

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, 02 May 2023

1. **CALL TO ORDER:** Mayor John Williams at 6:30 P.M.

2. **QUORUM CHECK:** Kristin Mueller, City Clerk

Present:

Mayor John Williams
Mayor Pro Tem Richard Neville
Councilmember Steven Buck
Councilmember Bear Goolsby
Councilmember Paul Najarian
Councilmember William Shelby
Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
Megan Santee, City Attorney
Kristin Mueller, City Clerk
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Maribel Garcia, Deputy City Clerk
Brent Luck, Luck Design Team

Mayor Williams noted a quorum was present.

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

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

4. **VOTE TO CONSIDER THE EXCUSE OF ABSENT MAYOR/COUNCILMEMBERS:**

No action was necessary; all councilmembers were present.

5. **AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:**

Mayor Williams shared that May is Older Adult's Month. He asked Councilmember Shelby to read the meeting's proclamations.

Councilmember Shelby read a proclamation recognizing April 30th through May 6th, 2023, as Professional Municipal Clerks Week. He also read a proclamation declaring the month of May 2023 as Building Safety Month and encouraging citizens to participate in Building Safety Month activities.

Mrs. Turner shared as part of Building Safety Month that there would be an "Aging in Place" program at the library on May 9th and a "New Home Owners" program at the golf course May 17th. She encouraged citizens to attend.

6. **CONSENT:**

Councilmember Najarian moved to approve the following Consent Agenda items:

- a) Consider the minutes of the Tuesday, April 11, 2023 City Council Special Meeting.
- b) Consider the minutes of the Tuesday, April 18, 2023 City Council Regular Meeting
- c) Consider Resolution 947-2023: A resolution 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.
- d) Consider Ordinance No. 639-B-2023: An Ordinance annexing, for full purposes, a tract of land totaling approximately 2.487 acres of land situated in the Torribia Herrera Survey No. 68,

Abstract No. 153, in Guadalupe County, Texas, of the Real Property Records of Guadalupe County, generally located East of FM 1518 and South of Mondavi Crest; extending the boundaries of the City to include the land; and to be zoned R1-Large Lot Residential; to be known as the SA Wrenhop 2023 Annexation; binding the land to all of the Acts, Ordinances, Resolutions, and Regulations of the City; approving a service plan; providing for severability; and providing an effective date.

- e) Consider Ordinance No. 632-PC-563-2023: An Ordinance amending the Future Land Use Plan to change land use designation of property located at 3600 E FM 1518 N, Universal City, Texas (Orchard Park #1 Block 2 Lot 1A HOA Commercial Lot 2.487 AC) from AC-Aviation Commercial to CS-Commercial Services; providing for severability; and establishing an effective date.
- f) Consider Ordinance No. 581-Y-PUD-2023-102 (3600 E FM 1518 N): An Ordinance amending the Zoning Map of the City of Universal City, Texas for an approximately 2.487-acre property, located East of FM 1518 and South of Mondavi Crest; rezoning said property from R1-Large Lot Residential to PUD 2023-102 District, generally for commercial services and retail; adopting the PUD Final Plan related to PUD 2023-102; providing for severability; providing for the publication of the caption of this Ordinance; and establishing an effective date.
- g) Consider moving the July 4th, 2023 City Council Regular Meeting to July 5th, 2023 at 6:30 P.M.

Mayor Pro Tem Neville seconded the motion with minor corrections to both sets of minutes.

**Vote: Yeas: Buck, Neville, Goolsby, Najarian, Shelby, Vaughan
Nays: None.**

Motion to approve carried.

7. CITIZENS TO BE HEARD:

- Ashton Bulman, 12807 El Dorado, noted that in the draft of the proposed Parks Master Plan, safety was a common concern. She shared that in her time block walking for her campaign, she noted the continuation of this concern among citizens. She wondered if there were options to act in addressing safety concerns. She also shared that in driving around the City, she noticed the need for shade cover on basketball courts. On a different note, she asked why the Parks Master Plan had to be voted on in the same meeting considering the residents and Council may have many questions.
- Jerry Geyer, 13315 Titan, thanked the Council and Staff. He wanted to say thank you because he felt most citizens who speak at Council Meetings focus on the negative. He believed people on both Staff and Council have acted in good faith in their decision making. He commented on the Parks Master Plan and the progress that had been made since the first Parks Master Plan. He thanked Mrs. Turner specifically for her work, as well as Councilmember Shelby for his time on Council.
- Bernard Rubal, 635 Balboa Drive, complimented Ms. Mueller for her work as City Clerk. He questioned Council on their decision to approve the conditions of an Interfund Loan as part of the Consent agenda, citing Exhibit A of the Minutes of the April 11th City Council Special Meeting. He moved on to the Parks Master Plan, stating its importance in urbanizing the City. He asserted the Parks and Recreation Commission spent no more than thirty minutes reviewing the plan, and that connection to urbanization was not included in the plan. He conveyed these were oversights. He advocated for hiring parks employees or interns to help Mr. Luensmann. He argues that there should be access to the parks from Kitty Hawk Road.
- Kim Igleheart, 736 Garden Meadow, commented on the dog park, stating it has devolved into

mud and dirt. She stated best practices for a dog park include ground cover. She also stated the only park in the city that rates lower is Universal City Park. She advocated for more basketball courts and argued against the repositioning of priorities in the Parks Plan. She argued the sale of parks land would help finance either a swimming pool or indoor community center.

