

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Wednesday, 20 February 2024

1. **CALL ORDER:** Mayor John Williams 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 John Williams
Councilmember Ashton Bulman
Councilmember Christina Fitzpatrick
Councilmember Paul Najarian
Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
Megan Santee, City Attorney
Michael Cassata, Development Services Director
Randy Luensmann, Public Works Director
Maribel Garcia, Deputy City Clerk

Absent:

Mayor Pro Tem Bear Goolsby
Councilmember Steven Buck

Mayor Williams noted a quorum was present.

Mayor Williams noted a quorum was present and explained that Councilmember Buck was on an Army civil service trip and Mayor Pro Tem Goolsby was ill.

Councilmember Najarian moved to excuse the absences. Councilmember Fitzpatrick seconded the motion.

Vote: Yeas: Najarian, Fitzpatrick, Bulman, Vaughan
Nays: None

Motion to approve carried.

3. **INVOCATION and PLEDGE OF ALLEGIANCE:**

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

4. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**

a. **CITY MANAGER'S REPORT:** None.

b. **STAFF REPORT:**

1. **ORR Report.** Ms. Garcia reported on FY 2023 and the first quarter (Q1) of FY 2024. She announced that FY 2023 resulted in a 94% increase in Open Records Requests since FY 2022 and a 512% increase since FY 2018. While the amount of request and amount of time fulfilling requests had increased since FY 2022, the average amount of time spent per request decreased. Regarding Q1, Ms. Garcia reported that there was a total of 261 requests made with approximately 96 hours spent fulfilling requests.

5. **CITIZENS TO BE HEARD:**

- Bernie Rubal, 635 Balboa, expressed concern regarding the Purchase Policy on the Consent Agenda.
- Michael Voeller, 210 E. Aviation Blvd.,
- Rachel Voeller, 210 E. Aviation Blvd.,
- Ginny Comstock, 210 E. Aviation Blvd.,
- Linda Sefton, 205 Trudy,
- John Heberling, 8434 Ulysses,
- Ms. Bennet, 487 Emelia,

6. ANNOUNCEMENTS:

a. CITY MANAGER'S ANNOUNCEMENTS:

Mrs. Turner reported that Flashlight Night would be February 9th. Golf Course Happy Hours would commence again on Thursdays from 5-8pm. Snowfest would be February 17th. Children under the age of two would be able to enter the event for free. She noted that Incode, the City's financial system, would be down on February 15th for maintenance; people will not be able to make payments to Court and Utilities during this time.

b. MAYOR'S ANNOUNCEMENTS:

Mayor Williams noted that Dr. Rocha Garcia was unanimously picked for the Bexar County Appraisal District Board. He also reported that he was able to promote the JBSA Air Show on April 6th and 7th.

c. COUNCILMEMBERS' ANNOUNCEMENTS:

Councilmember Najarian expressed excitement for the NE Partnership Meeting coming up and announced that he would be running in the May 2024 election. He felt honored to have served the City regardless of whether he would be reelected.

Councilmember Fitzpatrick felt proud that the City had a business-friendly reputation. She shared her experience with businesses showing gratitude toward the City and EDC.

Councilmember Buck echoed comments made by Councilmember Fitzpatrick regarding the appreciation businesses show toward the City. He also felt proud seeing projects passed by Council and EDC come to fruition. He shared that he would not be able to attend Snowfest as he would be out of town.

Mayor Pro Tem Goolsby expressed appreciation for City Staff with specific regard to the Development Services department. He stated that the City had a long had a negative reputation in the building department, but that this reputation had improved tremendously with developers now stated the City's department is one of their favorites to work with since the building inspector is incredibly knowledgeable and the rest of Staff extremely helpful. He commended the department for the improvement.

Councilmember Bulman received consensus to discuss a widespread deer issue in Universal City. It was noted that the Texas Parks and Wildlife Commission could present on this topic.

7. CONSENT AGENDA:

Councilmember Najarian moved to approve the following Consent Agenda items:

- a) Consider the minutes of the Tuesday, 06 February 2024 Regular Meeting.
- b) Ordinance 544-A-2024: An ordinance approving, adopting, and renewing the Purchase Policy of the City of Universal City.

Councilmember Fitzpatrick seconded the motion.

Vote: Yeas: Najarian, Fitzpatrick, Bulman, Vaughan
Nays: None

Motion to approve carried.

8. ACTION ITEMS:

- B. Resolution 902-2024: A resolution of the City Council of Universal City, Texas to appoint Dr. Chichi Junda Woo as the official Health Authority for the City of Universal City; and setting an effective date.**

Mrs. Turner presented background for the Task Force, its initiatives, and stated that the Task Force had asked to disband, having met its purpose. With new methods of fraud reaching beyond robo-calls, the Task Force had become obsolete.

Councilmember Najarian moved to authorize the Mayor and Mrs. Turner to take action necessary to submit a 90-day notice of cancellation for the agreement. Councilmember Fitzpatrick seconded the motion.

Vote: Yeas: Vaughan, Bulman, Fitzpatrick, Najarian
Nays: None

Motion to approve carried.

- C. Resolution 969-2024-3: A resolution of the City Council of the City of Universal City approving a project of the Universal City Economic Development Corporation as authorized by Section 505.158 of the Texas Local Government Code, authorizing certain financial assistance to be used for targeted infrastructure located within the City of Universal City, Texas; and providing for an effective date.**

Mrs. Turner explained the amendments and changes in the policy. She reminded Council that this item and the next item were brought to them in preliminary stages, and this would be the final stage of approval. Staff recommended approval since proper reviews had been completed. She explained the repeal of everything not included in this policy.

Mayor Pro Tem Goolsby received clarification that third party testing was completed at a different stage of the project, leaving no need for third party testing now.

Councilmember Bulman moved to approve the petition for final acceptance of public improvements to KB Kitty Hawk Phase 6. Councilmember Najarian seconded the motion.

**Vote: Yeas: Najarian, Fitzpatrick
Nays: Bulman, Vaughan
Mayor Williams broke the tie by voting Yea.**

Motion to approve carried.

N. T. 1. Executive Session:

- a) a) Pursuant to Texas Gov't Code Sec. 551.071(2) regarding consultation with attorneys in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with discussion in Open Session; consultation with City Attorney.
- b) Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.

Mayor Williams began the Closed Session at 8:01 P.M.

Mayor Williams convened into Closed Session with present City Council Members, City Manager Kim Turner, City Attorney Megan Santee, City Clerk/Economic Development Director Kristin Mueller, Development Services Director Michael Cassata, and Public Works Director Randy Luensmann.

Mayor Williams and the City Council reconvened into Open Session at 8:05 P.M. No action was taken during the Closed Session.

9. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:06 P.M.

APPROVED:

John Williams, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk