Phil Vaughan, COUNCILMEMBER

CITY OF UNIVERSAL CITY

Date: 10/29/2024

TO: City Council**FROM:** Kim M. Turner, City Manager**SUBJECT: PUD Concept Level Presentation:** Savannah Farms Master Land Plan for the property commonly known as the Biegert Property in the City's ETJ, east of FM 1518**Historical Background**

Meritage Homes, which recently constructed the Orchard Park Subdivision off FM 1518, is under contract to develop an approximately 73-acre vacant tract of land in the City's Extra-Territorial District (ETJ) just south of Orchard Park.

The proposed subdivision will be developed in multiple phases in both the City of Universal City and the City of Schertz. It is important to note that the property in Schertz is already incorporated and has established zoning districts and regulations, whereas the remainder of the property in Universal City's ETJ will require annexation and appropriate rezoning.

Further, processing the project as a Planned Unit Development not only allows both the residential and commercial uses, but also provides the City with the opportunity to weigh in on the architecture, exterior materials and overall residential amenities.

Action Requested

No formal action by City Council; however, Staff requests City Council feedback on the proposed land use plan in order to provide Meritage Homes with clear direction on the future development of the subject property.

Procurement Methodology

This is a zoning procedure only and requires no procurement by the City.

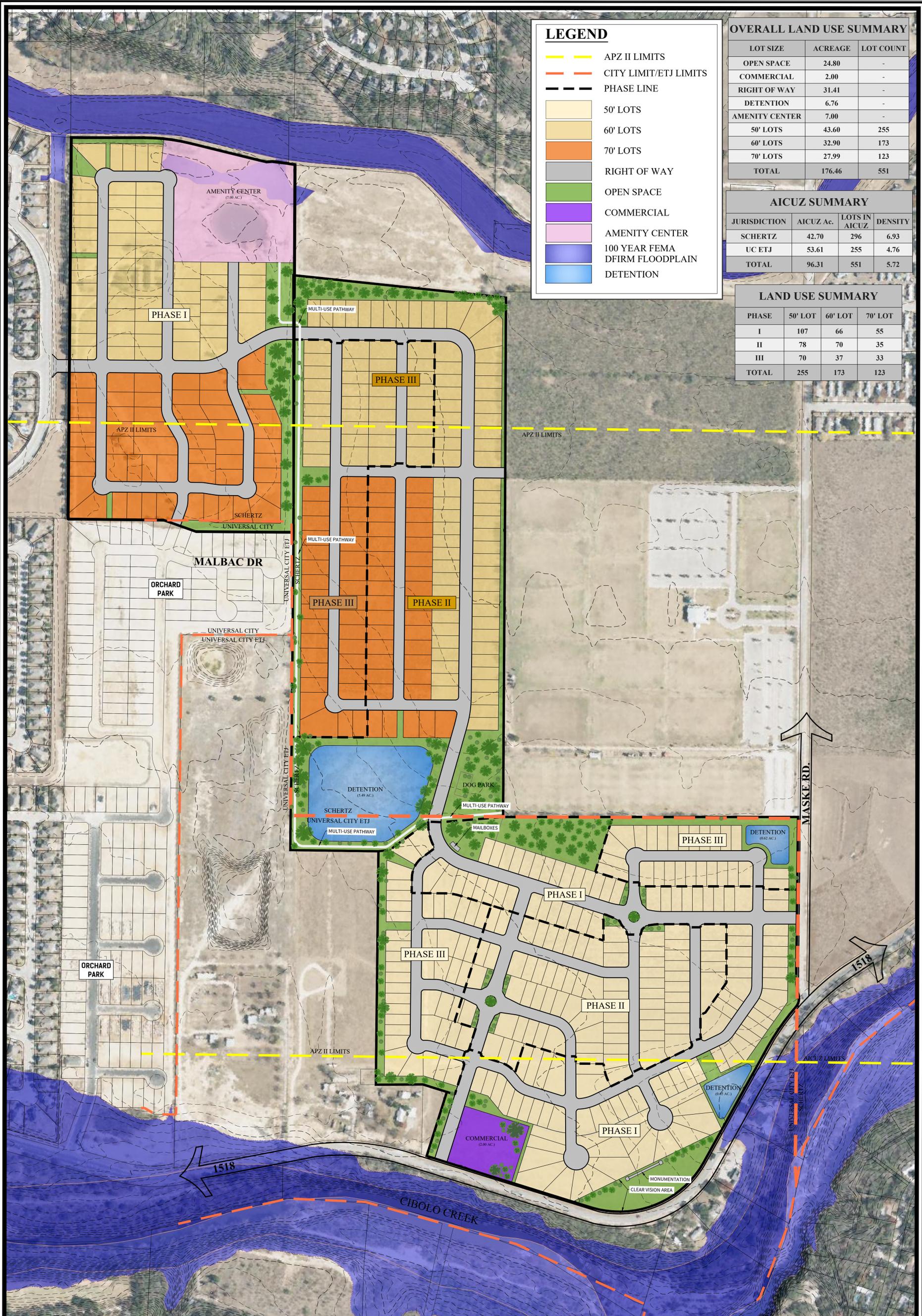
Source and Amount of Funding

This is a zoning procedure only and requires no funding by the City.

Staff Recommendation

Staff recommend City Council consider the following:

- Density
- Traffic circulation – a traffic impact analysis should be conducted
- Commercial viability and location – a market study should be conducted to determine the appropriate amount of commercial
- Neighborhood amenities, such as club house, dog park, walking trails, and open space
- Architectural materials
- JBSA impact



LEGEND

- APZ II LIMITS
- CITY LIMIT/ETJ LIMITS
- PHASE LINE
- 50' LOTS
- 60' LOTS
- 70' LOTS
- RIGHT OF WAY
- OPEN SPACE
- COMMERCIAL
- AMENITY CENTER
- 100 YEAR FEMA DFIRM FLOODPLAIN
- DETENTION

OVERALL LAND USE SUMMARY

LOT SIZE	ACREAGE	LOT COUNT
OPEN SPACE	24.80	-
COMMERCIAL	2.00	-
RIGHT OF WAY	31.41	-
DETENTION	6.76	-
AMENITY CENTER	7.00	-
50' LOTS	43.60	255
60' LOTS	32.90	173
70' LOTS	27.99	123
TOTAL	176.46	551

AICUZ SUMMARY

JURISDICTION	AICUZ Ac.	LOTS IN AICUZ	DENSITY
SCHERTZ	42.70	296	6.93
UC ETJ	53.61	255	4.76
TOTAL	96.31	551	5.72

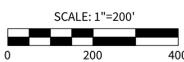
LAND USE SUMMARY

PHASE	50' LOT	60' LOT	70' LOT
I	107	66	55
II	78	70	35
III	70	37	33
TOTAL	255	173	123

SAVANNAH FARMS
MASTER LAND PLAN



SCHERTZ & UNIVERSAL CITY, TEXAS



OCTOBER, 2024



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CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
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Date: 10/30/2024

TO: City Council**FROM:** Kim M. Turner, City Manager**SUBJECT: Public Hearings:** (a) P.C. 612 (ZC 261)— Request for an Amendment to the FLUP at 205 W. Byrd Blvd. from MDR-Medium Density Residential to GC-General Commercial & (b) P.C. 613 (ZC 262) — Request for a Zoning Map Amendment at 205 W. Byrd Blvd. from R-OT – “Old Town Residential” District to C4-General Commercial District.**SUBJECT: Ordinance No. 632-PC 585-FLUP-2024**— Request for an Amendment to the FLUP at 205 W. Byrd Blvd. from MDR-Medium Density Residential to GC-Genera Commercial & **Ordinance No. 581-PC-603 (ZC 262)-2024**— Request for a Zoning Map Amendment at 205 W. Byrd Blvd. from R-OT – “Old Town Residential” District to C4-General Commercial District.**Historical Background**

The property consists of two attached buildings that were erected in 1977 and 1981. Since that time, the buildings have been occupied by commercial users, in accordance with the zoning ordinance that was in effect at the time of construction – Ordinance 70-A. However, in 2007, the Zoning Map and related Zoning Code were updated, and the property’s land use district was re-classified to R-OT “Old Town Residential”. As a result, the property’s commercial uses became nonconforming but were allowed to continue operations, per the Code’s nonconforming section. However, on March 9, 2024, the property lost its non-conforming status resulting in potential users having to conform with the R-OT District regulations. As a result, the property owner originally requested a zoning change to the C4-General Commercial District in order to continue using the property in a commercial capacity. However, after discussion with City Council at the October 15th meeting, the applicant and Staff have worked to find a compromise in the form of a Planned Unit Development. See **Exhibit A** for the proposed PUD regulations, which consist of a mix of commercial uses and continued allowance for multi-family.

Action Requested

City Council will need to resume the **Public Hearings** on the FLUP Amendment and rezoning requests and then make a final consideration on the respective ordinances: **Ord. No. 632-PC 585-FLUP-2024** and **Ordinance No. 581-Y-PUD-2024-103**, attached. Per the City Charter, the Ordinances will require two readings.

Procurement Methodology

This is a zoning procedure only and requires no procurement by the City.

Source and Amount of Funding

This is a zoning procedure only and requires no funding by the City.

Staff Recommendation

Staff recommend that City Council consider the proposed PUD as it allows commercial uses desired by both the applicant and the City, while still leaving open the option of residential redevelopment should the market dictate this type of use at some point in the future. That said, two issues still need clarity: (i) automotive and equipment repair; and (ii) screening definition – Staff suggests any screening conform with the Zoning Code definition of Solid fence defined as “A fence, including solid entrance and exit gates, constructed of solid material, wood or masonry through which no visual images may be seen for viewers in or on adjoining properties, streets, alleys or public rights-of-way, materials stored and operations conducted behind it.”

EXHIBIT A

EXHIBIT “B”

PUD 2024-103 DEVELOPMENT REGULATIONS

- I.** The subject property shall be zoned “PUD 2024-103 District” and shall conform to the development regulations contained herein. This planned unit development is intended to allow flexibility in planning and designing a mixed-use development and related uses in order to achieve a higher and better use of the overall property.

In accordance with Ordinance 581-W-2021, the approved PUD shall become null and void if activity on the PUD has not begun within either eighteen (18) months or thirty (30) months with an authorized extension by City Council. Submittal of a complete Certificate of Occupancy application for one or both tenant suites shall constitute activity on the PUD. Should the approved PUD become null and void, the subject property cannot legally revert back to R-OT “Old Town Residential” District without proper zoning procedures.

- II. PERMITTED LAND USES** – Only land uses identified in the Use Table below shall be permitted (either by right or with a Specific Use Permit) on the subject property. All other uses shall be prohibited.

Use Table

Key:

- P = Permitted use
- S = Specific use
- = Not permitted

Use	PUD 2024-103 205 W. BYRD BLVD.
*See Zoning Code Section 4-5-52-Use Table for description of Use categories not specifically identified below.	
RESIDENTIAL USES	
Townhouse residential	S
Condominium residential	S
Apartment residential	S
CIVIC USES	
Club or lodge	P
Cultural services	S

Use	PUD 2024-103 205 W. BYRD BLVD.
*See Zoning Code Section 4-5-52-Use Table for description of Use categories not specifically identified below.	
Day care services (Commercial)	P
Local utility services	P
COMMERCIAL USES	
Administrative and business offices	P
Agricultural Sales and Service	P
Commercial off-street parking	S
Building maintenance services	P
Business support services	P
Business or trade school	P
Cocktail lounge	P
Indoor sports and recreation	P
Communication Services	
Indoor entertainment	P
Construction Sales and Services	P
Contractor offices and indoor / outdoor storage	P
Establishments or places of business primarily engaged in the construction or landscaping industry whose main use of the site is for office space, indoor & outdoor storage, and/or a showroom. Company vehicles and equipment shall be allowed to park on site overnight; as well as construction-related equipment such as a Bobcat, roll-off dumpster, scissor lifts, bucket and boom trucks, etc., <u>as long as a Solid fence, as defined in the Zoning Code, is installed.</u>	P
Consumer repair services	P
Establishments primarily engaged in the provision or repair services to individuals and households rather than firms but excluding automotive and equipment use types. Typical uses include appliance repair shops, watch or jewelry repair or musical instrument repair firms. All incidental storage shall be completely indoors.	
<u>Equipment Sales</u>	P
<u>Equipment Repair Services</u>	P

Commented [MC1]: We don't believe City Council will agree to the potential of an auto repair shop locating there.

Commented [MC2]: We don't believe City Council will agree to this as a Permitted use.

Commented [MC3]: We don't believe City Council will agree to this as a Permitted use.

Use	PUD 2024-103 205 W. BYRD BLVD.
*See Zoning Code Section 4-5-52-Use Table for description of Use categories not specifically identified below.	
Financial services	P
Food sales	P
Gas Station	P
General retail sales	P
Kennels, Pet and Veterinary Services	P
<p>Day-time boarding and veterinary and other care services for dogs, cats and similar small animals; however, veterinary services for all-sized animals shall be allowed, but shall not include boarding of large animals. No overnight boarding shall be allowed. Typical uses include day-time boarding, doggy day care, pet grooming shops, dog training, pet store, animal clinic and hospital, as well as retail sales and grooming of dogs, cats, birds, fish and similar small animals customarily used as household pets.</p>	
Liquor sales	P
Health care offices	P
Personal improvement services	P
Personal services	P
Professional office	P
Restaurant-convenience	P
Restaurant-general	P
Hotel-motel	S
Local convenience store	P
Artisan sales	P
<p>The manufacture and retail sale of hand-crafted wares such as pottery, jewelry, art, and similar products of craftsmanship – must be completely indoors.</p>	
Restaurant-neighborhood	P
INDUSTRIAL USES	
<p>Warehousing, storage and distribution – Outdoor storage shall be screened by a Solid fence, as defined in the Zoning Code with screening for outdoor storage to include green mesh material</p>	P

Notes

1. A SUP application for Townhouse, Condominium and Apartment residential uses shall include a site plan, architectural elevations/renderings, landscape plan, and, if applicable, a sign plan.
2. Ancillary uses associated with an apartment complex, condominium complex, and a hotel shall be permitted. These uses include a leasing office, resident office spaces, clubhouse, pool, cabanas, dog park, outdoor recreation area, carpools, community mailbox or cluster box unit (CBU), residential trash enclosures, and garage/storage facilities for resident household goods.

III. LOT DESIGN STANDARDS

Zoning District	Max. Density	Minimum Lot Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Height	Maximum Subdivision Cover
PUD 2024-103	15 Units / Acre	0.5 Acre (unless subdivided for condo lots)	235 Feet (unless subdivided for condo lots)	Residential: 5 Feet (14'-15' from back of curb) Commercial: 15 Feet	Residential: 6 Feet Commercial: 15 Feet	Residential: 60 Feet Commercial: Existing – zero lot line; new construction – 15 Feet	40 Feet	85%

Notes

1. Notwithstanding the Lot Design Table Above, the current Lot Design reflected on the current Survey (attached as Exhibit D-1) shall be acknowledged as conforming with this Section and shall be used for the Property.
2. The total number of lots in the PUD may increase or decrease per approval of a revised PUD Plan and Replat, in accordance with procedures provided in the Municipal Code and State law.
3. The size of each lot may increase or decrease based on market conditions, per approval of the City Manager or designee; any required Replat shall be in accordance with procedures provided in the Municipal Code and State law.
4. The number and size of the principal buildings on each lot may vary as long as the lot design standards are met.
5. Permanent structures, including signs, trash enclosures and other accessory structures, shall not be placed in any easement. Parking and drive-aisle pavement shall be allowed in an easement at the property owner's risk; that is, the easement holder shall not be responsible for restoration of the property should easement-related work be required and performed.
6. Parking and drive-aisles shall be allowed in the yard setbacks.