- Ken Taylor, thanked Council for their steady leadership. He thanked them for not being deterred from leadership because of disagreeable comments on social media.
- Alexis Adams, stated that as a member of the Parks and Recreation Commission, she wanted to report that the commission had worked very hard on the Parks Master Plan. She stated they worked on it for a long time. She wanted to raise awareness as the Public Affairs Officer of the Randolph Composite Squadron that the cadets were there and are open to doing community service to help the community.
- Lori Putt, thanked Councilmember Shelby for his service to Universal City. She thanked the Council for their work as well. As a Parks Partner, she clarified the Parks and Recreation Commission spent much more than thirty minutes working on the Parks Master Plan; she said they have spent years. She closed with wishing Councilmember Shelby happy flights.
- Mary Eddy, as a Parks and Recreation Commission member asked Council to look at the wonderful improvements in City parks. She shared her appreciation for Mr. Luensmann, Mrs. Turner, and Staff.

8. BUSINESS:

B. Presentation of FY 2023 1st & 2nd Quarter Financial Reports.

Mrs. Turner stated this report was a summary, and more in-depth information would be shared during the budget sessions. She said the Fund Balance Policy agenda item would be brought back in June considering upcoming budget sessions. She shared that the budget workshop would be held on July 12th, 2023, and said department heads would present their budgets to Council then. She stated the goal is to get them the budget proposals well in advance.

Ms. Green reported that, as of March 31st, the City had completed half of the fiscal year. She reported specifics of the 1st and 2nd Quarter Reports. She said the General Fund has revenues exceeding expenditures, that ad valorem tax makes up 75% of the current budget, and that the Debt Service Fund showed revenues exceeding expenditures as well but that debt from Sales Tax has been put in this account. Staff are figuring out the reason for this. For Capital Projects, a bond was taken out in 2022 for stormwater and drainage projects, which was deposited into the General Fund Debt Services though it should be placed in the Utility Fund. This will be taken care of by Staff in the next quarter. She reported the Utility Fund is doing exceedingly well, with revenues exceeding expenditures. She said revenue from water utilities are providing 60% of the budget. She noted the Stormwater Fund had expenditures exceeding revenues, which is not accurate. She explained there were some revenue streams that were not reported to the General Ledger, making the expenditure and revenue balance inaccurate. She said Staff has worked with auditors to correct incorrect information and anomalies. She hoped the audit could be completed by the end of May. She reported that the golf course is doing well, with revenues high, and that money was moved from General Fund Investments to the golf course. She noted she reports on these transfers for full transparency.

Councilmember Vaughan thanked Ms. Green for giving him clarification offline about the

reports. He appreciated the investment report format and thanked her for her transparency. He recognized how hard it is to put out a report that has some incorrect information that needs to be accounted for and commended her for putting out the report.

Councilmember Buck asked how the last property tax rate – the “Goolsby” rate – went in comparison with the County appraisal estimate rate. He explained history with the discrepancies in the two rates.

Ms. Green said because of audit dealings, she has been unable to look into the property tax rate.

Mrs. Turner stated the rate the Council went with was on track.

Councilmember Buck asked how the City is doing with sales tax.

Mrs. Turner stated the City is receiving more revenue than expected.

Councilmember Buck asked if the City is doing well financially.

Ms. Green stated the City has good financial backing.

Councilmember Shelby moved to approve the 1st & 2nd Quarter Financial reports.
Councilmember Vaughan seconded the motion.

**Vote: Yeas: Shelby, Vaughan, Neville, Buck, Goolsby, Najarian
Nays: None.**

Motion to approve carried.

C. Present, Discuss, and Consider Resolution 949-2023: A resolution adopting the Universal City Parks, Recreation, and Open Space Master Plan 2023-2033 for the Development of Parks and Open Spaces within the City of Universal City.

Mrs. Turner asked Mr. Luensmann to give a report on what had already been accomplished from previous Parks Master Plans. She referred to Councilmember Vaughan’s handout of a previous Parks Master Plan that listed projects and cost estimates.

