

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, 16 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 R. Santee, City Attorney
Kristin Mueller, City Clerk/Economic Dev. Director
Michael Cassata, Development Services Director
Randy Luensmann, Public Works Director
Regina Carmona, Community Relations Specialist
Maribel Garcia, Deputy City Clerk
Mike Meylor, Applicant
Tony Swann, Applicant
Rob Killen, Applicant
Thomas Hill, Applicant
David Strauss, Applicant
Clint Ellis, CCMA
Leamon Anderson, SARA

Mayor Williams noted a quorum was present.

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

Mayor Pro Tem Neville gave the invocation. Mayor Williams 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 Pro Tem Neville and Councilmember Shelby read the proclamation for National Poppy Day. Mayor Williams presented the proclamation to the representatives for American Legion Auxiliary Missing Man Unit 667.

6. **MINUTES OF THE PREVIOUS COUNCIL MEETING:**

Mayor Pro Tem Neville moved to approve the minutes of the May 02, 2023 City Council Regular Meeting. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

7. **CITIZENS TO BE HEARD:**

- Lori Putt, 114 Foxglove, wished Mayor Pro Tem Neville and Councilmember Shelby well. She thanked Mayor Pro Tem Neville for supporting Parks Partners and shared personal experiences she had with Mayor Pro Tem Neville. She congratulated Councilmember Goolsby and Councilmembers-elect Bulman and Fitzpatrick.
- Bill Havlil, 13406 Adonis, congratulated the winners of the election. He stated it was nice to see six people running for the positions. He said he sat on the dais for three terms and that Universal City is the greatest city in the world. He commended the Public Works, Fire, and Police Departments as well as City Staff. He advised new and old council members to work together to find solutions and gave examples from his past. He also advised everyone to have fun, saying if it is not fun, it is not worth it.
- Bernie Rubal, 635 Balboa, thanked Council for all they have done. He said they all have a common goal which is moving forward. He shared that while walking between Veteran and Red Horse Park, he saw wild red poppies, referring to the National Poppy Day proclamation. He reiterated his desire that the Council address the general agreement amongst citizens to reduce permitting, specifically fence repair.
- Ken Taylor, 103 Terra Cotta, stated that leadership is a big responsibility. He shared that Mayor Pro Tem Neville served the City for 26 years, and that he knew Councilmember Shelby as a rookie and now he departs Council as a senior member. He stated both served the community well and congratulated new members. He emphasized that the Councilmembers are part of a team.

8. BUSINESS:

B. Consider Resolution 950-2023: A Resolution canvassing the vote for the May 6, 2023 General Election, declaring the candidates elected, and requiring the Oath of Office.

Mayor Williams acknowledged receipt of the final election returns from the Bexar County Elections Administrators. The City’s Resolution 950-2023 recorded candidate votes and declared the following candidates elected to office for a two-year term (2023-2025), effective upon taking the Oath of Office.

FOR CITY COUNCILMEMBER	
Ashton Bulman	586
Christina Fitzpatrick	716
Bernard Rubal	506
Richard (Dick) Neville	462
S. Bear Goolsby	591
Richard Edwards	340

Mayor Pro Tem Neville moved to approve Resolution 950-2023. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

N.T.1. Presentation of Awards to Mayor Pro Tem Neville and Councilmember Shelby.

Mayor Williams called Councilmember Shelby to give Ms. Alexis Adams her flowers, stating that the partners of councilmembers are unseen heroes. Mayor Williams gave history of his relationship with Councilmember Shelby, stating he was his little league coach when Councilmember Shelby was younger. He thanked Councilmember Shelby for his service to the City of Universal City. He presented Councilmember Shelby with gifts to honor his time with the City.

Councilmember Shelby said he could not believe it had been eight years he sat on Council. He shared that this experience was an outstanding experience and a humbling experience. He shared that he grew up in the City and that it was an honor to collaborate with Staff, past and present to shape the future of this City. He said it was an honor and an educational experience working with everyone on the dais, again past and present. He emphasized the difference between being in the audience versus making the decisions on the dais. He also emphasized the need to have fun and enjoy the seat while being a Councilmember. He congratulated new members who were elected and wished them all the best.