7. If redeveloped for residential, then the Front Yard shall be the area fronting W. Byrd Boulevard.

IV. ARCHITECTURAL DESIGN

- a. Residential Development
 - i. Condominiums and/or Townhomes/Rowhomes: a minimum of 25% of building exterior materials must be either one or a combination of the following materials: brick, stone, or faux stone veneer. Developers are strongly encouraged to incorporate as much masonry as feasible on building exteriors. Note masonry does not include siding product types, such as LP SmartSide Siding and HardiPlank Siding. Roof material shall consist of composite shingles, metal or tile.
 - ii. Apartment Residential and Hotel buildings shall conform with Ordinance 559-K-2021 related to architectural design standards. Additionally, a minimum of 25% of building exterior materials must be either one or a combination of the following materials: brick, stone, or faux stone veneer. Developers are strongly encouraged to incorporate as much masonry as feasible on building exteriors. Note masonry does not include siding product types, such as LP SmartSide Siding and HardiPlank Siding.
- b. Commercial Redevelopment – (does not apply to existing commercial buildings or force majeure causing existing buildings to be unusable)
 - i. 100% of building exterior materials must be either one or a combination of the following materials: brick, stone, faux stone veneer, decorative concrete block, faux stucco veneer (EIFS) or stucco with stucco comprising a maximum of thirty-five percent (35%) of the building exterior materials, per face. Fiber reinforced cement siding, including LP SmartSide Siding and HardiPlank Siding, is not acceptable as an exterior finish with regards to meeting the above exterior material percentage requirement. Metal siding such as r-panel, and tilt wall style masonry.
 - ii. Concrete panel/tilt wall is acceptable provided that a minimum of fifty percent (~~50~~ 15%) of the concrete panel/tilt wall is covered with brick, stone, faux stone veneer, or decorative concrete block material. Fifty percent (~~50~~%) of the remaining concrete panel/tilt wall must be finished, stamped and stained in texture and appearance.
 - iii. The above requirements do not apply to a remodel of or an addition to the existing building(s).

V. FENCING/SCREENING

- a. Fencing, when installed, and required, shall be a Solid fence, as defined in the Zoning Code, conform with Article VII of the Zoning Code, and allowable styles

~~shall include metal mesh fence sometimes referred to as hurricane fence, example is existing fence currently on site (which is in compliance with the Zoning Code).~~

VI. OUTDOOR STORAGE & TRASH ENCLOSURES

- a. Outdoor Display; and General Outdoor Storage shall be permitted, as long as a Solid fence, as defined in the Zoning Code, is installed, in accordance with Section 4-5-83 of the Zoning Code, except.
- b. Commercial Trash Enclosures
 - i. Residential Development: Trash containers shall be screened from public view by a trash enclosure in accordance with the Municipal Code.
 - ii. Commercial Development: existing trash containers that are not enclosed are permitted; however, if commercial redevelopment occurs (excluding rebuilding due to a force majeure), then trash containers shall be screened from public view by a trash enclosure in accordance with the Municipal Code.

VII. LIGHTING

- a. All lighting shall be shielded or downward facing to the greatest extent possible to reduce light pollution and shall aim to emit zero footcandles at the lot line. All existing lighting may remain as is.

VIII. PARKING

- a. The size and number of parking spaces provided on each lot shall meet the requirements in the Zoning Code for that use type, except as provided for in this Ordinance.
- b. Existing Commercial: the parking plan in place at the time of this ordinance shall be permitted. In the event the existing fence is re-configured to make best use of site by tenant, parking shall not have decrease in parking spaces by less than 50% of current parking plan, or industrial parking plan per Zoning Code, the lesser parking spaces of the two.
- c. Apartments: one (1) parking space per bedroom plus an additional ten percent (10%) shall be required.
- d. Townhomes/Rowhomes: two (2) enclosed, rear-loading parking spaces shall be required; however, tandem parking spaces may be allowed in certain situations depending on the unit width design and number of bedrooms; tandem parking design means one (1) enclosed space and one (1) space on a driveway that is at least twenty-one feet (21') in depth measured from the garage door to the rear property line (not the apron or curb).
- e. Parallel parking spaces adjacent to the subject property, if installed, may be used to meet the parking requirements.

- f. Compact parking spaces, measured as 8-feet by 16-feet, may account for up to 20 percent of the total number of parking spaces provided.
- g. Accessible parking spaces shall be provided as required in the Federal and State statutes and Municipal Code.
- h. Carports shall be permitted on all lots. Carports shall conform with the Visibility Triangle, as defined in the Municipal Code.
- i. All parking areas and vehicular travel lanes, to include fire lanes, in the front, sides and rear yards are required to be on an improved surface, which shall be a surface made of concrete or asphalt. Base gravel, crushed granite, chip seal, and/or caliche are not acceptable surfaces.

IX. SIGNS

- a. Signage, if installed, shall require building permit submittal and shall comply with the requirements identified in the Universal City Sign Code.

X. LANDSCAPING

- a. Existing Development: Additional landscaping shall not be required.
- b. New Residential and Commercial Development (except for with force majeure): A landscaping plan shall be submitted as part of the development application and subject to review and approval by City Staff, which may elect to defer to City Council, however if commercial development landscape plan similar to current shall also be permitted in event site is redeveloped to similar use site as present day use.

XI. APPLICABILITY OF UNIVERSAL CITY ZONING CODE SEC. 4-5-56 TO THIS PROPERTY

- a. This ordinance, including this document (Exhibit B) meets the intent, spirit and requirements of Section 4-5-56, entitled “Planned Unit Development”, of the Zoning Code.

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
 Regular Meeting, Wednesday, 15 October 2024

1. CALL ORDER: Mayor Tom Maxwell at 6:30 P.M.

2. QUORUM CHECK and VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (if applicable):

Maribel Garcia, Deputy City Clerk

Present:

Mayor Tom Maxwell
 Mayor Pro Tem, Christina Fitzpatrick
 Councilmember Ashton Bulman (Virtually)
 Councilmember Bear Goolsby
 Councilmember Lori Putt
 Councilmember Bernard Rubal
 Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
 Natalie Thamm, City Attorney
 Michael Cassata, Dev. Svc/Economic Development Director
 Randy Luensmann, Public Works Director
 Sal Garcia, Golf Operations Director (OHGC)
 Katie Rein, Food and Beverage Director (OHGC)
 Maribel Garcia, Deputy City Clerk

Ms. Garcia confirmed a quorum was present.

3. INVOCATION and PLEDGE OF ALLEGIANCE:

Councilmember Goolsby gave the invocation. Mayor Maxwell led the Pledge of Allegiance to the United States and Texas flags.

4. STAFF REPORTS AND OTHER DISCUSSION ITEMS:

a. STAFF REPORT:

i. Meals on Wheels Presentation

Alexis Forbes and Austin Hill, both with Meals on Wheels, gave a presentation outlining the organization’s services and volunteer opportunities. They explained how to apply to receive services and/or volunteer.

ii. Olympia Hills Projects Updates

Mr. Luensmann presented final product photos for the drainage project on holes 8 and 9; pictures included the drainage ditch, bridge over the drainage ditch, and views for both holes 8 and 9. He confirmed for Councilmember Goolsby that if a ball is lost in the drainage ditch, golfers will not be allowed to go retrieve it.

Mr. Garcia reported on the golf course greens replacements. He showed before and after progress photos of the paspalum greens. He noted opportunities created by greens replacement, the increase in positive reviews of the course, and the benefits gained for maintenance and golfers. He reported the course’s utilization of Placer.ai for marketing and business analytics, and projected annual revenue growth of \$260,000+ with new green fees. He thanked Council for their support with the project and thanked Jeremy Laak and grounds maintenance for their hard work.

Ms. Rein shared the origin of her passion for wedding planning as well as her professional background with a degree in marketing and a minor in interior design. She noted the vast improvements made during her tenure at the golf course and appreciated the opportunity to combine her marketing and interior design expertise with the remodeling project. She showed before and after photos of banquet hall remodeling with the two architectural walls and new flooring. She also showed before and after photos of the bar/lounge with new chairs and black tile flooring. She reported that the golf course stopped outsourcing marketing and began

marketing in-house. They have focused on rejuvenating marketing materials and highlighting the quality of service received by clients. She reported projected revenues after the flooring remodel to be \$150,000 with newly booked weddings and other events. Food and Beverage average revenues per golfer have also increased from \$10.50 to \$11.77 just one month after the new greens opened.

b. CITY MANAGER'S REPORT:

i. Olympia Hills Parking Lot Expansion

Mrs. Turner reminded Council that they had approved funding for a future parking lot expansion at the golf course. The project would provide an additional 114 parking spaces. Additionally, after an ADA review, the lot and golf course would need ADA accessibility updates per statute. An optional sewer line was proposed seeing as Council and Staff had previously discussed expanding or separating the golf clubhouse from the events center. Mrs. Turner reviewed cost estimates and asked for Council direction regarding the optional sewer line. She explained the benefits of installing a sewer line before additional work to not have to redo or repair work if installing a sewer line after completion of the project. Funding for the project would come from FY Capital Projects, excess funds from cost savings with the recent stormwater project which was funded with Venue Tax, and excess Golf Court Reserves.

Councilmember Vaughan expressed his support for only fulfilling parking lot expansion and placing the balance from the stormwater project back in the Venue Tax fund.

Councilmember Putt and Mayor Pro Tem Fitzpatrick expressed support for the parking lot expansion.

At the request of Mayor Pro Tem Fitzpatrick, it was explained that golf course clientele on both the weddings side and golf side felt both operations were disrupting each other. A consultant advised the City on separating golf and events operations into two facilities that would not disrupt each other on the greens or otherwise, or expanding the events center. This would require a sewer line, which would run through the proposed parking lot and ADA improvements. Sewer line installation at this stage would be a proactive measure to not destroy relatively new work. Staff proposed putting the parking lot project out for bid while requesting an additional alternate bid to include the sewer line.

Councilmember Rubal cautioned the City against implementing new projects until after a business plan for the golf course was created. He felt that investing funds into an enterprise that may not be self-sustainable was not wise.

Councilmember Goolsby opined the golf course was an asset to the City and compared it to other City amenities such as parks given that the course hosts free events open to the public.

Mayor Maxwell echoed sentiments that the golf course was an asset. He emphasized outside revenue the golf course brings into the City. He asked for Council consensus to direct Staff to post a bid request for the project with an additional alternate bid for the sewer line.

Council reached a 5-1 consensus to move forward with a bid including an additional alternate bid for the sewer line.

5. EXECUTIVE SESSION:

N. T. 1: Executive Session:

- a) Pursuant to Texas Gov't Code Sec. 551.071, Consultation with Attorney, to discuss and deliberate pending litigation titled Cause No. 2024CV06511: CAMINO NUEVO, LLC, a Texas Limited Liability Company vs. BOARD OF ADJUSTMENT OF THE CITY OF UNIVERSAL CITY and THE CITY OF UNIVERSAL CITY., in the Bexar County Clerk Court at Law 10; regarding property located at 205 W Byrd Blvd.
- b) Pursuant to Texas Gov't Code Sec. 551.072 regarding the purchase and value of real property if deliberation in open session would have a detrimental effect on the position of the corporation in negotiations with a third party; and for attorney consultation pursuant to Sec. 551.071(2); regarding: Transfer of 1.587 acres of vacant, undeveloped property owned by the City of Universal City located near Kitty Hawk Blvd and Universal City Boulevard to the Universal City Economic Development Corporation.
- c) Reconvene in Open Session.

Mayor Maxwell convened into Closed Session at 7:26 p.m.

Mayor Maxwell convened into Closed Session with present City Council Members, both virtually and in person, City Manager Kim Turner, City Attorney Natalie Thamm, and Development Services & Economic Development Director Michael Cassata.

Mayor Maxwell and the City Council reconvened into Open Session at 8:21 p.m. No action was taken during Executive Session.

6. CITIZENS TO BE HEARD:

Mayor Maxwell began Citizens to be Heard at 8:22 p.m.

- Dr. Lacey Gosch, the Assistant Superintendent of Technology for Judson ISD, gave a report on new goals and current projects within the district. She reported that a goal was maintaining intergovernmental relationships. She thanked the City for their continued partnership with Judson ISD and noted the participation of several City departments in school programs.

Mayor Maxwell closed Citizens to be Heard at 8:24 p.m.

7. PUBLIC HEARINGS:

- a. **P.C. 614 (SU 026) – A request for a Specific Use Permit at 234 Flintstone Lane (CB 5053B BLK 3 LOT 9) to allow an Accessory Residential Unit use (mother-in-law flat) in an R3-Medium Density Residential District, per Zoning Ordinance 581.**

Mr. Cassata explained that the SUP request was for an accessory dwelling unit (ADU) or mother-in-law flat. He noted the location of the property, lot coverage adherence, and other specifics. He also noted that 36 notices were sent out with 3 returned as no objection and that the Planning & Zoning Commission unanimously recommended approval for this request.

Mayor Maxwell opened the Public Hearing at 8:28 p.m.

Mr. Michael Reeves, the builder of the ADU, emphasized their intent to make the flat fully handicap accessible. He gave an estimated timeline for completion of the project.

Ms. Glenna Cannon, the future resident of the ADU, clarified that her daughter, granddaughter, and

herself would be living on the property. She shared her history in Universal City and thanked Council.

There being no further comments, **Mayor Maxwell closed the Public Hearing at 8:30 p.m.**

- b. P.C. 612 (ZC 261) – A request for an amendment to the Future Land Use Plan for an approximately 0.717-acre tract located at 205 W. Byrd Boulevard (CB 5768 BLK 7 LOT 11) from MDR-Medium Density Residential to GC-General Commercial, per Zoning Ordinance 581.**

Mayor Maxwell opened the Public Hearing at 8:30:10 p.m.

Mr. Cassata presented the history of the property. It was originally zoned B1 which allowed neighborhood services uses. It was rezoned as part of the 2007 rezoning to R-OT Old Town Residential. This left the property under non-conforming use. Non-conforming use occupancy lapsed earlier in the year which led to the requested FLUP and Zoning Change for C4-General Commercial District. However, the Aviation District Masterplan passed earlier in the year encompasses this property. While some C4 uses fall in line with the Masterplan, others do not. Furthermore, some desired uses per the Masterplan would not be allowed in a C4 district. Mr. Cassata requested that Council consider several factors: how long the Aviation District Masterplan would take to materialize in this area, how the intensity of C4 uses would impact neighboring single-family homes, if there potential interim use to accommodate both sides, and how the property is not conducive to outdoor storage of vehicles. He shared that 24 notices were sent to surrounding properties per statute with 4 letters returned in support. The Planning & Zoning Commission failed to approve a recommendation to Council; three were okay with C4 zoning while others wished for lighter uses. He reported that the City and the applicant had been in negotiations since the result of the P&Z to explore PUD options. Mr. Cassata stated that the applicant would be requesting consideration of a PUD through a concept presentation during this meeting to gain feedback from Council.

Caroline McDonald, representing the applicant, stated the applicant and City were currently in agreement with moving forward with a PUD. For this meeting, they requested postponement of consideration of 205 W. Byrd Blvd. items to continue negotiations with the City. They also wished to gain feedback from Council regarding what uses they would find amenable for the property. She listed uses from C4 zoning that the applicant was interested in. She presented photos of the property to indicate that it was built for commercial use. Furthermore, she noted improvements made to the property to align it to commercial use such as parking lot improvements. She reiterated the request to postpone consideration until the November 6th meeting of the City Council

There being no public comments, **Mayor Maxwell closed the Public Hearing at 8:41 p.m.**

- c. P.C. 613 (ZC 262) – A request for a Zoning Map Amendment from R-OT “Old Town Residential” District to C4-General Commercial District for an approximately 0.717-acre tract located at 205 W. Byrd Boulevard (CB 5768 BLK 7 LOT 11), per Zoning Ordinance 581.**

Mayor Maxwell opened the Public Hearing at 8:41:30 p.m.

Mr. Cassata explained that this was the Public Hearing to consider the Zone Change, which is the second part of the request with the FLUP being the parent classification necessary before the Zone Change. He reiterated the request to postpone.

There being no public comments, **Mayor Maxwell closed the Public Hearing at 8:43 p.m.**

8. ANNOUNCEMENTS:

a. CITY MANAGER’S ANNOUNCEMENTS:

Responding to a prior question by Councilmember Vaughan, she reported that the streets bond of \$6 million which would cover 12 streets was at 60% completion of the construction plans. The City planned to go out for bid in February 2025 with consideration of bid acceptance before Council in March 2025. She concluded by giving updates on ongoing streets projects.

b. COUNCILMEMBERS’ ANNOUNCEMENTS:

Mayor Pro Tem Fitzpatrick expressed appreciation for City Staff in their support of the Pumpkin Patch. She specifically thanked the following departments: Communications, Public Works, Fire and Police Departments.

c. MAYOR’S ANNOUNCEMENTS:

Mayor Maxwell also expressed his appreciation of Staff for their involvement with the Pumpkin Patch. He thanked volunteers and highlighted the philanthropic efforts of the Patch.