Mr. Luensmann introduced the Parks and Recreation Commission members. He responded to comments about the amount of time that was spent preparing the Plan, stating it was much more than 25 minutes; the Commission had been working on it since October. He said the survey compiled priorities, and that Parks meetings are always open to the public. He reported that traffic at parks has improved. He explained that Universal City Park ranked second worst because it was the oldest; it is now the top priority for renovations. He also elaborated on funding needs for Parks and Recreation grants.

Mr. Luck stated his credentials. He recognized the Parks and Recreation Commission for their service to the City and in creation of the Parks Master Plan. He began to go over the Parks Master Plan in summary, stating the Plan was for years 2023-2033. The Plan included a summary of past achievements and list of items on the prior Master Plan that had been accomplished. He stated grant money still needed to be matched, which is important to consider in budget sessions. He said most grants are a 50% match of whatever the project will cost, meaning the City would provide the other 50% of the cost. He said a main consideration in the Parks Master Plan is making the City grant competitive, stating that the Texas Parks and

Wildlife Commission look at Master Plans when reviewing grant applications. He corrected Mr. Luensmann, stating the process of creating the Plan started in August 2022. He explained the process of creating the objectives and priorities list included in the Plan; he said the survey results were categorized and explained the reorganization of empirical results to be for the purpose of becoming grant competitive. He noted demographics of Universal City included in the Plan, and used those in consideration of parks needs. Under the Inventory section, he went over what amenities the City already provides with parks to analyze what is needed. He explained the maps provided in the Plan. He said the prioritization list was created from survey results from 457 Universal City respondents. He reviewed questions included in the survey, noting perceived needs in marketing parks, senior amenities and community centers, and comparisons to the 2013-2022 Parks Master Plan. He also went over methodology in identifying needs and said Universal City is meeting national standards for an urbanized area. He explained the split in categorization of priorities into indoor and outdoor priorities saying it was to be grant competitive for both indoor focused and outdoor focused grants. He noted specific instances of reorganization in the order of priorities. He explained that Universal City would not want to build an outdoor pool due to liability issues, staffing of the pool, high maintenance costs and possible low revenue. For options, including the senior center, community center, and pool priorities, he said the City should start with small measures to gauge attendance rates for these would-be facilities. He stated the Library is being used for senior programs as of right now but proposed hiring a senior programs director to manage this outside the library. He stated all future planned projects address nearly every need on the priorities list created from the survey.

Mayor Williams thanked Mr. Luck for providing comparisons to the prior plan.

Councilmember Vaughan asked why there was not a service radius map included in the plan like in previous plans.

Mr. Luck explained that for the size of Universal City and how many parks function in multi-dimensional uses, the service radius map no longer made sense to gauge pockets of need; the map would be completely covered.

Councilmember Vaughan asked for clarification on how placing a pool at number three of the City's priority list within the Plan would hurt the City's ability to be grant competitive.

Mr. Luck stated the assessment of grant competitiveness is based in the total cost of the Plan's top three priority projects, stating the lower the cost, the more competitive the City may be for grants. He said that past Parks Master Plans have been able to be completed because of grant competitiveness due to smart reorganization of the priorities list. He also said the plan and priorities list can be updated in five years if need be.

Councilmember Vaughan questioned the rating of the splashpad considering its age.

Mr. Luensmann clarified that this is because it was evaluated while it had calcium build up, stating it must be cleaned and repainted every year.

Councilmember Vaughan asked about the improvement of the orientation of Universal City Park.

Mr. Luensmann stated this project includes moving around fields to help. He explained the phases of renovating Universal City Park, stating phase one, the first three fields entering the park, is done. Phase two includes the reorganization of the fields to facilitate plans in phase three.

Councilmember Vaughan asked if an improvement to the dog park could include turf to help with ground cover standards.

Mr. Luensmann stated turf cannot be sanitized and therefore would not be a solution for a dog park. As of now, the dog park ground is clay, not mud. He stated an alternative could be crushed granite or mulch, but they would still need to investigate grass solutions. He noted that the Commission is prioritizing existing park needs. He stated Athenian Dog Park is lower on the list and gave examples of current projects.

Councilmember Vaughan asked what the next steps of approval were and if this would be the last Council would see of parks projects.

Mr. Luensmann explained the Parks Plan serves as a guide for future projects, but projects would still be brought before Council for approval.

Councilmember Vaughan said he would like to see pricing on projects before approving.

Mr. Luck explained pricing was not given to Council in the Plan because of rapidly changing economic conditions that would make those estimates unreliable. He could work to get estimates for Council, but they would most likely be inaccurate.

Councilmember Goolsby thanked Mr. Luck for the presentation. He liked the idea of a recreational program supervisor position and would like to know more about this. He discussed the splashpad material and received clarification that it was concrete and not squishy. He mentioned an idea brought to him about providing maps to and of other parks in current parks. For example, a map of Cimarron Park could be posted at Universal City Park. He asked Mr. Luck if there was anything Universal City was that he had seen other cities do.