Mayor Williams then called on Mayor Pro Tem Neville to give his wife her flowers as well. He commended Mayor Pro Tem Neville's loyalty to his faith, family, country, and city. He shared his history with Mayor Pro Tem Neville including his tenure with the City totaling 26 years on Council. Mayor Williams said Mayor Pro Tem Neville officiated his daughter's wedding. He thanked Mayor Pro Tem Neville for his service to the City Council and presented him with awards. He said that what Mayor Pro Tem Neville did for his family, country, and city cannot be understated.

Mayor Pro Tem Neville said he did not like to speak but he will. He thanked his wife for allowing him to give up his time with her to serve his city. He shared that in 1995 the EDC had just gotten the vote from the citizens to get their sales tax allotment and had to hire their economic development director. He said the initial thought was to hire someone for \$20 an hour and that the position would last five years. At the time, he was on the EDC and teaching at St. Mary's University. This was when Mrs. Turner was president of an association on campus at St. Mary's University. When it came time to choose someone for the position, Mayor Pro Tem Neville called Mrs. Turner and asked her to apply. He clarified that he does not take credit for what she has done for the City but instead applauds her for what she has done. He thanked everyone for allowing him to serve the City for so long and said he can't wait for Red Horse Park to be finished when it stops raining. To all those who will continue to serve the City, he congratulated them and wished them well.

Mayor Williams thanked Mr. Neville and Mr. Shelby again for their dedicated service to the City and said it was a pleasure to work with them.

N.T.2. Administering the Oath of Office to Elected Candidates.

Municipal Court Judge Charles Stubblefield, acting in his authority as the judge of the Universal City Municipal Court of Record, administered the Oath of Office to Ashton Bulman, Christina Fitzpatrick, and S. Bear Goolsby. They each took their respective places on Council.

N.T.3. Election of Mayor Pro Tem to serve a period of one year.

Councilmember Bulman nominated Councilmember Najarian to serve a term as Mayor Pro Tem.

Councilmember Najarian nominated Councilmember Goolsby to serve a term as Mayor Pro Tem.

Councilmembers voted three for Councilmember Najarian and three for Councilmember Goolsby to serve a one-year term as Mayor Pro Tem.

Mayor Williams broke the tie by voting for Councilmember Goolsby to serve a one-year term as Mayor Pro Tem.

N.T.4. Presentation of the 2024 San Antonio River Authority (SARA) of Salitrillo Wastewater Wholesale Rate and Impact Fees.

Leamon Anderson, Deputy Director of Utilities with SARA, gave his professional background. He stated that SARA provides wastewater treatment for the City of Universal City the same way they do with Converse and other small cities in this area. They do this through the Salitrillo Wastewater Treatment plant. He said the City averaged about 5.8 billion gallons a day and proposed a fixed rate of 19.50 and variable rate of 2.10 for Fiscal Year (FY) 2024. He said that this would result in an annual increase of 8.98 percent. He stated that further changes this year would include a contract with the financial firm BakerTilly to evaluate their rate model and CIP process. They are also looking into hiring a consultant to advise on how to manage economic development expansion. He shared that SARA plans on expanding the Salitrillo plant but are having supply chain delays with generators and electronics. He stated that the next steps in this process include adopting the rates at their board meeting, adopting a budget on June 21st, and all things proceeding, rates going into effect on October 1st.

Councilmember Vaughan asked whether the plant could handle the current growth trends or if they would need more expansion in the future.

Mr. Anderson stated they should be able to achieve coverage and they would benchmark with TCEQ standards later.

Councilmember Najarian asked about the generator delays.

Mr. Anderson stated that this is the biggest delay because TCEQ requires the generators to be onsite before moving forward.

Mrs. Turner stated that at the budget workshop, City Council would be hearing a rate study and adding the CCMA and SARA rates to the City's to create a unique rate.

N.T.5. Presentation of 2024 Cibolo Creek Municipal Authority (CCMA) Rate and Impact Fees.

Clint Ellis stated that in past rate adjustments the CCMA has tried to adjust for inflation and failed to do so accurately. For FY 2024 they plan to stay at \$4.13 and then increase by about 2% every subsequent year. He said that the CCMA would use growth to supplement costs. He stated that SAWS has the only lower rate and that, by comparison to other communities, this is a very low rate competitive with SAWS.

Mayor Williams commented that this item will be back during the budgeting process.