9. CONSENT AGENDA:

Councilmember Vaughan moved to approve the following Consent Agenda items with amendments requested by Councilmember Rubal.:

- 1) Consider the minutes of the Wednesday, 02 October 2024 Regular Meeting. Councilmember Goolsby seconded the motion.

**Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Bulman, Putt, Rubal
Nays: None**

Motion to approve carried.

10. ACTION ITEMS:

N. T. 1: Executive Session:

- d) Take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.**

No action was taken during Executive Session and no action was necessary to take in Open Session.

- B. Resolution No. 975-2024: A resolution of the City Council of the City of Universal City, Texas approving the sale of approximately 1.587 acres of Real Property to the Universal City Economic Development Corporation, for the economic development purposes of conveyance to Chick-Fil-A, Inc.; making findings; authorizing signatories; and establishing a savings clause and an effective date.**

Councilmember Vaughan moved to approve Resolution 975-2024. Councilmember Goolsby seconded the motion.

**Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Bulman, Putt, Rubal
Nays: None
Motion to approve carried.**

- C. Ordinance No. 655-S-2024 (PC 614 SU 026): An ordinance approving a Specific Use Permit to Sue Glenna Cannon for an Accessory Residential Unit Use in an R3-Medium Density Residential District on property located at 234 Flintstone Lane, Universal City, Texas (CB 5053B BLK 3 LOT 9); providing for non-severability; and establishing an effective date.**

Councilmember Goolsby stated that, after conducting a public hearing on the request for a Specific Use Permit for the property at 234 Flintstone Lane and receiving the Planning & Zoning Commission’s recommendation, the City Council had considered the request, and he moved to approve PC 614 (SU 026) and to grant a Specific Use Permit to allow an Accessory Residential Unit use to Sue Glenna Cannon. Councilmember Putt seconded the motion.

**Vote: Yeas: Goolsby, Putt, Fitzpatrick, Bulman, Rubal, Vaughan
Nays: None**

Motion to approve carried.

- D. Ordinance No. 632-PC 585-FLUP-2024: An ordinance amending the Future Land Use Plan to change Land Use Designation of property located at 205 W. Byrd Boulevard, Universal City, Texas (CB 5768 BLK 7 LOT 11) from MDR-Medium Density Residential to GC-General Commercial; providing for severability; and establishing an effective date.**

Councilmember Goolsby expressed his aesthetic preferences for storage coverage. Storage capacities were discussed.

After being prompted by Councilmember Vaughan, the applicant listed potential uses they would like included in the PUD based on potential tenants. They discussed warehousing, a mix of retail/office space and storage, onsite maintenance vehicles, hosting a concrete company, etc. Council expressed opposition to large concrete vehicles being stored at the facility and general support for including warehousing uses. They cautioned the applicant of their proximity to a residential area and Council’s wish to be considerate of this. Size of vehicles stored was discussed. Council strongly recommended deference to Mr. Cassata’s guidance for the vision of the area under the Aviation District.

Councilmember Vaughan moved to postpone Tab D, Ordinance No. 632-PC 585-FLUP-2024 to the November 6th City Council Meeting. Councilmember Rubal seconded the motion.

**Vote: Yeas: Vaughan, Rubal, Fitzpatrick, Bulman, Goolsby, Putt
Nays: None**

Motion to approve carried.

- E. Ordinance No. 581-PC-603 (ZC 262)-2024: An ordinance of the City of Universal City approving a Zoning Map Amendment for an approximately 0.717-acre tract located at 205 W. Byrd Boulevard (CB 5768 BLK 7 LOT 11) from R-OT “Old Town Residential” District to C4-General Commercial District.**

Mr. Cassata briefly reminded Council that the applicant and City were still in discussion. When the items return for the November 6th meeting, the request would be for a PUD. Council would be able to make amendments to the PUD requirements between first and second readings.

Councilmember Goolsby moved to postpone Tab E, Ordinance No. 581-PC 603 (ZC 262)-2024 to the November 6th City Council Meeting. Councilmember Vaughan seconded the motion.

**Vote: Yeas: Goolsby, Vaughan, Fitzpatrick, Bulman, Putt, Rubal
Nays: None**

Motion to approve carried.

F. Bid Acceptance for Kitty Hawk Thoroughfare & Roundabout Improvements.

Councilmember Vaughan prompted a discussion regarding traffic disruptions caused by work on Kitty Hawk following the current sewer line project. Staff explained the phasing of the project and potential traffic impacts for residents. Disruption signs for lane closures would notify residents and through traffic well in advance. Furthermore, residents were advised to sign up for Civic Ready to receive alerts on lane closures and alternate routes.

Councilmember Vaughan moved to approve the low base bid in the amount of \$3,039,296.86 to E-Z Bel Construction for the Kitty Hawk Thoroughfare & Roundabout Improvements. Councilmember Goolsby seconded the motion.

**Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Bulman, Putt, Rubal
Nays: None**

Motion to approve carried.

G. Authorization of Reimbursement for Pay Application #1 from D&D Contractors for CDBG Hillview Drive Street Improvement Project.

Councilmember Goolsby moved to approve the authorization for Pay Application #1 from D&D Contractors for CDBG Hillview Drive Street Improvement Project. Councilmember Putt seconded the motion.

**Vote: Yeas: Goolsby, Putt, Fitzpatrick, Bulman, Rubal, Vaughan
Nays: None**

Motion to approve carried.

11. ADJOURNMENT: Mayor Maxwell adjourned the meeting at 9:08 P.M.

APPROVED:

ATTEST:

Tom Maxwell, Mayor

Maribel Garcia, Deputy City Clerk

CITY OF UNIVERSAL CITY

Date: 10/8/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Public Hearing: P.C. 614 (SU 026)— A request for a **Specific Use Permit** at 234 Flintstone Lane to allow an Accessory Residential Unit use (mother-in-law flat) in an R3-Medium Density Residential District, per zoning ordinance 581.

SUBJECT: Ordinance No. 655-S-2024— Request for a **Specific Use Permit** at 234 Flintstone Lane to allow an Accessory Residential Unit use (mother-in-law flat) in an R3-Medium Density Residential District, per zoning ordinance 581.

Historical Background

The property owner would like to build an Accessory Residential Unit in the form of a casita at the rear of the property. The dwelling unit would be approximately 450 square feet and have a living room, bedroom, kitchen and bathroom with all required utilities (electricity and water). The existing house has a one-car garage and since that side of the street does not have a sidewalk, the driveway is long enough to accommodate two vehicles, which meets the Zoning Code parking requirements. The side and rear yard setback requirements for accessory structures are both five feet, which the proposed unit will meet. The dwelling unit also meets the 10-foot height maximum and the entire property meets the 65% maximum lot coverage requirement.

The Zoning Code allows an Accessory Residential Unit in a residential district as a Specific Use. As such, the property owner is requesting a **Specific Use Permit**.

Thirty-six (36) notices were sent out to surrounding property owners; three (3) were returned identifying no opposition to the request. No one other than the property owner and the builder spoke “for” or “against” the proposed SUP at the Planning & Zoning Public Hearing. The members of the Planning & Zoning Commission unanimously approved the SUP and forwarded the SUP request to City Council for its final determination.

Action Requested

City Council will need to conduct a **Public Hearing** on the SUP and then make a final consideration on the **SUP Ordinance: Ord 655-S-2024**, attached. Per the City Charter, the Ordinance will require two readings.

Procurement Methodology

This is a zoning procedure only and requires no procurement by the City.

Source and Amount of Funding

This is a zoning procedure only and requires no funding by the City.

Staff Recommendation

Staff recommends approval of the SUP for an Accessory Residential Unit use at 234 Flintstone Lane. The additional dwelling unit will serve as one component of a multi-generational property.

Motion to Approve:

PC 614 (SU 026)

After conducting a public hearing on the request for a Specific Use Permit for the property at 234 Flintstone Lane and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve PC 614 (SU 026) and to grant a specific use permit to allow an Accessory Residential Unit use to Sue Glenna Cannon.

ORDINANCE NO. 655-S-2024 (PC 614 SU 026)
(234 Flintstone Lane)

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT TO SUE GLENNA CANNON FOR AN ACCESSORY RESIDENTIAL UNIT USE IN AN R3-MEDIUM DENSITY RESIDENTIAL DISTRICT ON PROPERTY LOCATED AT 234 FLINTSTONE LANE, UNIVERSAL CITY, TEXAS (CB 5053B BLK 3 LOT 9); PROVIDING FOR NON-SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 4-5-54 of the Code of Ordinances, City Council may approve an application for a Specific Use Permit to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

WHEREAS, as described in Section One of this Ordinance, an application has been made for a Specific Use Permit; and

WHEREAS, the Zoning Table of Uses authorizes City Council to issue the Specific Use Permit; and

WHEREAS, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Specific Use Permit on October 7, 2024; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission made a recommendation in favor of the application for the Specific Use Permit and made the findings required by Section 4-5-54 of the Code of Ordinances as follows:

- The proposed use is in accord with the objectives of these regulations and the purposes of the district in which the site is located.
- That the proposed use will comply with each of the applicable provisions of these regulations.
- That the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity.
- That the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards do not provide enough mitigation of the impacts identified, thus warranting stricter standards, if so recommended.
- The Commission has given due consideration to all technical information supplied by the applicant.
- That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and

WHEREAS, after proper publication of notice and receipt of the Planning and Zoning Commission's recommendation, City Council conducted a public hearing on the application for the Specific Use Permit on October 15, 2024; and

WHEREAS, after conducting a public hearing on the matter wherein the testimony and comments of members of the public were received, City Council made the findings required by Section 4-5-54 of the City Code as set out infra.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

SECTION 1. The recitals set out above are adopted herein for all purposes.

SECTION 2. The application for a Specific Use Permit by Sue Glenna Cannon for an Accessory Residential Unit use in an R3-Medium Density Residential District on property located at 234 Flintstone Lane, Universal City, Texas (CB 5053B BLK 3 LOT 9), is hereby approved, subject to the conditions set out in Section 3.

SECTION 3. Pursuant to Section 4-5-54 (entitled “Specific Use Regulations”) of Code of Ordinances, the following conditions are imposed:

No conditions are imposed.

SECTION 4. All provisions of the Code of Ordinances of the City of Universal City not herein amended or repealed shall remain in full force and effect.

SECTION 5. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6. This ordinance is not severable.

SECTION 7. This ordinance will take effect upon its passage, approval and publication as provided by law.

PASSED, on first reading by the City Council of the City of Universal City on this the 15th day of October 2024.

PASSED AND APPROVED, on second reading by the City Council of the City of Universal City on this the 6th day of November 2024.

UNIVERSAL CITY

Tom Maxwell, Mayor

Attest:

Approved as to form:

Maribel Garcia, Deputy City Clerk

Natalie Thamm, City Attorney
Denton Navarro Rodriguez Bernal Santy &
Zech, P.C.

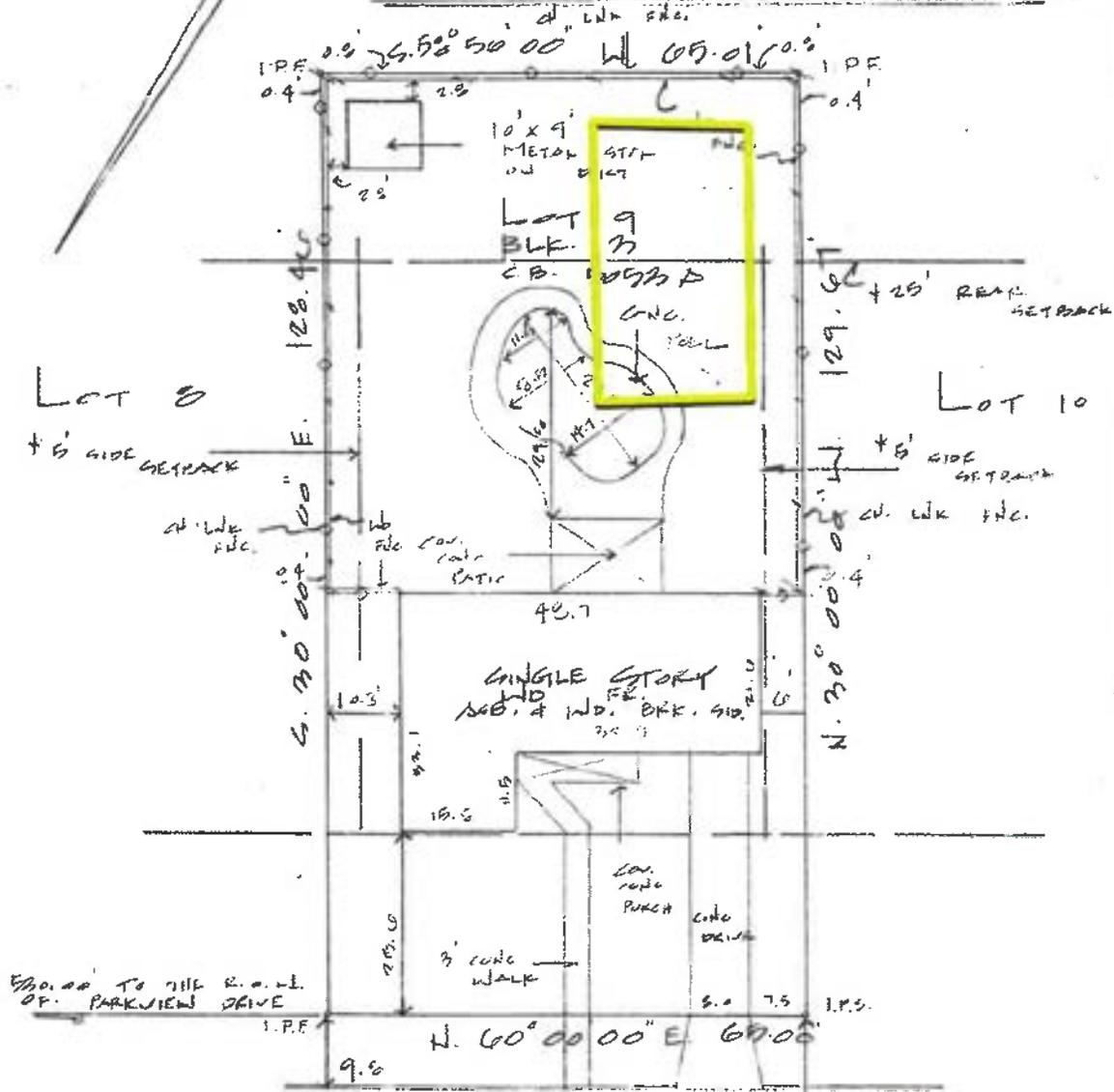
Background Materials - NOT PART OF ORDINANCE

234 Flintstone Lane

Aerial Map



NORTHVIEW PARK SUBDIVISION
UNIT No. 2



FLINTSTONE
Pool has been removed
450 ft.²
Height 10 feet

REST: 510 | 250 PLAT OF SURVEY SCALE 1" = 20 FT

LOT NO. 9 BLOCK NO. 3 ADDITION OR SUBDIVISION NORTHVIEW PARK SUBD
 SECTION OR UNIT UNIT No. 2 R.C.B. NO. 5077A VOL. 4700 PG. 20
 STREET ADDRESS 234 FLINTSTONE CITY UNIVERSAL CITY
 COUNTY BEXAR SURVEY FOR U.S. LIFE REFERENCE 10440
 STATE OF TEXAS, COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