Mr. Luck responded with an all-inclusive ADA playground and soccer fields. He said Mr. Luensmann had been doing great with Americans with Disabilities Act guidelines but gave the example of enclosed spaces for those who tend to run away, air-conditioned restrooms, and time-out provisions as more inclusive spaces that could be provided to residents. He gave the examples of New Braunfels and Round Rock that had created facilities accommodating those needs.

Councilmember Goolsby asked where the open space across Cibolo Creek fell in parks.

Mrs. Turner explained the City has an agreement with Joint Base San Antonio to not develop this land even for parks as it is in a flight path. She stated people who live there have access to Cibolo Creek.

Councilmember Buck thanked Mr. Luck, the Parks and Recreation Commission, and Parks Partners for their involvement in the Plan. He asked if Cibolo Creek's trail has a connection to Schertz and Selma trail systems.

Mr. Luensmann stated there is not a point of connection at this time due to natural barriers in the trail, namely a cliff. He also said Universal City has not partnered with an official group managing the trails at this time because the group would like to take credit for work the City has already done.

Councilmember Buck proposed the solution of rotating grass areas at the dog park by resting

one area's use and letting dogs use another area while the former is allowed to grow grass.

Mr. Luensmann acknowledged this possibility.

Councilmember Buck expressed support for a recreation program staffer.

Mayor Williams stated he understood Councilmember Vaughan's concerns about the cost of projects, but reminded Council all projects would be presented to them before approval.

Councilmember Goolsby moved to approve Resolution 949-2023. Councilmember Buck seconded the motion.

**Vote: Yeas: Goolsby, Buck, Neville, Najarian
Nays: Vaughan**

Motion to approve carried.

9. CITY MANAGER COMMENTS:

Mrs. Turner reminded everyone of the Pancake Breakfast hosted by the Fire Department on May 6th, as well as Election Day at City Hall. She stated the golf course would be hosting the Family Glow Dance on May 13th and a Luau Happy Hour on May 25th. She thanked Council members Vaughan and Najarian and Mayor Williams for attending the Hallmark Grand Re-Opening the prior weekend. She noted the Library Summer Schedule calendar that was distributed to those in attendance. She updated Council on generator shipments; five arrived for water and sewer systems and four have yet to arrive. The remaining four would be for the golf course and library.

Mayor Williams acknowledged the long history of Hallmark in Universal City.

10. COUNCILMEMBER COMMENTS:

Councilmember Goolsby thanked the Parks and Recreation Commission for their effort, time, and the Master Plan. He said he was excited for Election Day on Saturday but that he would be out of town.

Councilmember Buck thanked the Commission and Mr. Taylor for all the work they had done for the City. He gave history of the first taxi service in the city approved in May 1963. The final agreement for a sewer line from Converse to Universal was approved on May 2nd, 1967. He expressed appreciation for all participants in the night's meeting as well as prior meetings.

Mayor Pro Tem Neville shared his excitement for the reopening of Cimarron Park. He gave history of the acquisition of Cimarron Park. He stated the HOA had disbanded and left the park, clubhouse, and swimming pool. He stated the City got rid of the swimming pool for the same reasons they should not have a swimming pool today: liability issues, hiring lifeguards, and maintenance costs. He shared that the owner of the first taxi service Councilmember Buck referred to, Mr. Tally, also owned the first carwash on Pat Booker Road. He thanked everyone for attendance, Mr. Geyer and their input and thanked the Commission and Parks Partners for their work.

Councilmember Najarian similarly thanked everyone and expressed happiness with the potential of City parks. He commented that the Hallmark event was great and encouraged people to visit. He stated he would be out of town for Election Day. He stated Universal City Police Academy Alumni

Association would be selling raffle tickets for firearms.

Councilmember Vaughan clarified he voted no due to lack of specificity of the Plan pertaining to cost. He asked if Council could request a report from the Police Chief to discuss safety issues and speeding.

Mayor Williams stated there would not need to be consensus to request that.

Mrs. Turner commented that the Creek Clean-Up was also a success with about forty volunteers.

11. MAYORAL COMMENTS:

Mayor Williams stated he had students volunteering at the Creek Clean-Up. He gave history on how the dog park came to fruition and opined it was impossible to have grass there. He thanked Councilmember Shelby for his time on Council as it would be his last full meeting with Council. He noted Councilmember Shelby had served the City for over 10 years in various capacities. He encouraged everyone to vote on May 6th for their choice in three councilmembers.

12. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:41 P.M.

APPROVED:

Attest:

John Williams, Mayor

Kristin Mueller, City Clerk