Mr. Ellis stated he would also be back to present CCMA's impact fees as they do not have those yet. He said the impact fees would increase for the first time since 2007.

Mrs. Turner clarified that impact fees are a one-time fee and that SARA would also be raising their impact fee.

C. Discuss and Consider Ordinance 361-AE-2023: An Ordinance amending Ordinance 361 and Chapter 1-4 Finance Article IV, Sec 1-4-40 Schedules – Fees and Charges for Library Services, of the Code of Ordinances, revising certain sections and paragraphs accordingly, providing severability, and setting an effective date. (1st Reading).

Mrs. Turner explained that the Library would like to update their fees to be in line with other libraries. This would include not charging late fees but instead charging for the replacement of a book after nine weeks of having a book due in addition to a \$5 processing fee. She also stated the library would have a lost card fee.

Councilmember Bulman asked for clarification on the non-Texas-resident fee.

Mrs. Turner clarified that non-resident does not mean a temporary Texan. It is meant for someone who does not live in the state. People who show proof of residence, such as a light bill, will be considered a resident of Texas for the sake of this fee.

Councilmember Fitzpatrick asked how long a book could be lost for.

Mrs. Turner responded nine weeks. At three weeks there would be a late notice with a letter sent. After this letter is sent, the person could ask for an extension. After two letters are sent, they would be charged for the book.

Councilmember Fitzpatrick asked that the specified “nine weeks” verbiage be added to the fee schedule.

Mrs. Turner answered that the verbiage would be included in the Circulation Policy resolution in a subsequent Council meeting.

Councilmember Najarian asked whether the City could enforce this.

Mrs. Turner answered yes and specified how.

Councilmember Buck asked if the fee schedule would be posted in the Library in some way, to which the answer was yes.

Mayor Pro Tem Goolsby moved to approve Ordinance 361-AE-2023. Councilmember Vaughan seconded the motion.

**Vote: Yeas: Goolsby, Vaughan, Buck, Bulman, Fitzpatrick, Najarian
Nays: None.**

Motion to approve carried.

N.T.6. Public Hearing: P.C. 570 (ZC 238) – A request for an amendment to the Future Land Use Plan for an approximately 29.5-acre tract located at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard [CB 5053 P-103 (12.756 AC), P-104 (11.419 AC) & P-105 (5.345 AC) ABS 745] from HC-Highway Commercial and GC-General Commercial to HC-Highway Commercial and HDR-High Density Residential, per Zoning Ordinance 581.

Mr. Cassata showed the location of the development on a map and explained that this development would be the subject of subsequent agenda items. He said that the Final Plat of the project would go to Planning and Zoning later. He gave history of the project stating that

work with Staff began in 2021 with a concept plan presented to Council in 2022 that received positive feedback. He presented lot designations with their locations sharing that uses include commercial retail, self-storage, and high-density residential apartments. He noted that twelve legal notices were sent out with no response. He shared the results of the traffic impact analysis, stating there is no significant expected impact. He said the main concerns include trucks and the multi-family residential traffic. He shared schematic diagrams of traffic patterns and solutions for both concerns. He shared that a well-established land use consultant stated the best use for this property is multi-use development.

Mayor Williams opened the Public Hearing at 7:54 P.M.

Richard Edwards expressed concern about dangerous traffic habits that this development may cause. He wanted consideration for deterrents to avoid safety issues.

Given the Mayor's want for further information before more public comments were made, **Mayor Williams temporarily closed the Public Hearing at 7:56 P.M** so that the applicant could present their proposal.

Mr. Killen representing the applicant, shared statements in favor of PUD benefits for cities in giving cities more control over the outcome of certain developments. He explained the steps his team went through to reach this point in the PUD process. He showed the six phases of property development that were divided by specified uses. He went over a summary of the location of different uses and gave clarification with some terminology included in the proposal. He stated that the commercial part of the project is to be determined based on retail that decides to use the property. He showed examples of different designs for the storage facility, multi-family residential property, and warehousing. He gave examples of landscaping materials and noted that the packet given to Council and posted for the public have all specifications for the PUD.

Mayor Williams reopened the Public Hearing at 8:03 P.M.

A woman who lived on Trudy Lane asked for clarification on HUD funding that the development was receiving. She was concerned about Section 8 housing requirements that may be associated with HUD funding.

Mr. Killen responded that there would not be Section 8 housing and that the decision tonight is a land use decision.