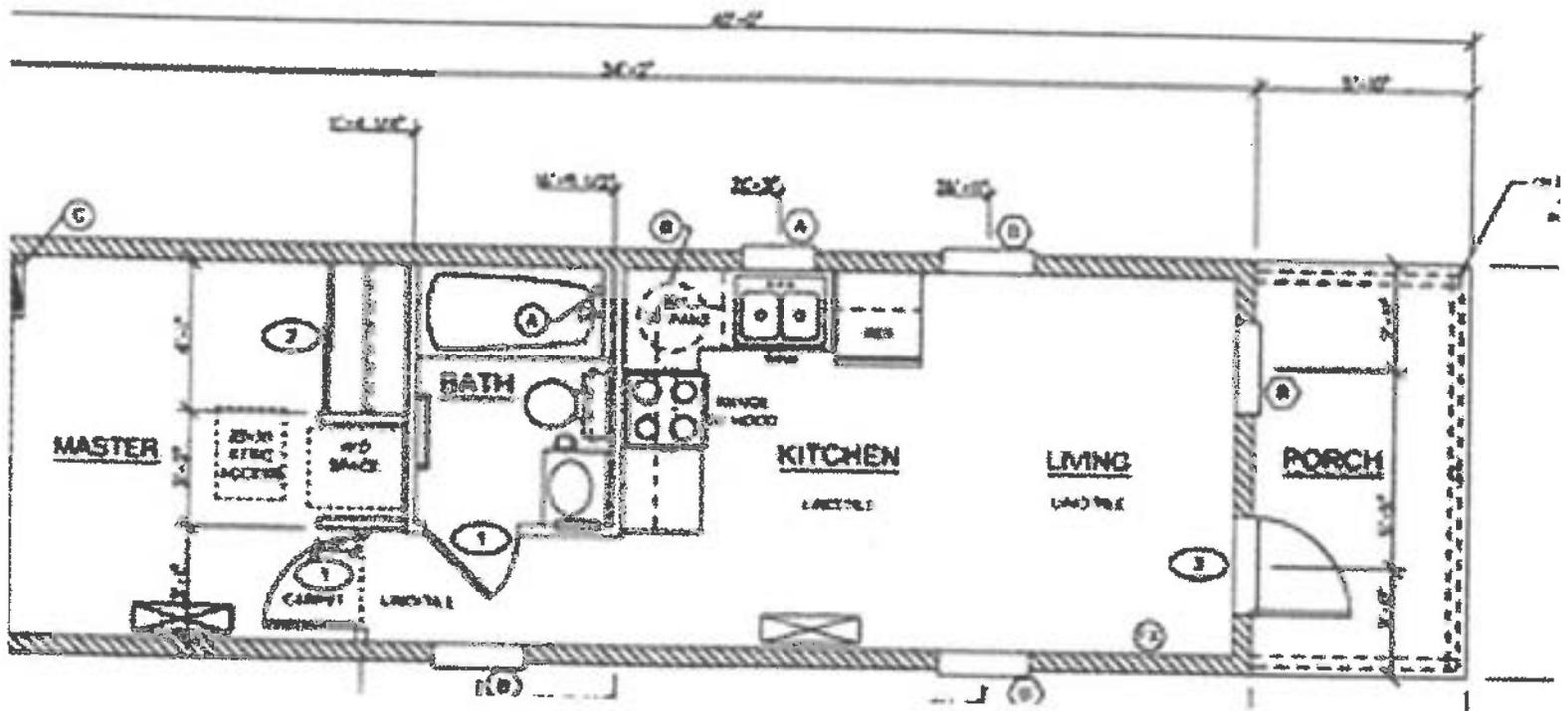


Preston • Fisher • Abrahamson & Associates Inc.
 BUILDING DESIGN & PLANNING • CIVIL ENGINEERING • SURVEYING
 442 BRESPOORT SAN ANTONIO, TEXAS 78216 512-341-2241

Neil F. Fisher
 NEIL F. FISHER, P.E. & R.P.S. DATE
 TEXAS 3942 12-7-82

INVOICE 12-7-82 WORK ORDER 82-12-134

Park Model Floor Plan











ORDINANCE NO. 632-PC 585-FLUP-2024
(205 W. Byrd Boulevard)

AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 205 W. BYRD BOULEVARD, UNIVERSAL CITY, TEXAS (CB 5768 BLK 7 LOT 11) FROM MDR-MEDIUM DENSITY RESIDENTIAL TO NS-NEIGHBORHOOD SERVICES, CS-COMMERCIAL SERVICES, GC-GENERAL COMMERCIAL, AC-AVIATION COMMERCIAL, MDR/HDR-MED/HIGH DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 4-5-24 of the Code of Ordinances, City Council may approve an application for a Future Land Use Plan Amendment based upon changed or changing conditions in a particular area or in the City generally, or to rezone an area, or to extend the boundary of an existing zoning district; and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the City may amend the City's comprehensive plan by ordinance following a public hearing at which the public is given the opportunity to give testimony and present written evidence and review by the City's Planning and Zoning Commission; and

WHEREAS, Camino Nuevo, LLC, the property owner and applicant, requested a change in zoning classification from R-OT Old Town Residential to PUD 2024-103 for the property described as CB 5768 BLK 7 LOT 11, Universal City, Bexar County, Texas and assigned the physical address of 205 W. Byrd Boulevard, Universal City, Texas which would require an amendment to the City's Future Land Use Plan; and

WHEREAS, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Future Land Use Plan Amendment on October 7, 2024, where the public had the opportunity to provide testimony and written evidence regarding the proposed amendment to the City's Future Land Use Plan; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission failed to make a recommendation in favor of the application for the Future Land Use Amendment; and

WHEREAS, after proper publication of notice and receipt of the Planning and Zoning Commission's recommendation, City Council conducted an initial public hearing on the application for the Future Land Use Plan Amendment on October 15, 2024, and a second public hearing on November 6, 2024, during which the public was provided opportunities to give testimony and written evidence for or against the proposed amendment to the Future Land Use Plan; and

WHEREAS, after considering all of the testimony and written evidence provided by the public as well as the recommendation made by the Planning and Zoning Commission, the City Council finds that the proposed amendment to the Future Land Use Plan is commensurate with the overall vision and growth plan of the City and is in the best interest of the City of Universal City; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

SECTION 1. Recitals. The recitals set out above are adopted herein for all purposes.

SECTION 2. The Property. The real property (“Property”) subject to the amendments authorized by this Ordinance is an approximate 0.717-acre parcel, more or less, legally described as CB 5768 BLK 7 LOT 11, Universal City, Bexar County, Texas and assigned the physical address of 205 W. Byrd Boulevard, Universal City, Texas.

SECTION 3. The Future Land Use Plan Amendment. The Future Land Use Plan is hereby amended by revising the Future Land Use for the Property from **MDR-MEDIUM DENSITY RESIDENTIAL TO NS-NEIGHBORHOOD SERVICES, CS-COMMERCIAL SERVICES, GC-GENERAL COMMERCIAL, AC-AVIATION COMMERCIAL, MDR/HDR-MED/HIGH DENSITY RESIDENTIAL**, subject to the conditions set out in Section 5.

SECTION 4. Map Revision. The City Manager is hereby authorized and directed to revise the Future Land Use Plan map and take all other steps reasonably necessary to facilitate the purpose of this ordinance, subject to the conditions set out in Section 5.

SECTION 5. Conditional Approval. Pursuant to Section 4-5-54 (entitled “Planned Unit Development”) of the Code of Ordinances, the following conditions are imposed:

1. None.

SECTION 6. Continuation clause. All provisions of the Future Land Use Plan and Code of Ordinances of the City of Universal City not herein amended or repealed shall remain in full force and effect.

SECTION 7. Repealer clause. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 8. Severability clause. If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 9. This Ordinance shall be construed shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 11. Effective Date. This ordinance will take effect upon its passage, approval and publication as provided by law.

PASSED, on first reading by the City Council of the City of Universal City on this the 6th day of November 2024.

PASSED AND APPROVED, on second reading by the City Council of the City of Universal City on this the 19th day of November 2024.

CITY OF UNIVERSAL CITY, TEXAS

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk

APPROVED AS TO FORM:

Natalie Thamm, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, P.C.

ORDINANCE NO. 581-Y-PUD-2024-103

(205 W. Byrd Boulevard)

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF UNIVERSAL CITY, TEXAS AMENDING THE ZONING MAP OF THE CITY OF UNIVERSAL CITY, TEXAS FOR AN APPROXIMATELY 0.717-ACRE PROPERTY, LOCATED AT 205 W. BYRD BOULEVARD, UNIVERSAL CITY, TEXAS; REZONING SAID PROPERTY FROM R-OT OLD TOWN RESIDENTIAL DISTRICT TO PUD 2024-103 DISTRICT, GENERALLY FOR COMMERCIAL USES; ADOPTING THE PUD FINAL PLAN RELATED TO PUD 2024-103; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 4-5-24 and Section 4-5-56 of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

WHEREAS, Chapter 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

WHEREAS, Chapter 211.004 of the Texas Local Government Code provides that zoning regulations must be adopted in accordance with a comprehensive plan; and

WHEREAS, Chapter 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

WHEREAS, as further described in Sections Two, Three, and Four of this Ordinance, Camino Nuevo, LLC, the property owner, has submitted an application for a Future Land Use Plan Amendment, Zoning Map Amendment and a Planned Unit Development for an approximately 0.717-acre tract assigned the physical address of 205 W. Byrd Boulevard, Universal City, Texas, which is more fully depicted and legally described on **Exhibit "A"**, attached hereto, for a rezoning from R-OT Old Town Residential District to PUD 2024-103 District, generally for commercial and/or residential uses and other related uses; and

WHEREAS, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Future Land Use Plan Amendment and Zoning Map Amendment on October 7, 2024, during which parties in interest and citizens had an opportunity to be heard on the matter; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission failed to make a recommendation in favor of the applications for the Future Land Use Plan Amendment and Zoning Map Amendment; and

WHEREAS, after proper publication of notice and receipt of the Planning and Zoning Commission’s recommendation, the City Council conducted an initial public hearing on the applications for the Future Land Use Plan Amendment and Zoning Map Amendment on October 15, 2024, and a second public hearing on November 6, 2024, during which parties in interest and citizens had opportunities to be heard on the matter, including the Planned Unit Development; and

WHEREAS, after conducting a public hearing on the matter where parties in interest and citizens had an opportunity to be heard, and considering all of the testimony and written evidence provided by the public as well as the recommendation made by the Planning and Zoning Commission, the City Council finds the Zoning Map Amendment is in accordance with the City’s Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City and the Planned Unit Development conforms with the requirements of Section 4-5-56 of the City Code; provided there is full compliance with the conditions set out in Section Four of this Ordinance; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

SECTION 1. Recitals. The recitals set out above are adopted herein for all purposes.

SECTION 2. The Property. The real property (“Property”) subject to the amendments authorized by this Ordinance is a 0.717-acre tract, more or less, assigned the physical address of 205 W. Byrd Boulevard, Universal City, Texas, which is more fully depicted and legally described on **Exhibit “A”**, attached hereto.

SECTION 3. The Zoning Map Amendment. The City’s Official Zoning Map is hereby amended by revising the Zoning Classification of the Property from R-OT Old Town Residential District as shown on the Zoning Map to PUD 2024-103 District, generally for commercial and/or residential uses and other related uses, subject to the conditions set out in Section 6.

SECTION 4. The Planned Unit Development. Subject to the conditions set out in Section 6, the Property shall develop in accordance with the PUD 2024-103 Development Regulations, as provided for in **Exhibit “B”**, which shall include among other things, the permitted uses, lot design standards, and the following Exhibits:

Exhibit “B” – PUD 2024-103 Development Regulations

SECTION 5. Map Revision. The City Manager is hereby authorized and directed to revise the Official Zoning Map and take all other steps reasonably necessary to facilitate the purpose of this ordinance, subject to the conditions set out in Section 6.

SECTION 6. Conditional Approval. Pursuant to Section 4-5-54 (entitled “Planned Unit Development”) of the Code of Ordinances, the following conditions are imposed:

1. None.

SECTION 7. Continuation Clause. All provisions of the Code of Ordinances of the City of Universal City not herein amended or repealed shall remain in full force and effect.

SECTION 8. Repealer Clause. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 9. Severability Clause. If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 10. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 11. It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12. Effective Date. This ordinance will take effect upon its passage, approval and publication as provided by law.

PASSED, on first reading by the City Council of the City of Universal City on this the 6th day of November 2024.

PASSED AND APPROVED, on second reading by the City Council of the City of Universal City on this the 19th day of November 2024.

CITY OF UNIVERSAL CITY, TEXAS

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk

APPROVED AS TO FORM:

Natalie Thamm, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, P.C.

EXHIBIT "A"

PROPERTY DESCRIPTION & DEPICTION

PROPERTY DESCRIPTION: 205 W. BYRD BOULEVARD (CB 5768 BLK 7 LOT 11)

LOT 11, BLOCK 7, UNIVERSAL CITY, IN THE CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8100, PAGE 16, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY DEPICTION:



EXHIBIT “B”

PUD 2024-103 DEVELOPMENT REGULATIONS

(TO BE INSERTED)

CITY OF UNIVERSAL CITY

Date: 11/06/2024

TO: City Council
FROM: Kim M. Turner, City Manager
SUBJECT: Award contract for Olympia Hills Operational Assessment

Historical Background

Per Council request, written bids were solicited to conduct an operational assessment for the Olympia Hills Golf Course and Event Center. The respondents were directed to include an assessment of all three aspects of the facility; course and grounds, pro shop, and food and beverage, and to include a review of the staffing levels for each area. Six responses were received. The tabulation of those six responses is as follows:

Company	Bid Price
Touchstone Golf	\$19,000, plus 3 rd party work as needed
Hill Country Hospitality Advisors	\$24,000
Troon Club Solutions	\$30,000
Golf Business Advisors	\$30,500
National Golf Foundation	\$31,500
GGA Partners	\$54,925

The review team for the submittals included Councilmembers Vaughan and Fitzpatrick, Golf Director Sal Garcia, Grounds Supervisor Jeremy Laak, Food & Beverage Director Katie Rein, and City Manager Kim Turner. After individual review and group discussion of the submittals, the review team unanimously selected the National Golf Foundation (NGF). A copy of the National Golf Foundation submittal is attached. The proposal from NGF indicated that the final presentation to City Council would be conducted virtually. The review team felt it was important to have NGF on site for its final presentation. NGF was contacted and has provided that the onsite final presentation fee would be approximately \$3,500.

Action Requested

Award the Operational Assessment of the Olympia Hills Golf Course to the National Golf Foundation in the amount of \$35,000 and authorize the City Manager to sign the contract.

Procurement Methodology

The Purchase Policy indicates that for projects between \$3,000 to \$50,000, there must be three or more written quotes. Six (6) responsive quotes were received.

Source and Amount of Funding

The Operational Assessment was included in the FY 2025 Golf Course Budget: Other Contract Services - \$70,000.

Staff Recommendation

Staff recommends approval of the Operational Assessment to the National Golf Foundation in the amount of \$35,000.

Evaluation of Olympia Hills Golf & Event Center for Universal City, Texas

2150 Universal City Boulevard
Universal City, TX 78148



Submitted By:



501 N. Highway A1a
Jupiter, FL 33477
(561) 744-6006

October 2024



Email: citymanager@uctx.gov
Tel: (210) 619-0705

October 3, 2024

Kim M. Turner
City Manager
2150 Universal City Blvd
Universal City, TX 78148

RE: Olympia Hills Golf & Event Center Operations and Capital Assessment

Dear City Manager Turner:

National Golf Foundation Consulting, Inc. ("NGF") is pleased to submit this proposal for consulting services to Universal City, Texas ("City") for a professional evaluation of the City's 18-hole Olympia Hills Golf & Event Center ("Olympia Hills G&EC" or "Olympia Hills"). The impetus for the study is that the Golf Fund continues to sustain significant financial losses, though there has been improvement in recent years. The City would like an independent expert to evaluate the property and golf course operations; based on this analysis the consultant will make recommendations that will improve the facility's financial results.

To address the City's objectives with respect to Olympia Hills, NGF proposes to complete a comprehensive analysis of the City's golf asset, to include an assessment of the golf course and support amenities (focus will be on the functionality of the clubhouse program), evaluation of the operation and management of the golf facility (including staffing efficiency), and identification of opportunities to enhance service levels and revenue performance.

The NGF is uniquely qualified to conduct this analysis for Universal City, having vast experience helping municipalities maximize the performance of their golf operations. We are the recognized industry leader in municipal golf consulting and have served an extensive client list of public-sector agencies, including many in Texas over the years. NGF clients in Texas have included the cities of Austin, Allen, San Antonio, New Braunfels, Houston, Baytown, Plano, Del Rio, Missouri City, Harlingen, and Benbrook. As you are aware, NGF recently completed work of a similar nature to what we are proposing here for the City of Seguin and its Starcke Park GC a couple of years back (broke ground on renovation October 1).

Kim, thank you for considering National Golf Foundation Consulting for this important project. I hope that the attached scope of services addresses the City's due diligence needs appropriately. Please contact me directly if you have any questions after reviewing. We will be happy to revise the scope, as necessary.

Sincerely,

Ed Getherall
Director of Consulting Services
561-354-1650
getherall@ngf.org

SCOPE OF SERVICES

Upon authorization to proceed, NGF will meet with the City to solidify the objectives of the engagement. We will then visit Universal City to complete on-site inspections of Olympia Hills G&EC, conduct interviews with key staff, collect documentation on the recent historical performance, and profile key competitive facilities. The proposed scope of services comprises the following elements:

Task One: Orientation & Data Collection

Upon successful execution of a contract between the City and NGF, the consultant(s) will travel to Universal City to attend meetings and coordinate the field research phase of the engagement. During this time the consultant(s) will:

- Meet with City and golf course staff to review the scope of work set forth in this proposal and review each phase and project approach. This process will be repeated as needed throughout the project in order to maintain consultant-client communications.
- Meet with key golf course staff (e.g., Director of Golf Operations, Director of Food & Beverage, Superintendent, Food & Beverage Manager, Pro Shop Manager, Golf Professional) to gain the appropriate background on facility operations.
- Tour and inspect the golf facility, including golf course, practice area, clubhouse, and support amenities so that we can assess current conditions, maintenance standards, and prioritized capital needs.
- Collect relevant data, documents, etc. that pertain to golf operations. This material will include, but not be limited to fee structures, financial records, staffing levels & roles, activity reports, marketing materials, contracts in place, and capital improvement plans.
- Visit competing golf facilities in the local market area to gain an understanding of the supply of public golf in the local golf market, and to determine the current and recommended market positioning of Olympia Hills G&EC.

Task Two: Golf Market Analysis

NGF will analyze the supply/ demand dynamic that is driving the competitive public access golf market in the Universal City / Bexar County area. We will document relevant local competition and assess current market positioning for Olympia Hills G&EC in terms of relative quality and product offering. This review will also include trends in fees and activity levels (best efforts basis), so that we can identify the appropriate price-value proposition for Olympia Hills. Our analysis will help us provide a realistic expectation of the current and potential market support for Olympia Hills G&EC.

We will also identify demographic and economic trends that may impact the continued operation of the course, both in terms of the golf course and other (non-golf) ancillary uses such as clubhouse, food & beverage, banquet/event, and merchandising operations. Market demand and supply measures will be derived from NGF's proprietary GolfMAP program, and our analysis will compare key Olympia Hills G&EC operational metrics to benchmarks gathered as part of NGF survey research on municipal golf.

Discussion of Regional and National Trends

NGF will discuss regional and national golf trends, including a review of demographic trends and how they may affect the present and future demand for golf. NGF will also provide an estimate of future golf supply based on current trends and expected new openings / closures. Finally, we will review macro trends with respect to participation among key demand groups such as Generation Z, millennials and baby boomers, women, and people of color. NGF will gather this information from ongoing NGF proprietary consumer participation research.

Task Three: Facility and Operations Analysis

Review of Conditions

Working with ASGCA golf course architect, Nathan Crace of Watermark Golf, NGF Consulting will review the physical condition of Olympia Hills G&EC to identify areas that are deficient and/or in need of improvement. This review will include the golf course playing areas, equipment, and support amenities (clubhouse, maintenance facilities, etc.). The focus of the review will be to identify key physical areas that could be enhanced to either (1) improve revenue performance and/or (2) reduce expenses in the operation.

Key areas to review will include (but not be limited to):

- Golf layout, playability, and standards of quality
- Maintenance practices, equipment, and budget
- Condition of greens, tees, fairways, roughs, bunkers, and cart paths
- Potential reduction in managed turf, bunkers, etc.
- Drainage and Irrigation system (does not include subsurface inspection)
- Golf course maintenance equipment, including long-term capital expense related to replacement
- Driving range + practice green
- Clubhouse (programming and surface improvements – no structural assessment)
- Support structures (e.g., cart barn, maintenance building – no structural assessment)

Review of Existing Capital Improvement Plans

In addition to assessing current conditions and maintenance standards, the NGF team will review proposed capital improvements prepared by the City. We will provide commentary as to the appropriateness of these plans, including our own recommendations for the prioritization, scope and timing of improvements.

Operations Analysis

NGF Consulting will conduct a review of the current operations with the objective of identifying potential courses of action / strategies that will result in improved facility economics. This phase of the study will involve key City personnel and Olympia Hills management staff as indicated above. The operations analysis will include, but not be limited to, a review of:

- Staffing – focus on levels by function, potential improved efficiencies
- Financial and activity records (P&L statements, rounds played, etc.)
- Food & beverage operations – recognizing that food & beverage operations are a significant part of the overall Olympia Hills operation and that both the Olympia Hills Bar and Grill and the Event Center are integral to the community, NGF will place a strong focus on analyzing operating elements such as F&B staffing levels, pricing, marketing strategies, programming, and direct selling efforts.

- Technology use (e.g., POS, tee time reservation system / tee sheet management, apps, simulators, ball tracking / gaming technology)
- Fees / market positioning
- Marketing activities and strategies
- Revenue center performance
- Operations and maintenance expenses
- Programs in place (customer service, instruction, group clinics, tournaments, etc.)
- Opportunities for potential rounds and/or revenue growth

Task Four: Management Structure

NGF will provide an assessment of the management structure of the City's golf facility and analyze whether the City could implement an alternative operating structure (e.g., management contract, operating lease, maintenance-only contract, concessions), and present the financial and public policy implications of any recommended changes. Specifically, we will evaluate the following relevant options available to the City for the continued operation of Olympia Hills G&EC, including:

- Outsourcing all operations to a full-service management company
- Leasing Olympia Hills G&EC to a private operator
- Concession agreements for pro shop, food & beverage service, and/or maintenance
- "Hybrid" structure

The NGF will review the short and long-term financial and operational advantages and disadvantages of the above options, the short and long-term risks associated with each option, and the public policy implications of each operational consideration.

Task Five: Golfer Survey

As part of this study engagement, NGF will facilitate customer feedback for the City's golf course operations through implementation of NGF's golfer survey program (*GolfSAT*) at Olympia Hills G&EC. This survey includes a fixed component that NGF uses with all golfer surveys to provide for appropriate benchmarking, as well as additional "custom" questions focusing on key issues that will be created jointly between the NGF and the City/golf course management. The engagement with NGF will include a one-year license to use *GolfSAT*, allowing for follow-up surveys as the City deems appropriate. *GolfSAT* involves an online platform with multiple choice questions, service ratings and open-ended responses, allowing for both quantitative and qualitative learning. The basic distribution of NGF/*GolfSAT* will be through direct email delivery of the link to the online survey.

Task Six: Financial Projections

Based on our review of the Olympia Hills G&EC, market analysis, and input from City & golf course staff, NGF will prepare a five-year financial pro forma for the Olympia Hills G&EC, assuming key NGF operational and capital recommendations are implemented. Based on projected activity levels (e.g., rounds played, Player's Passes sold, number of outings), we will project revenue from green fees, Player's Pass sales, merchandise sales, F&B, lessons, special events, and tournaments.

We will also project all major operating expense categories, broken out by appropriate major categories, such as golf course maintenance, admin/operations, and food & beverage. We will segregate "below the line" costs such as (to extent applicable) debt service and City

administrative/overhead fees. NGF's financial projections are prepared for feasibility purposes and therefore will be conservative and unbiased.

REPORT PREPARATION/DELIVERABLES

NGF Consulting anticipates frequent communication with City officials during the engagement. Deliverables to the City for this project will include:

1. Consultant activities on-site at City offices and at Olympia Hills G&EC, including meetings and presentations with relevant City and golf course staff.
2. Detailed Draft Report containing findings, recommendations, financial model(s), and a concise executive summary.
3. Final written report after City review and any necessary NGF revisions (timing contingent on when City returns draft review comments to NGF).
4. A formal presentation of findings (at City request) by the lead NGF consultant before the City Council. The presentation will include a concise PowerPoint summary of key findings and recommendations. Project fees are based on a "virtual" presentation. NGF may bill extra professional fees and/or travel expenses if an in-person presentation is required.

PROFESSIONAL FEES AND TIMING

NGF Consulting will perform the scope of services outlined above for the professional fee of **\$28,000**. This fee does *not* include expenses associated with travel to Universal City, TX; NGF will bill expenses at cost and they will not exceed **\$3,500** without prior written approval by the City. The billing procedure for NGF will also comply with Universal City, TX regulations and assumes monthly billing for services based on the percentage of project completed.

Timing for project commencement and completion of the study are contingent on current project workload at the time the City retains NGF, but we anticipate the initial field visit to be within 2-3 weeks of receiving notice to proceed. We expect delivery of the draft report to the City within 12-14 weeks of completion of the field visit.

ACCEPTANCE

Acceptance of this proposal may be indicated by signing one copy and returning it to NGF Consulting's Jupiter, Florida office. A Universal City purchase order or standard contract may serve to bind the parties. Thank you, Kim.

Sincerely,



Ed Getherall
Director of Consulting
(561) 354-1650
egetherall@ngf.org

By: _____

Date: _____

Acceptance: Kim M. Turner
Universal City, Texas

EXPERTISE/EXPERIENCE/QUALIFICATIONS

National Golf Foundation Qualifications

The NGF's work is supported by a base of approximately 3,500 members representing every facet of the industry: public and private golf facilities; Golf Resort architects; developers and builders; companies offering specialized services to the golf industry; national, regional, state, and local golf associations; instructors; schools, and individuals. Our most important research is published and distributed annually, quarterly and monthly, and includes: *Golf Participation in the U.S.*, *Golf Facilities in the U.S.*, *The Future of Public Golf in America*, *Golf Industry Overview*, *Golf Travel in the U.S.*, *National Golf Rounds Played Report*, *A Strategic Perspective on the Future of Golf*, and *Operating & Financial Performance Profiles of Golf Facilities in the U.S.*

There is no greater authority than the NGF on the economics of supply and demand in the business of golf. The NGF's exclusive Golf Demand Model provides best-in-class data on every U.S. market and is utilized by many clients to improve both forecasting and customer targeting. The NGF's database of U.S. golf facilities is the industry's gold standard and is licensed by the USGA, PGA of America, Club Managers Association of America and the Golf Superintendents Association of America, as well as private enterprise such as Weather.com and NAVTEQ.

The NGF's Consulting Division was established in 1987 and has conducted more than 950 assignments throughout North America, plus Europe, Asia, the Caribbean, and South America. These engagements cover a broad spectrum of services, although assistance to municipalities operating golf facilities has become the landmark service for which the NGF consultants are most well-known. Since the NGF is not involved in the design, construction, or operation of golf facilities, we are able to provide our clients with completely independent advice.

All consulting work is conducted under the direction of **Richard B. Singer**, MBA, Sr. Director of Consulting Services, and **Ed Getherall**, MBA, Director of Consulting Services at the National Golf Foundation. Other staff members work as part of the study team in providing professional insight, gathering additional data, applying participation models, conducting financial analyses, and reviewing the written report. Resumes of key professional staff appear under "Personnel Resumes" pages.

REPRESENTATIVE STUDIES

Below is a representative sampling of NGF Consulting engagements that had a scope of services similar in nature to that proposed for Universal City, TX. References are available upon request. We note that, in some cases, the NGF primary point of contact are no longer with the subject client.

City of Seguin, TX – Starcke Park GC

Golf Facility Operations Review and Renovation Planning

In 2022, the City of Seguin, Texas (“City”) retained NGF to assess operations, current conditions, capital needs, and utilization rates of the City’s 18-hole Starcke Park Golf Course. NGF provided a comprehensive analysis of the City’s golf asset, including identification of opportunities to enhance service levels and revenue performance, and recommendations regarding needed golf facility capital improvements. Of particular concern was that most of the golf course’s infrastructure was well past its expected useful life. NGF’s comprehensive study included an operational/management review, market analysis, conditions assessment and stakeholder engagement.

NGF operational recommendations related to business elements such as fee structure (daily fees, passes, etc.); marketing; staffing levels; customer service; use of technology; and player development & programming. On the capital side, NGF concluded that the only realistic path to sustainability for Starcke Park GC was for the City to undertake an extensive golf course renovation to address the major infrastructure needs, while also improving the practice facility and mitigating safety issues. The City agreed with this assessment and NGF assisted the Golf Course Manager during the RFP process related to the planned renovation. Groundbreaking for the renovation occurred on October 1, 2024.

Client: Bruce Allen, Golf Course Manager
City of Seguin / Starcke Park GC
Seguin, TX
(830) 386-2560
ballen@seguintexas.gov

Tony Butler Municipal Golf Course – Harlingen, TX

Operations Review

The City of Harlingen, Texas retained National Golf Foundation Consulting to provide planning and evaluation services for the 27-hole Tony Butler Municipal Golf Course, which is owned and self-operated by the City. The golf course, positioned as a ‘value’ (peak riding rate > \$40) public access golf facility in the Cameron County market, has a rich history dating back to the 1920s. The City hired NGF as an independent consultant to provide a comprehensive analysis of Tony Butler, including assessment of golf course physical plant, evaluation of the operation, marketing and management of the golf facility, market analysis, customer survey, and identification of potential opportunities to enhance service levels and revenue performance. Also under consideration was potential elimination or reconfiguration of some golf holes as a source of funding for facility improvements.

Ultimately, the City utilized the report of findings and recommendations as a roadmap that can be implemented to help ensure the long-term sustainability of TBGC, while minimizing future taxpayer subsidies. In August 2021, the City released an RFP for capital improvement

Client: Carlos Sanchez, Assistant City Manager
City of Harlingen
PO Box 2207
Harlingen, TX 78551
(956) 216-5015
csanchez@myharlingen.us

City of Austin Golf System – Austin, TX

Operations Review

The the City Austin engaged National Golf Foundation Consulting in the late winter/early spring of 2019 to assist in evaluating the current condition and future market potential of the five City golf facilities: Clay-Kizer Golf Complex, Morris Williams Golf Course, Lions Municipal Golf Course, Grey Rock Golf Club and Hancock Golf Course. These five facilities include a total of five 18-hole and one 9-hole golf course, all operated and managed directly by the City of Austin. The City is considering the long-term future sustainability of its golf facilities and seeking to better understand the realistic economic potential of the six golf courses given market and site realities. The results of this market and facility analysis will be used by the City to help determine the appropriate course of action.

NGF's goal for this consulting project was to provide a thorough and objective report that can assist the City in evaluating the long-term viability and sustainability of each facility and the City's golf system as a whole. The NGF team reviewed each golf facility to help identify specific changes or adjustments that can be made so as to allow the courses and the system to provide appropriate recreation amenities to the citizens of Austin in the most economically efficient way possible. NGF considered, among other factors, the present physical condition of the golf facilities, their competitive positions and what physical changes or new investment will be needed to provide the best possible golf facility product to the City of Austin.

Client: Kevin Gomillion, PGA Division Manager

City of Austin

919 W 28th 1/2 St

Austin, TX 78705

(512) 974-9351

Kevin.Gomillion@austintexas.gov

City of San Antonio's Golf System (7 golf courses) – San Antonio, TX

Operations Review & Recommendations

The City of San Antonio retained NGF Consulting in 2003 to conduct a detailed review of the management and operation of its seven municipal golf courses. This evaluation involved several weeks of facility observations, interviews with staff, golfer surveys, and opinion surveys from the San Antonio public at large. The NGF Consulting team observed a good municipal golf system in place in San Antonio with a variety of golf offerings that are generally well perceived in the local community. The City's golf courses are an integral part of the parks and recreation program, and the golf program is one of the few City recreational amenities that has traditionally earned enough revenue to sustain its own operations.

At the time of our study, there had been a clear reduction in the level of revenue earned by the City's golf facilities. NGF Consulting made specific recommendations that, if implemented, would help bring the City's golf operation back to a level of profitability. This objective would be accomplished while staying true to the operation's mission of providing affordable golf to San Antonio residents, many of whom cannot afford to join private country clubs or regularly play private-fee courses.

Client: George Logan, Director of Golf Operations

City of San Antonio

2315 Avenue B

San Antonio, TX 78215

(210) 288-6091

glogan@sanantonio.gov

Bill Roberts Golf Course – Helena, MT

Operations Review and Feasibility of Proposed Improvements

In spring 2016, the City of Helena retained NGF Consulting to assist the City in shaping a realistic vision for the future of BRGC. NGF is providing planning and evaluation services that will result in business recommendations and a cost-benefit analysis of potential capital projects. The key component of the NGF study is to evaluate the feasibility of a new state-of-the art clubhouse, which would be built to make Bill Roberts a year-round attraction in Helena with the presence of golf simulators, video poker gaming machines, and other entertainment-based amenities aimed at attracting a young adult ('Millennial') clientele.