Jason Brown, who was an associate of the applicant, clarified the HUD funding the development is receiving is not associated with Section 8 and is not asking for anything in return. HUD is simply providing a market rate financing mechanism for the developers.

- D. Discuss and Consider Ordinance 632-PC-564-2023: An Ordinance amending the Future Land Use Plan to change land use designation of property located at the southeast corner of E. Loop 1604 N. Access Road & W. Byrd Boulevard, Universal City, Texas [CB 5053 P-103 (12.756 AC), P-104 (5.345 AC) ABS 745] from HC-Highway Commercial & GC-General Commercial to HC-Highway Commercial & HDR-High Density Residential; providing for severability; and establishing an effective date. (1st Reading)**

Councilmember Vaughan asked about the 1604 Frontage Road exit and traffic concerns associated with the exit.

Mr. Swann answered that TXDOT has plans to mitigate the traffic on that exit. The plans have

already passed environmental approval but would most likely not start constructions until 2027-2028 and are not funded yet.

Mr. Luensmann stated that TXDOT conducted a TIA traffic study.

Councilmember Vaughan asked if there were any plans to change the turnaround at the edge of the development to solve safety concerns.

Mr. Swann stated there are many plans with TXDOT but no current action.

Councilmember Vaughan stated that he was originally for the mixed-use development but now with traffic concerns he is leaning more towards voting it down.

Councilmember Najarian commented that the TXDOT timeline seems far in the future.

Councilmember Bulman said the apartments look more like a resort hotel. She expressed concerns about the development's residential density and how that would affect traffic. She opined that the development does not fit HDR use and fits more of a commercial use. She expressed the concern of a resident about being able to turn left coming off 1604 with the proposed new ramp. This would be if the resident was headed west on 1604.

Mr. Cassata clarified that the resident would be able to turn right with the new ramp whereas right now, the resident would have to go down to Kitty Hawk to turn right.

Councilmember Bulman asked about the commercial lot zoning.

Mr. Cassata clarified that the commercial lot is an interior lot and is therefore prime for commercial use.

Mayor Pro Tem Goolsby asked whether the interior lot is the warehouse.

Mr. Cassata clarified the lot designations.

Mayor Pro Tem Goolsby expressed concerns about traffic and said more rooftops is better for retail. He also said he had never been a fan of storage units but supports this high-end storage.

Councilmember Fitzpatrick asked about the long-term plan for 1604.

Mr. Cassata explained there would be no access to the tracks from the frontage road. He stated the closest lot a person could get to from the frontage road with the new ramp is lot four questionably. He said lot five would not have retail because it would not have access from the frontage road.

Councilmember Bulman asked about access to the HDR lot.

Mr. Cassata stated there would be no curb cuts on the frontage road for the HDR lot.

Mrs. Turner cautioned against relying on the TXDOT timeline due to changing political climates and funding.

Councilmember Najarian stated lot five's lack of access made it perfect for storage. He stated there is a need for climate-controlled storage. He reiterated TXDOT concerns Mrs. Turner

shared.

Councilmember Fitzpatrick shared safety concerns with Mr. Edwards in that she worried about the sharp right turn off the frontage road one would take to try and get to certain lots. She suggested being aggressive with signage to warn against making dangerous turns on the frontage road exit.

Mrs. Turner stated the developers would have preventative signage.

Mr. Swann confirmed and stated there would be deceleration lanes for people attempting to turn.

Councilmember Buck asked how long the property had been for sale.

Mike Meylor, the property owner, stated the property had been owned for two to three years. He shared struggles with interested buyers including trouble for residential development and commercial developments. He stated that is part of the reason he is before Council today to attempt the multi-use development for the land. He said the current zoning has minimal interest.

Councilmember Buck asked whether TXDOT improvements make the land more attractive for retail.

Mr. Meylor stated there is better retail land in the area. Long term he does not see that much of a change.

Councilmember Buck agreed stating that even with the proposed TXDOT changes, the new bridge would still cause trucks to have to turn around, making it inconvenient and inefficient for retail. He agreed with Mr. Edwards about the deceleration and right turn safety concerns. He asked about when construction could start on the property given the TXDOT timeline as well.

Mr. Meylor stated the first quarter of next year would be groundbreaking if the PUD is approved in this meeting.