This study commenced in June 2016. NGF findings and recommendations will be used to help prepare a workable business plan to enhance operations, improve efficiencies and maximize facility economics so that it is sustainable for the long term. The City adopted key NGF recommendations in September 2016, including construction of a new clubhouse building. Bill Roberts' new clubhouse, including Munis Sports Grille and several golf simulators, opened in the summer of 2018 and has had exceptional success and high utilization rates.

Client: Scott Longenecker, Manager (now at Meadow Lark CC - Great Falls, MT)
City of Helena Parks & Recreation Department
2201 N. Benton Avenue
Helena, MT 59623
(406) 442-2191
slongenecker@helenamt.gov

Quail Valley Golf Course – Missouri City, TX

Operations Review for two 18-hole courses

NGF was retained by the City of Missouri City, Texas in 2018 to evaluate the operational and economic performance of the City's golf facility (Quail Valley GC). The City required a strategic review of Quail Valley, which comprises two 18-hole golf courses, adjacent clubhouse and driving range. The NGF completed an evaluation of the long-term potential of this facility assuming continuation of the City's self-operation model, and made several recommendations to enhance economic performance.

NGF recommendations for Missouri City in its continued operation of Quail Valley GC included adjustments to improve physical condition, changes to the food and beverage service offering, enhancements to marketing (particularly electronic marketing), revisions to the maintenance program to even out monthly expenses, and adjustments to fees and memberships. These were presented to City leadership in early 2019, with the City planning for implementation in the next (FY2020) budget year.

Client: Kathleen Weisenberger, Chief Performance Officer
City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489
(281) 403-8627
kathleen.weisenberger@missouricitytx.gov

City of Sioux Falls Golf System (three facilities) – Sioux Falls, SD

Operations Review and Outsourcing Assistance

National Golf Foundation Consulting was retained by the City of Sioux Falls "City" to provide due diligence related to its three-facility municipal golf operation, comprising 27-hole Elmwood Golf Course, 18-hole Prairie Green Golf Course, and 9-hole executive Kuehn Park Golf Course. NGF was brought in to provide strategic guidance to the City in light of the recently completed renovation of Elmwood, escalating operating losses that necessitated the abatement of rent payments, and the expiring contract of the long-time lessee. We provided a series of physical plant and operational recommendations, focusing on management structure and marketing.

Based on NGF recommendations, the City switched to fee-for-service management (formerly operating lease) and had a new national management firm in place beginning in 2018. The City and the vendor have also implemented NGF's recommendation to more aggressively market the City courses, especially through the nearby Convention Center and the new Holiday Inn Express on the Elmwood Golf Course property.

Client: Matt Newman, Business Analyst
City of Sioux Falls
224 West Ninth Street, PO Box 7402
Sioux Falls, SD 57117
(605) 978-6881
mnewman@siouxfalls.org

KEY PERSONNEL

Richard B. Singer, Senior Director of Consulting Services

Richard Singer first joined the National Golf Foundation (NGF) consulting staff in 1989 after completing his Finance MBA at the University of Florida and was named Director of Consulting Services in 1997 and Senior Director in 2015. Mr. Singer has successfully managed the NGF's well-known golf consulting practice with an industry-respected track record of success and a reputation for delivering projects on time and on budget. Mr. Singer is now widely viewed as the leading municipal golf facility consultant available in the United States.

Experience

Mr. Singer's background includes hands-on experience in the following functional areas:

- Golf Facility Feasibility Analysis
- Golf Operations Consulting
- Economic Impact Analysis
- Golf Course Master Planning
- Expert Witness
- Financial Analysis
- Business Plan Preparation
- Clubhouse Programming
- Public Presentations
- Golf Course Brokerage
- Golf Business Valuation
- Golf Market Analysis
- Golf Club Marketing
- Proposal Writing
- Portfolio Analysis

National Golf Foundation Consulting Experience – During his tenure with NGF Consulting, Mr. Singer has been responsible for preparing over 400 research studies for specific projects related to golf facilities. Mr. Singer is a widely recognized expert and frequent speaker on subjects related to golf facility development, operation, management, finance and transactions. In his 30+ years as a golf consultant, Mr. Singer has visited and/or profiled more than 3,000 public and private golf facility operations in the United States and internationally. Mr. Singer also has extensive experience as an expert witness in matters related to golf facility operation, providing litigation assistance to golf course owners in civil litigation.

Golf Facility Operations and Marketing Consulting – Mr. Singer's golf facility operations consulting assignments comprise all aspects of golf facility operations, with focus on improving profitability through revenue enhancements, improved marketing and expense control. A significant aspect of golf operations consulting in the 2010s has been finding ways to preserve failing golf courses through physical and marketing enhancement, as well as considerations for assistance in re-purposing golf courses to some alternate (non-golf) use.

Golf Facility Development/Acquisition Consulting – In his 30+ years with NGF Consulting, Richard Singer has become one of the most experienced golf facility development and acquisition consultants available today. His extensive experience includes services to support new golf facilities (feasibility studies, site master planning, business plans, etc.), and services to support transactions (acquisition due diligence, brokerage support, golf facility sale preparation, etc.). Through the last half decade, Mr. Singer has completed several consulting engagements involving homeowner associations ("HOAs") or community development districts ("CDDs") seeking to acquire and effectively market and manage community golf facilities.

Alternative Golf Facility Consulting – Mr. Singer's consulting services for alternative golf facilities have included both new development and operational reviews for driving ranges, putting courses, miniature golf courses, golf learning centers, executive/par-3 courses, and various combinations with other facilities. He co-authored the NGF publication *How to Plan, Build and Operate a Successful Golf Range*.

Key Accounts Managed

Selected public sector clients in 2016-2022 include: Federal City, D.C. (3-facility review of operations and capital planning); State of Georgia (7-course review of operations and outsource assistance); City of Dayton, OH (3-facility operations review and re-purpose considerations); United States Air Force (On call to review golf operations); City of Detroit (4-course strategy to keep City courses open); Town of Oro Valley, AZ (golf reduction / partial re-purpose plan); Jekyll Island Authority, GA (golf master plan preparation); City of Burbank, CA (golf facility operations review and lease preparation); City of Auburn, WA (clubhouse review); Town of Mooresville, NC (Strategic Planning); Borough of Sea Bright, NJ (beach/pool club development); City of Coronado, CA (GC performance benchmarking); the City of Naperville, IL (new investment feasibility); Martin County, FL (Emergency take-over assistance); Forest Preserve District of Cook County, IL (11-course operations / sustainability review). These public sector projects include extensive participation in public meetings and a defense of project work.

Selected private sector clients in 2011-2022 include: Tiburon Golf Club and Porter's Neck Golf Club (expert witness – club defense); The Pointe Lake and Golf Club (strategic plan); Bear Lakes CC (new amenities feasibility); Heritage Isles CDD (clubhouse program plan); Verdict Ridge CC (member-acquisition analysis + new amenity feasibility); Fleming Island CDD (rate study); Nicklaus Golf Companies (business plan review); The Moorings Club (market positioning analysis); Walt Disney Imagineering (strategic plan for golf); The Trump Organization (private club lease analysis); Bonita Bay Properties (strategic plan for golf); Dartmouth College / Hanover CC (sustainability analysis); US Naval Academy Golf Club (review of operations); Mariner Sands CC (new amenity feasibility); Legacy GC (expert witness in HOA civil case); and Mahogany Run GC (St. Thomas, USVI – acquisition analysis).

Representative alternative facility clients in 2005-2022 include: Greens of Las Vegas, Inc. (new facility feasibility); Golden Bear International (new facility feasibility); City of Lake Oswego, OR (par-3 course reconfiguration and range expansion); Bores Group, MI (new high-end driving range feasibility); City of Ft. Lauderdale, FL (par-3 facility on landfill feasibility); City of Plantation, FL (litigation support); Gambrell & Stoltz (Macon, GA – expert testimony); City of Indian Wells, CA (new golf entertainment feasibility); Oak Hills Park District, CT (new driving range feasibility); and City of Bettendorf, IA (new par-3 course and range).

Representative regional market and economic impact clients in 1999-2022 include: the State of West Virginia (Statewide 'Golf Trail' study); States of Oklahoma, Colorado, Oregon, Indiana, New Hampshire, Massachusetts (Statewide Economic Impact Study); Bonita Bay Properties; *Golf 20/20* – Raleigh-Durham MSA Study; GATX Capital Golf Group; C. Cabot Incorporated; Gunster, Yoakley, Valdes-Fauli & Stewart, P.A.

International Experience

Mr. Singer's professional resume includes golf facility consulting on projects located in the countries of Canada, Sweden, South Korea, Egypt, United Arab Emirates, Dominican Republic, Anguilla (BWI), US Virgin Islands, St. Marten, Brazil, Bahamas, and Chile.

Background/Education

Mr. Singer is a long-time resident of Palm Beach County, Florida and grew up around the North Palm Beach Country Club. He earned his bachelor's degree in marketing and insurance from the University of Florida in 1985 and worked as a financial consultant for Northwestern Mutual Life and Baird Securities before earning an MBA in Real Estate Finance from the University of Florida in 1989. Mr. Singer is a Licensed Real Estate Broker in Florida (Lic. #BK3077126) and is a member of the Palm Beach County Sports Commission and the Citrus Bowl Committee.

Edward Getherall, Director of Consulting Services

Ed Getherall joined the NGF Consulting staff as Project Analyst in 2000 after several years of subcontracting consulting services to the NGF. Mr. Getherall, who was promoted to Senior Project Director in 2001 and Director of Consulting Services in 2015, has been instrumental in cementing NGF Consulting's status as the leader in municipal golf facility consulting, with a particular focus on improving municipal golf course marketing and making smooth transitions to alternative operating structures for their golf systems.

Mr. Getherall has also directed NGF's effort to be the leading industry resource for accurate golf market information pertaining to facility activity levels, revenue center performance, and green fee levels and trends. Since joining NGF Consulting, Mr. Getherall has become a respected industry authority on food & beverage operations, clubhouse renovation / replacement, municipal golf management alternatives, outsourcing assistance (RFP preparation / analysis of responses / contract negotiations), and other areas of expertise.

NGF Consulting Projects Experience

Mr. Getherall's extensive business and marketing background has enhanced NGF Consulting's ability to provide expertise to the facility segment of the golf industry. With over 23 years in NGF's Consulting division, Ed has been the lead project director for more than 150 consulting assignments, covering a broad range of services, including public and private golf course feasibility studies, acquisition studies, operations reviews, golf-related real estate absorption analyses, pricing / market positioning analyses, and clubhouse renovation studies.

Partial List of Clients

City of Houston, TX	City of Palm Springs, CA	Union League of Philadelphia
Toll Brothers Golf, PA	Lake County (IL) Forest Preserve District	Google (Planetary Vent.), CA
City of Alameda, CA	City of Norwalk, CT	City of Greeley, CO
City of Omaha, NE	City of Yonkers, NY	City of White Plains, NY
City of New York, NY	City of San Diego, CA	Woodbridge Township, NJ
Fairfax County, VA	City of Portland, OR	Federal City Council, D.C.
Miami-Dade County, FL	Ft. Belvoir GC (U.S. Army), VA	Palm Beach County, FL
City of Concord, CA	Municipality of Anchorage, AK	City of Reno, NV
City of Lake Havasu, AZ	City of Tempe, AZ	City of Oakland Park, FL
Kealakehe Ahupua'a 2020, HI	City of San Francisco, CA	US Dept. of Defense, D.C.
City of Mission Viejo, CA	Mecklenburg County, NC	Santa Clara County, CA

Background/Education

Prior to joining the NGF, Mr. Getherall held several positions in the business community including extensive marketing work for such organizations as South Florida Blood Banks, Inc., the Florida Lottery, and the American Cancer Society. His areas of expertise cover a broad spectrum of marketing activity, including research, product management, and special event planning and consulting.

Mr. Getherall earned his M.B.A. from the University of Florida with a concentration in finance. Ed also achieved his undergraduate degree at Florida with a B.S. in Business Administration (Marketing). With a diversified educational and professional background in both marketing and finance, Mr. Getherall has the experience and knowledge to assist in all aspects of golf facility management, marketing, operations, and development.

Jodi Reilly, Consulting and Research Business Manager

With ten years client services experience at the National Golf Foundation and more than 17 years of golf facility experience, Mrs. Reilly brings extensive knowledge of municipal, upscale public, semi-private and private club experience to NGF Consulting. She currently manages support services for the Consulting / Research division and specializes in coordinating responses to government Requests for Proposals (RFPs) and the administrative aspects of contract compliance. Mrs. Reilly supports market research efforts and prepares GolfMAP market profile reports for NGF members and clients.

Background and Education

Prior to joining the NGF, Mrs. Reilly held several positions in the Philadelphia Section including: owning the pro shop at Twining Valley Golf & Fitness Club, Dresher, PA; Golf Operations Concierge at Philadelphia Cricket Club, Flourtown, PA; Buyer and Outing Coordinator for Blue Bell Country Club, Blue Bell, PA; Marketing Director for Center Valley Club, Center Valley, PA. In 1997, she earned a Bachelor of Science degree in Graphic Design from the Pennsylvania College of Technology.

Kevin McLendon, Program Director – Golfer Survey Program

Kevin McLendon enjoys eleven years' experience at National Golf Foundation and currently serves as Director of Database Services and Program Director of NGF's Customer Satisfaction Products. Mr. McLendon provides his expertise in the design, implementation, interpretation, and data analysis of NGF's Golfer Survey Program and GolfSAT products.

NGF Consulting Projects Experience

A foremost expert in the disciplines of customer satisfaction and direct marketing, Kevin is adept at walking clients through the implementation of the Golfer Survey Program and analyzing and interpreting their customer survey data. Kevin's analysis of survey results helps golf facility operators identify strengths and deficiencies and formulate an action plan designed to improve performance.

Mr. McLendon's recent clients include:

Golf Plus Inc., DBA, Bloomingdale Golf Club	Weibring Golf Club At Illinois State University
U.S. Air Force Services	KemperSports
Premier Golf Centers, LLC	Cleveland Metroparks
Poppy Holding, Inc.	Honours Golf
Chomonix Golf Course	CourseCo
Bald Head Island Club	TPC Tampa Bay
Sagamore Hampton Golf Club	Sirius Golf Advisors, LLC
Fort Mill Golf Club	Augusta Ranch Golf Club
Tumwater Valley Municipal Golf Course	Town of Phoenix Parks, Recreation & Library
Decatur Park District	Town of Lakewood, Community Resources Dept.
Sagamore Golf Center	Great Northern Golf Co.
Leroy Springs & Company, Inc.	WinStar Golf Course

Background and Education

Kevin received his Bachelor's Degree in Political Science from Furman University in 2001 and his Masters of Business Administration from Florida Atlantic University in 2009. Kevin is a member of the Phi Kappa Phi honor society and the Direct Marketing Association.

Prior to his formal education and joining the NGF, Kevin held several positions at Jericho National Golf Club in New Hope, PA.

Al Osteen – Consulting Agronomist & Advisory Board Member

Al is a graduate of Mississippi State University's Agronomy & Turfgrass Management program--one of the best in the Southeastern United States. As the consulting agronomist and advisory board member for Watermark Golf, his years of experience as a GCSAA superintendent (and Certified Golf Course Superintendent) serve as a solid foundation to provide technical support to our clients in both golf course grow-in and the landscape function of master planning. A long-time member of the Golf Course Superintendents Association of America, the Louisiana/Mississippi Golf Course Superintendents Association, and past President of the Mississippi Turfgrass Association, he is continually working to further his professional education by attending seminars and speaking at industry conferences.

Annandale Golf Club (Jack Nicklaus Signature Design) August 2000 to August 2016 (retired) Director of Golf Course Operations / GCSAA Class A Golf Course Superintendent

- Managed a 1.25-million-dollar maintenance budget and responsible for all department management decisions.
- Planned, prepared for and hosted 14 Sanderson Farms Classic PGA TOUR events.
- Converted greens from G-2 Bentgrass to Champion Ultradwarf Bermudagrass in 2006.
- Worked with Nathan Crace, ASGCA, in preparation of the design phase and oversaw the construction of a short game practice area with new USGA style greens, bunkers, and tees.
- Focused on the professional development of many assistants who have gone on to become successful golf course superintendents, or sales professionals in the golf industry.
- Designed and implemented many major construction projects.