Councilmember Buck wanted to cater to the landowner and not make them wait for 1604 to see if retail works out for them. He said he would support the PUD so that they are able to sell and develop the land.

Mayor Pro Tem Goolsby asked about additional landscape buffering between industrial and HDR lots.

Mr. Cassata stated they can amend the buffer upon review.

Mrs. Turner added there is an added buffer when considering both buffer requirements on adjacent lots.

Mayor Pro Tem Goolsby expressed the desire for more landscaping buffers such as trees to protect the HDR.

Councilmember Buck moved to approve Ordinance 632-PC-564-2023. Councilmember Najarian Seconded the motion. These motions were made with agreement of Mayor Pro Tem Goolsby's added landscape buffer considerations.

**Vote: Yeas: Buck, Najarian, Goolsby, Fitzpatrick
Nays: Bulman, Vaughan**

Motion to approve carried.

- N.T.7. Public Hearing: P.C. 571 (ZC 239) – A request for a Zone Change from C5-Highway Commercial and C4-General Commercial to PUD 2023-103 for an approximately 29.5-acre tract located at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard [CB 5053 P-103 (12.756 AC), 9-104 (11.419 AC) & P-105 (5.345 AC) ABS 745], per Zoning Ordinance 581.**

Mayor Williams opened the Public Hearing at 8:40 P.M.

There being no public comment, **Mayor Williams closed the Public Hearing at 8:40:30 P.M.**

- N.T.8. Public Hearing: P.C. 572 (ZC 240) – A request for approval of PUD Preliminary and Final Plans (PUD 2023-103) for an approximately 29.5-acre tract located at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard [CB 5053 P-103 (12.756 AC), P-104 (11.419 AC) & P-105 (5.345 AC) ABS 745], per Zoning Ordinance 581.**

Mayor Williams opened the Public Hearing at 8:40:40 P.M.

There being no public comment, **Mayor Williams closed the Public Hearing at 8:41 P.M.**

- E. Discuss and Consider Ordinance 581-Y-PUD-2023-103: An Ordinance amending the Zoning Map of the City of Universal City, Texas for an approximately 29.5-acre property, located at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard; rezoning said property from C5-Highway Commercial & C4-General Commercial to PUD 2023-103 District, generally for commercial services and retail, multi-family residential, convenience storage, and warehousing; adopting the PUD Final Plan related to PUD 2023-103; providing for severability; providing for the publication of the caption of this ordinance; and establishing an effective date. (1st Reading)**

Councilmember Najarian moved to approve Ordinance 581-Y-PUD-2023-103. Mayor Pro Tem Goolsby seconded the motion.

**Vote: Yeas: Najarian, Goolsby, Buck, Fitzpatrick
Nays: Bulman, Vaughan**

Motion to approve carried.

- F. Concept Plan Presentation for an apartment complex and self-storage unit on 2280 Pat Booker Road.**

Mr. Cassata explained the location and reasoning for this use proposal. He stated that a combined self-storage unit with apartment complex would be more palatable for Randolph Air Force Base nearby since they are potentially in a flight path. He stated the traffic analysis should a volume increase of 3% and a service level rating of D, which is still acceptable. Still, Staff is working with TXDOT to try and alleviate traffic along the Pat Booker corridor which should raise the rating in the future. He also shared that Mr. Luensmann is working with TXDOT to create a dedicated right turning lane into the property to prevent slowdowns and accidents.

David Strauss and Thomas Hill, both representing the applicant, presented their vision for the development. Mr. Hill stated Staff had been helpful in collaborating with them to develop their plan in line with City regulations and Council wants. He said they would do everything to keep as many oak trees on the property as possible, as they see the trees as assets. He continued that the apartment complex would be a class A market rate apartment. He showed 3D renderings and images of potential designs of the property including both the apartments and self-storage. They stated they had done a multi-family market study to evaluate demand.

Councilmember Buck asked whether they had considered recently approved apartments in Universal City and Rolling Oaks.

Mr. Strauss responded that they did and have spoken with White Conley, the developer of some of these projects, to ensure they would not be competitors.

Mr. Hill showed photos exemplifying past projects their company has worked on. They gave the property plan including talks with TXDOT to create a second curb cut as an entrance or otherwise share an entrance with Peppermill Apartments.

Mr. Strauss shared that Peppermill Apartments refused. He responded to comments about the exterior design of the self-storage units. He stated that the concept was to allow for drive-up climate-controlled storage.

Mr. Hill went over utilities considerations, development timelines, and gave a brief overview of the history of their company. He stated they have many developments along the i35 corridor.

Mr. Straus stated they downsized the apartments to only 190 units and made a third of them ADA accessible. He gave his own personal experience with multi-family developments.

Councilmember Bulman shared resident disagreements with another multi-family complex. She stated they would be more excited about a retirement complex. She also stated her concerns about safety.

Mr. Strauss stated they had not investigated the option of senior housing. He said crime has not been an issue they have faced when developing multi-family housing.

Mayor Pro Tem Goolsby noted the bus stop and turnaround on the property. He asked about Carports and ADA parking. He addressed Councilmember Bulman's concerns about density stating this development is not packed in. He did not like the look of the storage units but said he is not too worried about aesthetics since they would be secluded. He also said he does not blame Peppermill Apartments for not wanting to share their entrance. He asked whether they offered to pour concrete to strengthen the road and share the entrance.

Mr. Strauss said he offered to buy the road in which case repairs would be covered.

Councilmember Najarian said he was not convinced with the storage. He asked that they keep as many trees as possible. He stated his question about garages from the last presentation they made to Council was answered. He asked about the holding pond size.

Mr. Strauss said the holding pond has not changed and that the engineer in charge of that is not done with his study. He does not know the exact size of the holding pond yet. He said it would not be made smaller.

Councilmember Vaughan said he liked what they presented but that another apartment is hard to say yes to.

Mr. Strauss emphasized that there is demand for their development.

Councilmember Fitzpatrick appreciated the quality of the product though she did not like giving up retail space. However, she said with all the empty retail spaces this could be the solution. She did not like the storage units but appreciated that they were at least climate controlled.

Mr. Strauss responded to the retail comments stating that hopefully the arrival of more residents will help the rest of the retail spaces to grow by creating more demand for businesses.

Mayor Williams said their next step would be presenting to the Planning and Zoning Commission.

I. Consider Resolution 951-2023: A Resolution authorizing a project, which will facilitate the promotion and development of new or expanded commercial development, and which was approved by the Board of Directors at the UCEDC Meeting on May 11, 2023; and providing an effective date. (1st Reading).

Ms. Mueller explained that this Resolution was to reimburse Greener Grooming for their store front sign. She explained that Greener Grooming had 15 years in the City and said they are strong supporters of the City; they sponsor Santa pictures at the annual tree lighting and donate grooming services to the City animal shelter. Ms. Mueller gave a summary of Greener Grooming's success and conveyed their contribution to the Universal City economy. She stated they have expanded in the last year both in space and employees due to increased demand for their services. She gave a summary of services provided including shipping items such as pet food to customers all around Texas. She also stated that the City gains tax revenue from the business they bring in since the State of Texas allows grooming services to be taxed. Due to these perceived benefits, she asked that Council approve this Resolution to approve the reimbursement of improvements costs.

Councilmember Bulman thanked Greener Grooming for their charity work.

Councilmember Buck congratulated them on their Best of SA award in 2022 for Best Pet Grooming. He said they show a strong work ethic and expressed that he would be happy for the City to help them grow their business.

Councilmember Vaughan moved to approve Resolution 951-2023. Councilmember Najarian seconded the motion.

**Vote: Yeas: Vaughan, Najarian, Goolsby, Buck, Bulman, Fitzpatrick
Nays: None.**

Motion to approve carried.

G. Consider Bid Acceptance for the Red Horse Park Package 2 Parking Lot Improvements.

Mr. Luensmann explained the location and the project. He stated there are two phases of the project. He went over specifics of what this part of the project would be improving. He said there were eleven bidders with the lowest being Yantis Company. He said the City has worked

with Yantis Company before and recommended the approval of their bid.

Councilmember Vaughan asked how the project was prioritized.

Mr. Luensmann stated it was in continuity of the parks improvement plans.

Councilmember Vaughan requested more input on prioritization of projects.

Mr. Luensmann stated prioritization was considered during the budget process every year.

Councilmember Bulman asked if the City talks with other cities about the background of contractors and for reviews of the company.

Mr. Luensmann stated that the engineer assigned to the project does a background check on bidders which includes reviews.