Stonewolf Golf Club (Jack Nicklaus Signature Design) March 1997 – August 2000 Class A Golf Course Superintendent

- Worked with Jack Nicklaus and the Nicklaus Design team starting with mass excavation through the completion of grow-in of an 18 Hole Jack Nicklaus Signature Design course.
- Hosted U. S. Open Qualifying Rounds May 2000.
- Managed crew of up to 30 hourly and 4 salary positions.
- Solely responsible for fertility, fungicide, cultural practices and ongoing construction related improvements to the property.

EDUCATION

Mississippi State University

- Bachelor of Science Degree in Agriculture
- Major: Agronomy: Golf and Sports Turf Management, (Plant and Soils Sciences)
- Worked under Dr. Jeff Krans and Dr. Mike Goatley. Responsible for published article data collection regarding poa trivialis seeding rates for Bermuda greens.
- Maintained research plots at research center.
- Mississippi Seniors Golf Association, top academic scholarship award recipient.
- Research conducted at MSU published in the Oct 1998 issue of Golf Course Management Magazine.

Nathan Crace, Watermark Golf, ASGCA, PLA – Watermark Golf Principal

Nathan is a proud member of the American Society of Golf Course Architects. He is also a licensed Professional Landscape Architect and is the only ASGCA member in Mississippi or Alabama. Watermark Golf, LLC/Nathan Crace Design (Watermark) is a golf course architecture and land-planning firm based in south Mississippi. Our principal is Indiana native and award-winning golf course architect Nathan Crace. A member of the American Society of Golf Course Architects (ASGCA) who sits on the Board of Governors, a former ASLA affiliate member, current member of the Golf Writers' Association of America, and a published author, Nathan has been designing golf courses professionally for more than 30 years.

At 18, Nathan enrolled in Mississippi State University's PGA of America-sanctioned Professional Golf Management (PGM) program—one of only three such programs worldwide at that time. In his four years at Mississippi State, Nathan was fortunate enough to work at courses such as Old Waverly in West Point, Mississippi (formerly #88 in the U.S. and host of the 1999 Women's U.S. Open) and Big Spring Country Club in Louisville, Kentucky (host of the 1952 PGA Championship), in addition to semiprivate and resort courses elsewhere in the Southeast and along the Gulf Coast.

After graduating Summa Cum Laude with a Bachelor's Degree in Business Administration, Nathan soon found himself working on new designs and renovations including such high-profile projects as Ole Miss Golf Club (named the “#3 Best Renovation among Public Courses in America” by Golf Inc Magazine); the renovation of Bay Breeze Golf Course at Keesler AFB in Biloxi, Mississippi in the wake of Hurricane Katrina; Hattiesburg Country Club in Hattiesburg, Mississippi (former host of the PGA Tour's Magnolia Classic) - rated the “#4 Overall Course in Mississippi” by Golf Digest. In 2017, he won a “Design Excellence Award” for his environmentally-sensitive design of the USM short game facility at Hattiesburg CC and followed that up in 2019 with an “Environmental Excellence Award” for his total renovation of The Refuge, a daily fee golf course in Flowood, MS.

Education:

Mississippi State University; Starkville, Mississippi
Professional Golf Management Graduate
Bachelor's Degree in Business Administration - Summa Cum Laude

Professional Affiliations & Honors:

- Golf Digest's “Best New Affordable Public Course in America – 2004” for Copper Mill Golf Club; Zachary, Louisiana
- Golf Inc Magazine's “#3 Best Renovation Among Public Courses in America – 2008” for Ole Miss Golf Club; Oxford, MS
- “Environmental Excellence Award – 2019” for the renovation of The Refuge; Flowood, MS
- ASGCA's “Design Excellence Award” for the USM Short Game Practice Facility at Hattiesburg CC; Hattiesburg, MS
- Golf Digest's “#2 Course Overall in Louisiana – 2005” for Copper Mill Golf Club; Zachary, Louisiana
- Golf Digest's “#4 Course Overall in Mississippi – 2007” for Hattiesburg Country Club; Hattiesburg, MS

CITY OF UNIVERSAL CITY

Date: 10/25/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Consider Bid Acceptance of the National & East Langley Street Reconstruction project

Historical Background

The National and East Langley Street reconstruction project will consist of reconstructing the existing roadway with a new pavement section, driveway approaches, curb and gutters, utility manhole and valve adjustments. This project will include a new 10' drainage inlet structure that will be connected to the existing National Blvd drainage system.

Action Requested

Award the Base Bid and Add Alternate Bids 1 and 2 totaling \$2,941,727.00. These bid costs are all in line with the City current CIP project budget. Voting in favor of this item will allow the City Manager to execute the contract for the National and East Langley Street reconstruction project and proceed with project scheduling.

Procurement Methodology

The Public Works Department advertised bids and received a total of three (3) responsive bids with EZ Bel Construction, LLC, as the lowest responsive bidder. Please reference the attached engineers' letter of recommendation and bid tabulation sheet.

Source and Amount of Funding

The street bond dollars for the National and East Langley Street reconstruction project funds were provided in this year's General fund CIP Budget in the amount of \$2,802,620.75 for both the "Base bid and Add Alternate "1" bid.

The 400 Blk of East Langley water line replacement project funds were provided in this year's Utility fund CIP Budget in the amount of \$300,000 for the replacement of a 4" water main.

Staff Recommendation

Staff recommends approval of the low base bid in the amount of \$2,022,128.00 to include Additive Alternate Bid #1 in the amount of \$679,124.00 and Additive Alternate Bid #2 in the amount of \$240,475.00 totaling \$2,941,727.00 to E-Z Bel Construction, LLC for the National and East Langley Street Reconstruction project.



October 24, 2024

Mr. Randy Luensmann, Public Works Director
City of Universal City
265 Kitty Hawk Road
Universal City, TX 78148

Reference: Contract Award Letter – National & E. Langley Streets Reconstruction
6S Job No. 2023-003-01

Dear Mr. Luensmann:

On October 22, 2024, bids for the referenced project were opened and read aloud. Based on the information we received, to the best of our knowledge and belief, the lowest and best qualified bid is that of E-Z Bel Construction with a base bid of \$2,022,128.00, Alternate Bid No. 1 of \$679,124.00, and Alternate No. 2 of \$240,475.00. We recommend the award of the contract to E-Z Bel Construction for the Base and Alternate 1 & 2 Bids in the amount of \$2,941,727.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe A. Cantu".

Joe A. Cantu, P.E.
Vice President

Attachments: Bid Tabulation

BID TAB
National and East Langley Street Reconstruction
 Bid Opening: Tuesday, October 22, 2024

BASE BID											
ITEM NO.	ITEM DESCRIPTION	APPROXIMATE QUANTITIES	UNIT	Engineers Est.		E-Z Bel Construction		Dirt Boys, Inc.		R. L. Jones	
				UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT
500 6001	MOBILIZATION	1	LS	\$ 92,000.00	\$ 92,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 90,000.00	\$ 90,000.00
100.00	INSURANCE & BOND	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 9,550.00	\$ 9,550.00	\$ 29,000.00	\$ 29,000.00	\$ 30,000.00	\$ 30,000.00
100 6002	PREPARING RIGHT-OF-WAY	1	LS	\$ 36,000.00	\$ 36,000.00	\$ 40,000.00	\$ 40,000.00	\$ 36,000.00	\$ 36,000.00	\$ 50,000.00	\$ 50,000.00
104 6017	REMOVE CONCRETE SIDEWALKS & DRIVEWAYS	485	SY	\$ 3.00	\$ 1,455.00	\$ 1.00	\$ 485.00	\$ 36.00	\$ 17,460.00	\$ 30.00	\$ 14,550.00
104 6021	REMOVE CONCRETE CURB	3035	LF	\$ 5.00	\$ 15,175.00	\$ 1.00	\$ 3,035.00	\$ 5.00	\$ 15,175.00	\$ 5.00	\$ 15,175.00
104 6028	REMOVE MISC. CONCRETE (STRUCTURE)	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,750.00	\$ 1,750.00	\$ 3,500.00	\$ 3,500.00
110 6001	STREET EXCAVATION	2445	CY	\$ 20.00	\$ 48,900.00	\$ 30.00	\$ 73,350.00	\$ 28.00	\$ 68,460.00	\$ 35.00	\$ 85,575.00
132 6001	STREET EMBANKMENT	11	CY	\$ 45.00	\$ 495.00	\$ 10.00	\$ 110.00	\$ 100.00	\$ 1,100.00	\$ 20.00	\$ 220.00
260 6079	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	6240	SY	\$ 8.00	\$ 49,920.00	\$ 12.00	\$ 74,880.00	\$ 8.50	\$ 53,040.00	\$ 5.50	\$ 34,320.00
260 6002	LIME	93.6	TON	\$ 195.00	\$ 18,252.00	\$ 400.00	\$ 37,440.00	\$ 400.00	\$ 37,440.00	\$ 400.00	\$ 37,440.00
247 6041	FLEXIBLE BASE (6" COMPACTED DEPTH)	8240	SY	\$ 9.00	\$ 56,160.00	\$ 15.00	\$ 93,600.00	\$ 9.50	\$ 59,280.00	\$ 28.00	\$ 174,720.00
310 6009	PRIME COAT	972	GAL	\$ 6.00	\$ 5,832.00	\$ 3.00	\$ 2,916.00	\$ 4.00	\$ 3,888.00	\$ 5.00	\$ 4,860.00
310 6010	TACK COAT	486	GAL	\$ 6.00	\$ 2,916.00	\$ 4.00	\$ 1,944.00	\$ 3.50	\$ 1,701.00	\$ 5.00	\$ 2,430.00
340 6014	D-GR HMA TY-B PG70-22 (4.5" COMP. DEPTH)	4860	SY	\$ 65.00	\$ 315,900.00	\$ 24.00	\$ 116,640.00	\$ 30.00	\$ 145,800.00	\$ 26.25	\$ 127,575.00
340 6120	D-GR HMA TY-D PG70-22 (2" COMP. DEPTH) (VIRGIN MIX)	4860	SY	\$ 15.00	\$ 72,900.00	\$ 12.00	\$ 58,320.00	\$ 16.00	\$ 77,760.00	\$ 13.00	\$ 63,180.00
5285.00	GEOGRID	6240	SY	\$ 6.00	\$ 37,440.00	\$ 6.00	\$ 37,440.00	\$ 6.00	\$ 37,440.00	\$ 3.00	\$ 18,720.00
529 6007	CONCRETE CURB & GUTTER	3065	LF	\$ 30.00	\$ 91,950.00	\$ 32.00	\$ 98,080.00	\$ 35.00	\$ 107,275.00	\$ 27.00	\$ 82,755.00
530 6004	PORTLAND CEMENT CONCRETE DRIVEWAYS	542	SY	\$ 75.00	\$ 40,650.00	\$ 90.00	\$ 48,780.00	\$ 81.00	\$ 43,902.00	\$ 100.00	\$ 54,200.00
531 6001	CONCRETE SIDEWALKS	40	SY	\$ 65.00	\$ 2,600.00	\$ 115.00	\$ 4,600.00	\$ 85.00	\$ 3,400.00	\$ 130.00	\$ 5,200.00
550.00	TRENCH EXCAVATION AND SAFETY PROTECTION	40	LF	\$ 5.00	\$ 200.00	\$ 1.00	\$ 40.00	\$ 10.00	\$ 400.00	\$ 10.00	\$ 400.00
464 6005	REINFORCED CONCRETE PIPE (CLASS III)(24" DIA)	27	LF	\$ 225.00	\$ 6,075.00	\$ 184.00	\$ 4,968.00	\$ 300.00	\$ 8,100.00	\$ 200.00	\$ 5,400.00
465 6011	JUNCTION BOX 6'X6'X6' (COMPLETE W/ RISER)	2	EA	\$ 10,000.00	\$ 20,000.00	\$ 12,500.00	\$ 25,000.00	\$ 12,000.00	\$ 24,000.00	\$ 17,500.00	\$ 35,000.00
465	INLET TYPE I (COMPLETE)(15 FT)	2	EA	\$ 15,000.00	\$ 30,000.00	\$ 17,000.00	\$ 34,000.00	\$ 20,000.00	\$ 40,000.00	\$ 15,000.00	\$ 30,000.00
465	INLET GRATE(COMPLETE)(12')	1	EA	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 16,000.00	\$ 16,000.00	\$ 6,000.00	\$ 6,000.00
160 6003	FURNISHING AND PLACING TOPSOIL (2" DEPTH)	53	CY	\$ 45.00	\$ 2,385.00	\$ 70.00	\$ 3,710.00	\$ 75.00	\$ 3,975.00	\$ 50.00	\$ 2,650.00
162 6002	GRASS SODDING (BERMUDA/ST. AUGUSTINE)(TO INCLUDE WATERING)	966	SY	\$ 12.00	\$ 11,592.00	\$ 10.00	\$ 9,660.00	\$ 9.50	\$ 9,177.00	\$ 8.50	\$ 8,211.00
506.00	INLET PROTECTION (COMPLETE FOR EACH INLET)	7	EA	\$ 1,000.00	\$ 7,000.00	\$ 7.00	\$ 49.00	\$ 800.00	\$ 5,600.00	\$ 50.00	\$ 350.00
560 6001	REMOVE, STORE, AND REINSTALL MAIL BOX (STANDARD & BRICK)	18	EA	\$ 500.00	\$ 9,000.00	\$ 450.00	\$ 8,100.00	\$ 500.00	\$ 9,000.00	\$ 200.00	\$ 3,600.00
502 6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 1,500.00	\$ 1,500.00	\$ 8,000.00	\$ 8,000.00	\$ 25,000.00	\$ 25,000.00
636 6001	R1-1 STOP (30")(HIGH INTENSITY)	4	EA	\$ 350.00	\$ 1,400.00	\$ 450.00	\$ 1,800.00	\$ 350.00	\$ 1,400.00	\$ 1,200.00	\$ 4,800.00