Councilmember Buck moved to approve the Bid Acceptance recommendation for the Red Horse Park Package 2 Parking Lot Improvements project. Mayor Pro Tem Goolsby seconded the motion.

**Vote: Yeas: Buck, Goolsby, Bulman, Fitzpatrick, Najarian, Vaughan
Nays: None.**

Motion to approve carried.

H. Consider Bid Acceptance for the Public Works Yard Storm Sewer Drainage Project.

Mr. Luensmann explained this project is the first step of a multiphase project going through two private yards, with this phase of the project being pipe laying. He said there were only four bidders, with the lowest bid being Guerra Underground LLC. He explained different methodologies of laying the pipe for this project, including the difference between directional and auger, and explained that these differences in methodologies caused differences in bid amounts. He stated that Guerra Underground LLC. has great reviews and recommended their bid approval.

Mayor Pro Tem Goolsby moved to approve the Bid Acceptance recommendation for the Public Works Yard Storm Sewer Drainage Project. Councilmember Vaughan seconded the motion.

**Vote: Yeas: Goolsby, Vaughan, Buck, Bulman, Fitzpatrick, Najarian
Nays: None.**

Motion to approve carried.

N.T.9. Closed Session pursuant to Tex. 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 property located at 118 E. Langley and 122 E. Byrd.

Mayor Williams began the Closed Session at 9:43 P.M.

Mayor Williams convened into Closed Session with City Council, City Manager Kim Turner, City Clerk/Economic Development Director Kristin Mueller, and City Attorney Megan R. Santee.

N.T.10. Reconvene into Open Session and Consider any items discussed in executive session, if necessary.

Mayor Williams reconvened the Council Meeting into Open Session at 9:59 P.M. No action was taken during Closed Session.

J. Consider the Second Amendment of Contract regarding the Universal City Economic Development Corporation's purchase of 118 E. Langley.

Councilmember Buck moved to approve the Second Amendment of the 118 E. Langley Contract. Councilmember Najarian seconded the motion.

**Vote: Yeas: Buck, Najarian, Fitzpatrick, Goolsby, Vaughan
Nays: Bulman**

Motion to approve carried.

K. Consider Resolution 952-2023: A Resolution of the City of Universal City authorizing the purchase of real property located at 122 E. Byrd, Universal City, Texas, by the Universal City Economic Development Corporation, for projects to promote new or expanded business development.

Councilmember Buck moved to approve Resolution 952-2023. Councilmember Najarian seconded the motion.

**Vote: Yeas: Buck, Najarian, Fitzpatrick, Goolsby
Nays: Bulman, Vaughan**

Motion to approve carried.

9. CITY MANAGER COMMENTS:

Mrs. Turner advised Council and the remaining audience members to check the City Calendar on the website for upcoming events.

10. COUNCILMEMBER COMMENTS:

Mayor Pro Tem Goolsby wished his wife a happy birthday and congratulated newly elected councilmembers. He thanked Mr. Neville and Mr. Shelby for their service.

Councilmember Bulman expressed how honored she was to be voted into office. She shared her desire to be an approachable councilmember. She requested that the agenda packets be sent out earlier.

Councilmember Fitzpatrick shared her excitement to be able to serve the community. She said Universal City is one of the greatest cities. She informed and reminded the public of the Hero's Camp that the Citizen's Police Academy is hosting and encouraged people to sign up.

Councilmember Vaughan referenced a document he handed out to Council and Staff prior to the meeting. He stated he would like the Council Policy to be updated and reconsidered.

Councilmember Najarian congratulated new members and said voters know what they are doing.

Councilmember Buck thanked Mr. Neville and Mr. Shelby for their years of service. He welcomed Councilmembers Bulman and Fitzpatrick, and welcomed Mayor Pro Tem Goolsby. He shared that the Glow Dance the prior Saturday was a success. He looked forward to the legislative session.

11. MAYORAL COMMENTS:

Mayor Williams advised new councilmembers to attend the Newly Elected Officials seminar that AACOG provides. He stated it would be on June 16th in the AACOG building. He welcomed new members to Council and congratulated them.

12. ADJOURNMENT: Mayor Williams adjourned the meeting at 10:06 P.M.

APPROVED:

Attest:

John Williams, Mayor

Kristin Mueller, City Clerk