BASE BID				Engineers Est.		E-Z Bel Construction		Dirt Boys, Inc.		R. L. Jones	
ITEM NO.	ITEM DESCRIPTION	APPROXIMATE QUANTITIES	UNIT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT
636 6001	R1-2 YIELD (36")(HIGH INTENSITY)	1	EA	\$ 300.00	\$ 300.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
636 6001	R7-1 NO PARKING ANYTIME (18" X 24")(HIGH INTENSITY)	4	EA	\$ 300.00	\$ 1,200.00	\$ 375.00	\$ 1,500.00	\$ 350.00	\$ 1,400.00	\$ 1,200.00	\$ 4,800.00
636 6001	9 INCH STREET NAME, (VARIES X 9")(HIGH INTENSITY)	8	EA	\$ 250.00	\$ 2,000.00	\$ 200.00	\$ 1,600.00	\$ 350.00	\$ 2,800.00	\$ 300.00	\$ 2,400.00
636 6001	R2-1 SPEED LIMIT (24" X 30")(HIGH INTENSITY)	2	EA	\$ 325.00	\$ 650.00	\$ 450.00	\$ 900.00	\$ 350.00	\$ 700.00	\$ 1,200.00	\$ 2,400.00
636 6001	R3-17 (BIKE LANE)(30" X 24")(HIGH INTENSITY)	1	EA	\$ 300.00	\$ 300.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
636 6001	CRIME WATCH (24" X 30")(HIGH INTENSITY)	1	EA	\$ 325.00	\$ 325.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
644 6001	IN SM RD SIGN ASSEMBLIES (COMPLETE)	17	EA	\$ 400.00	\$ 6,800.00	\$ 450.00	\$ 7,650.00	\$ 500.00	\$ 8,500.00	\$ 1,200.00	\$ 20,400.00
500 6001	MOBILIZATION	1	LS	\$ 135,000.00	\$ 135,000.00	\$ 25,000.00	\$ 25,000.00	\$ 120,000.00	\$ 120,000.00	\$ 90,000.00	\$ 90,000.00
100.0	INSURANCE & BOND	1	LS	\$ 36,000.00	\$ 36,000.00	\$ 5,000.00	\$ 5,000.00	\$ 34,000.00	\$ 34,000.00	\$ 30,000.00	\$ 30,000.00
100 6002	PREPARING RIGHT-OF-WAY	1	LS	\$ 48,000.00	\$ 48,000.00	\$ 10,000.00	\$ 10,000.00	\$ 67,000.00	\$ 67,000.00	\$ 45,000.00	\$ 45,000.00
104 6017	REMOVE CONCRETE SIDEWALKS & DRIVEWAYS (> 10,000 SF)	1334	SY	\$ 3.00	\$ 4,002.00	\$ 8.00	\$ 10,672.00	\$ 36.00	\$ 48,024.00	\$ 30.00	\$ 40,020.00
104 6021	REMOVE CONCRETE CURB (> 10,000 LF)	4528	LF	\$ 5.00	\$ 22,640.00	\$ 2.00	\$ 9,056.00	\$ 5.00	\$ 22,640.00	\$ 5.00	\$ 22,640.00
110 6001	STREET EXCAVATION (1,000 CY < X < 10,000 CY)	3810	CY	\$ 20.00	\$ 76,200.00	\$ 30.00	\$ 114,300.00	\$ 28.00	\$ 106,680.00	\$ 35.00	\$ 133,350.00
132 6001	STREET EMBANKMENT	22	CY	\$ 45.00	\$ 990.00	\$ 7.00	\$ 154.00	\$ 100.00	\$ 2,200.00	\$ 20.00	\$ 440.00
260 6079	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	9030	SY	\$ 8.00	\$ 72,240.00	\$ 12.00	\$ 108,360.00	\$ 8.50	\$ 76,755.00	\$ 5.50	\$ 49,665.00
260 6002	LIME HYDRATED SLURRY	135.45	TON	\$ 195.00	\$ 26,412.75	\$ 400.00	\$ 54,180.00	\$ 400.00	\$ 54,180.00	\$ 400.00	\$ 54,180.00
247 6041	FLEXIBLE BASE (6" COMPACTED DEPTH)	9030	SY	\$ 9.00	\$ 81,270.00	\$ 15.00	\$ 135,450.00	\$ 9.00	\$ 81,270.00	\$ 28.00	\$ 252,840.00
310 6009	PRIME COAT	1398.6	GAL	\$ 6.00	\$ 8,391.60	\$ 3.00	\$ 4,195.80	\$ 4.00	\$ 5,594.40	\$ 5.00	\$ 6,993.00
310 6010	TACK COAT	699.3	GAL	\$ 6.00	\$ 4,195.80	\$ 4.00	\$ 2,797.20	\$ 3.50	\$ 2,447.55	\$ 5.00	\$ 3,496.50
340 6014	HOT MIX ASPHALTIC PAVEMENT, TYPE B (4.5" COMP. DEPTH)	6993	SY	\$ 65.00	\$ 454,545.00	\$ 25.00	\$ 174,825.00	\$ 30.00	\$ 209,790.00	\$ 26.00	\$ 181,818.00
340 6120	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH) (> 5000 SY)	6993	SY	\$ 15.00	\$ 104,895.00	\$ 12.00	\$ 83,916.00	\$ 16.00	\$ 111,888.00	\$ 13.00	\$ 90,909.00
5285.0	GEOGRID	9030	SY	\$ 6.00	\$ 54,180.00	\$ 5.00	\$ 45,150.00	\$ 6.00	\$ 54,180.00	\$ 3.00	\$ 27,090.00
531 6001	CONCRETE SIDEWALKS	325	SY	\$ 65.00	\$ 21,125.00	\$ 114.00	\$ 37,050.00	\$ 85.00	\$ 27,625.00	\$ 130.00	\$ 42,250.00
529 6007	CONCRETE CURB & GUTTER	4528	LF	\$ 30.00	\$ 135,840.00	\$ 32.00	\$ 144,896.00	\$ 34.00	\$ 153,952.00	\$ 27.00	\$ 122,256.00
530 6004	PORTLAND CEMENT CONCRETE DRIVEWAYS	1284	SY	\$ 75.00	\$ 96,300.00	\$ 90.00	\$ 115,560.00	\$ 81.00	\$ 104,004.00	\$ 100.00	\$ 128,400.00
160 6003	TOP SOIL (2" DEPTH)	72	CY	\$ 45.00	\$ 3,240.00	\$ 70.00	\$ 5,040.00	\$ 75.00	\$ 5,400.00	\$ 50.00	\$ 3,600.00
162 6002	GRASS SODDING (BERMUDA/ST. AUGUSTINE)	1279	SY	\$ 12.00	\$ 15,348.00	\$ 10.00	\$ 12,790.00	\$ 9.50	\$ 12,150.50	\$ 8.50	\$ 10,871.50
560 6001	REMOVE, STORE, AND REINSTALL MAIL BOX (STANDARD & BRICK))	43	EA	\$ 500.00	\$ 21,500.00	\$ 448.00	\$ 19,264.00	\$ 500.00	\$ 21,500.00	\$ 200.00	\$ 8,600.00
502 6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 1,500.00	\$ 1,500.00	\$ 5,500.00	\$ 5,500.00	\$ 25,000.00	\$ 25,000.00
636 6001	R1-1 STOP (30")(HIGH INTENSITY)	1	EA	\$ 350.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
636 6001	9 INCH STREET NAME, (VARIES X 9")(HIGH INTENSITY)	4	EA	\$ 250.00	\$ 1,000.00	\$ 225.00	\$ 900.00	\$ 350.00	\$ 1,400.00	\$ 300.00	\$ 1,200.00
636 6001	R2-1 SPEED LIMIT (24" X 30")(HIGH INTENSITY)	2	EA	\$ 325.00	\$ 650.00	\$ 375.00	\$ 750.00	\$ 350.00	\$ 700.00	\$ 1,200.00	\$ 2,400.00
636 6001	CRIME WATCH (24" X 30")(HIGH INTENSITY)	1	EA	\$ 325.00	\$ 325.00	\$ 375.00	\$ 375.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00

				Engineers Est.	E-Z Bel Construction	Dirt Boys, Inc.	R. L. Jones				
BASE BID											
ITEM NO.	ITEM DESCRIPTION	APPROXIMATE QUANTITIES	UNIT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT
BASE BID TOTAL =				\$	2,485,912.15	\$	2,022,128.00	\$	2,294,553.45	\$	2,424,850.00
500 6001	MOBILIZATION	1	LS	\$ 80,000.00	\$ 80,000.00	\$ 27,000.00	\$ 27,000.00	\$ 65,000.00	\$ 65,000.00	\$ 25,000.00	\$ 25,000.00
100.0	INSURANCE & BOND	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00
100 6002	PREPARING RIGHT-OF-WAY	1	LS	\$ 29,000.00	\$ 29,000.00	\$ 5,000.00	\$ 5,000.00	\$ 45,000.00	\$ 45,000.00	\$ 15,000.00	\$ 15,000.00
104 6017	REMOVE CONCRETE SIDEWALKS & DRIVEWAYS (> 10,000 SF)	492	SY	\$ 3.00	\$ 1,476.00	\$ 1.00	\$ 492.00	\$ 36.00	\$ 17,712.00	\$ 30.00	\$ 14,760.00
104 6021	REMOVE CONCRETE CURB (> 10,000 LF)	2454	LF	\$ 5.00	\$ 12,270.00	\$ 1.00	\$ 2,454.00	\$ 5.00	\$ 12,270.00	\$ 5.00	\$ 12,270.00
110 6001	STREET EXCAVATION (1,000 CY < X < 10,000 CY)	1975	CY	\$ 20.00	\$ 39,500.00	\$ 30.00	\$ 59,250.00	\$ 28.00	\$ 55,300.00	\$ 35.00	\$ 69,125.00
132 6001	STREET EMBANKMENT	25	CY	\$ 45.00	\$ 1,125.00	\$ 10.00	\$ 250.00	\$ 100.00	\$ 2,500.00	\$ 20.00	\$ 500.00
260 6079	LIME TREATED SUBGRADE (6" COMPACTED DEPTH)	5800	SY	\$ 8.00	\$ 46,400.00	\$ 12.00	\$ 69,600.00	\$ 8.50	\$ 49,300.00	\$ 5.50	\$ 31,900.00
260 6002	LIME (> 100 TON)	87	TON	\$ 195.00	\$ 16,965.00	\$ 400.00	\$ 34,800.00	\$ 400.00	\$ 34,800.00	\$ 400.00	\$ 34,800.00
247 6041	FLEXIBLE BASE (6" COMPACTED DEPTH)	5800	SY	\$ 9.00	\$ 52,200.00	\$ 21.00	\$ 121,800.00	\$ 9.50	\$ 55,100.00	\$ 28.00	\$ 162,400.00
310 6009	PRIME COAT	937.4	GAL	\$ 6.00	\$ 5,624.40	\$ 3.00	\$ 2,812.20	\$ 4.00	\$ 3,749.60	\$ 5.00	\$ 4,687.00
310 6010	TACK COAT	468.7	GAL	\$ 6.00	\$ 2,812.20	\$ 4.00	\$ 1,874.80	\$ 3.50	\$ 1,640.45	\$ 5.00	\$ 2,343.50
340 6014	HOT MIX ASPHALTIC PAVEMENT, TYPE B (4.5" COMP. DEPTH)	4687	SY	\$ 65.00	\$ 304,655.00	\$ 24.00	\$ 112,488.00	\$ 30.00	\$ 140,610.00	\$ 26.00	\$ 121,862.00
340 6120	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH) (> 5000 SY)	4687	SY	\$ 15.00	\$ 70,305.00	\$ 12.00	\$ 56,244.00	\$ 16.00	\$ 74,992.00	\$ 13.00	\$ 60,931.00
5285.0	GEOGRID	5800	SY	\$ 6.00	\$ 34,800.00	\$ 5.00	\$ 29,000.00	\$ 6.00	\$ 34,800.00	\$ 3.00	\$ 17,400.00
529 6007	CONCRETE CURB & GUTTER	2454	LF	\$ 30.00	\$ 73,620.00	\$ 32.00	\$ 78,528.00	\$ 35.00	\$ 85,890.00	\$ 27.00	\$ 66,258.00
531 6001	CONCRETE SIDEWALKS	27	SY	\$ 65.00	\$ 1,755.00	\$ 219.00	\$ 5,913.00	\$ 85.00	\$ 2,295.00	\$ 130.00	\$ 3,510.00
530 6004	PORTLAND CEMENT CONCRETE DRIVEWAYS	547	SY	\$ 75.00	\$ 41,025.00	\$ 90.00	\$ 49,230.00	\$ 81.00	\$ 44,307.00	\$ 100.00	\$ 54,700.00
160 6003	TOP SOIL (2" DEPTH)	44	CY	\$ 45.00	\$ 1,980.00	\$ 70.00	\$ 3,080.00	\$ 75.00	\$ 3,300.00	\$ 50.00	\$ 2,200.00
162 6002	GRASS SODDING (BERMUDA/ST. AUGUSTINE)	793	SY	\$ 12.00	\$ 9,516.00	\$ 10.00	\$ 7,930.00	\$ 9.50	\$ 7,533.50	\$ 8.50	\$ 6,740.50
560 6001	REMOVE, STORE, AND REINSTALL MAIL BOX (STANDARD & BRICK)	14	EA	\$ 500.00	\$ 7,000.00	\$ 448.00	\$ 6,272.00	\$ 500.00	\$ 7,000.00	\$ 200.00	\$ 2,800.00
502 6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 1,200.00	\$ 1,200.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00	\$ 15,000.00
636 6001	R1-1 STOP (30")(HIGH INTENSITY)	1	EA	\$ 350.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
636 6001	R1-2 YIELD (36")(HIGH INTENSITY)	1	EA	\$ 300.00	\$ 300.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 350.00	\$ 1,200.00	\$ 1,200.00
636 6001	9 INCH STREET NAME, (VARIES X 9")(HIGH INTENSITY)	2	EA	\$ 250.00	\$ 500.00	\$ 225.00	\$ 450.00	\$ 350.00	\$ 700.00	\$ 300.00	\$ 600.00
506.0	INLET PROTECTION (COMPLETE FOR EACH INLET)	8	EA	\$ 1,000.00	\$ 8,000.00	\$ 7.00	\$ 56.00	\$ 1,500.00	\$ 12,000.00	\$ 50.00	\$ 400.00
ALTERNATE NO. 1 TOTAL =				\$	878,178.60	\$	679,124.00	\$	779,499.55	\$	737,587.00
500 6001	MOBILIZATION	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 9,500.00	\$ 9,500.00	\$ 15,000.00	\$ 15,000.00
100.0	INSURANCE & BOND	1	L.S.	\$ 3,600.00	\$ 3,600.00	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
100 6002	PREPARING RIGHT-OF-WAY	1	L.S.	\$ 2,700.00	\$ 2,700.00	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00
550.0	TRENCH EXCAVATION AND SAFETY PROTECTION	875	L.S.	\$ 3.00	\$ 2,625.00	\$ 1.00	\$ 875.00	\$ 3.00	\$ 2,625.00	\$ 10.00	\$ 8,750.00
818.0	8" PVC C909 WATERLINE	875	L.F.	\$ 75.00	\$ 65,625.00	\$ 120.00	\$ 105,000.00	\$ 75.00	\$ 65,625.00	\$ 120.00	\$ 105,000.00

				Engineers Est.	E-Z Bel Construction	Dirt Boys, Inc.	R. L. Jones				
BASE BID											
ITEM NO.	ITEM DESCRIPTION	APPROXIMATE QUANTITIES	UNIT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT	UNIT BID PRICE	EXTENDED AMOUNT
824.0	NEW 1" SHORT SERVICE	9	EA.	\$ 1,000.00	\$ 9,000.00	\$ 2,600.00	\$ 23,400.00	\$ 1,300.00	\$ 11,700.00	\$ 2,000.00	\$ 18,000.00
824.0	RECONNECT EXIST. 1" LONG SERVICE	6	EA.	\$ 600.00	\$ 3,600.00	\$ 2,500.00	\$ 15,000.00	\$ 600.00	\$ 3,600.00	\$ 3,500.00	\$ 21,000.00
828.0	8" GATE VALVES W/ BOX	3	EA.	\$ 2,500.00	\$ 7,500.00	\$ 4,500.00	\$ 13,500.00	\$ 5,500.00	\$ 16,500.00	\$ 3,500.00	\$ 10,500.00
833.0	NEW METER BOX	9	EA.	\$ 400.00	\$ 3,600.00	\$ 1,700.00	\$ 15,300.00	\$ 450.00	\$ 4,050.00	\$ 200.00	\$ 1,800.00
834.0	FIRE HYDRANT ASSEMBLY W/VALVE (COMPLETE)	1	EA.	\$ 7,500.00	\$ 7,500.00	\$ 12,000.00	\$ 12,000.00	\$ 11,000.00	\$ 11,000.00	\$ 9,000.00	\$ 9,000.00
836.0	PIPE FITTINGS, ALL SIZES AND TYPES	2	TON	\$ 2,000.00	\$ 4,000.00	\$ 650.00	\$ 1,300.00	\$ 3,500.00	\$ 7,000.00	\$ 500.00	\$ 1,000.00
840.0	6" WATERLINE TIE-IN	2	EA.	\$ 3,000.00	\$ 6,000.00	\$ 4,500.00	\$ 9,000.00	\$ 4,800.00	\$ 9,600.00	\$ 7,000.00	\$ 14,000.00
841.0	8" WATERLINE TIE-IN	1	EA.	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
841.0	HYDROSTATIC TESTING	1	EA.	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00
844.0	2" BLOWOFF, TEMPORARY	2	EA.	\$ 1,500.00	\$ 3,000.00	\$ 2,300.00	\$ 4,600.00	\$ 2,100.00	\$ 4,200.00	\$ 800.00	\$ 1,600.00
ALTERNATE NO. 2 TOTAL =					\$ 135,250.00		\$ 240,475.00		\$ 163,400.00		\$ 223,650.00
TOTALS COMBINED BASE BID, ALT. 1 & 2					\$ 3,499,340.75		\$ 2,941,727.00		\$ 3,237,453.00		\$ 3,386,087.00

*Mathematical Error

3/12/2021 10:58:28 - universal-city\1118356\030_LAS\DWG\030\030.dwg [Universal City] (User: Tjames) (Date: 6/18/2021)



BS ENGINEERING, INC. 1800 Courtone Rd
Pawnee, OK 74054
(405) 241-1000

**UNIVERSAL CITY
E. LANGLEY BLVD**

200' 0' 200'

SCALE 1"=200'

