

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, 04 June 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
Councilmember Bear Goolsby
Councilmember Lori Putt
Councilmember Bernard Rubal
Councilmember Phil Vaughan (Virtually)

Staff Present:

Kim Turner, City Manager
Cynthia Trevino, City Attorney
Michael Cassata, Development Services Director
Randy Luensmann, Public Works Director
Christine Green, Finance Director
Sal Garcia, Director of Golf Operations
Katie Rein, Director of Food & Beverage
Jeremy Laak, Superintendent
Michael Olde, Pro Shop Manager
Harrison Jarvis, Assistant Golf Supervisor
Maribel Garcia, Deputy City Clerk

Mayor Maxwell noted a quorum was present.

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

Councilmember Fitzpatrick 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. **CITY MANAGER'S REPORT:**

i. **Budget Calendar:** Mrs. Turner reviewed the Budget Calendar and gave an overview of budget creation procedures. She asked that Councilmembers place all meeting dates on their calendars.

b. **STAFF REPORT:**

i. **ARPA Update:** Ms. Green gave a status update of ARPA funds as of the date of this meeting. ARPA funds remaining would equal \$800,000 since Public Works was able to secure County funding for sewer infrastructure projects. She stated Staff would like to transfer remaining funds to the Capital Replacement Fund to earn interest for the firetruck payout in 2027.

Council discussed and received clarification regarding prior lack of funding to cover certain sewer lines, which would now be covered by Bexar County funding. They also discussed continued compliance with the Fund Balance Policy and timeline of payments for the projects and firetrucks.

5. **CITIZENS TO BE HEARD:**

- Sid Dukes, 1162 Gothic Drive, congratulated newly elected officials and reminded them that they serve all UC residents. He reported results of a survey of golfers he conducted while he volunteered on May 10th; of 76 golfers he surveyed, 46 lived outside of the City and 27 lived outside of San Antonio. He emphasized the opportunity of bringing revenue from outside the City. He supported the golf course in replacing the greens to improve its reputation and increase revenue.

- John Williams, 13526 Mount Olympus, shared he had been a resident of the City for over 40 years. He congratulated the newly elected officials. He strongly supported the greens project at the golf course, noting that the golf course was able to remain open with temporary greens due to talented staff. He reiterated that the course brings business from outside the City, and emphasized his support of the golf course.
- Doug Jenkins, 13502 Muses, was concerned about speeding on Mount Olympus going toward the golf course. The time saved by speeding along this corridor was minimal, and speeding increased distance required to stop a vehicle at higher speeds. He worried about his child's safety in the street. He presented solutions to combat speeding, including increased police presence, larger and more frequent speed limit signs, more frequent stop signs, and/or more speed bumps.

Ms. Turner noted that Staff had been working to identify effective locations for electronic speed boards, including in that area. They have proven to be successful for other cities.

- Kim Iglehart, 736 Garden Meadow, expressed concern that the Rules of Procedure agenda item would be used to silence residents by suppressing three councilmembers they voted into the seats. She felt that all residents deserved representation and that discussion in open session should not be avoided for the sake of shorter meetings.

7. ANNOUNCEMENTS:

a. CITY MANAGER'S ANNOUNCEMENTS:

Mrs. Turner gave updates on Public Works projects. She emphasized the need to conserve water.

c. COUNCILMEMBERS' ANNOUNCEMENTS:

Councilmember Bulman thanked Mr. Jenkins for his research and effort. She assured him other residents shared his concern, citing an email she received earlier the same day.

Councilmember Goolsby agreed with Mr. Jenkins but asked Staff to consider other streets with speeding issues as well; speeding was a city-wide issue.

Councilmember Rubal moved to place "The establishment of a Neighborhood Traffic Committee" on the next agenda. "The committee would report its findings with recommendations for improving traffic safety to the Council semiannually, particularly regarding neighborhood speed, school zone safety, road safety conditions adjacent to City parks and recreation areas, and identify limited-sight safety issues." Councilmember Bulman seconded the motion.

Ms. Trevino clarified that the motion could only be to place the item on the following agenda with no discussion of the topic at this meeting.

Vote: Yeas: Rubal, Bulman, Fitzpatrick, Vaughan
Nays: Goolsby, Putt

Motion to approve carried.

Councilmember Rubal received clarification regarding the Capital Improvements Program (CIP) and Section 6.05 of the City Charter requiring the City Manager to submit plans for review to City Council

every even-numbered year – Mrs. Turner explained that the CIP is presented with the budget every year.

Mayor Pro Tem Fitzpatrick thanked all residents who spoke. She reported that Heros Camp had been going well and invited Council to attend the rest of the week and for graduation on Saturday.

Councilmember Putt reported that the AACOG Newly Elected Officials Workshop was very informative and helpful. She was thankful to have attended.

b. MAYORS' ANNOUNCEMENTS:

Mayor Maxwell reported on his individual meeting with Councilmembers for short conversations where he asked about their vision for the City in the next 15-20 years. Generally, views of the future were similar. He mentioned that TAB C and D would address Ms. Igleheart's concerns but explained that neither item was meant to stifle discussion.

7. CONSENT AGENDA:

Councilmember Goolsby moved to approve the following Consent Agenda items:

- 1) Consider the minutes of the Tuesday, 15 May 2024 Special Meeting.
- 2) Consider the minutes of the Tuesday, 21 May 2024 Regular Meeting.

Councilmember Bulman seconded the motion.

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

Motion to approve carried.

8. ACTION ITEMS:

B. Approve the construction work for the Olympia Hills Greens and Collars Replacement.

Dale Miller shared his experience and qualifications as an agronomist who had specialized in golf courses and gave an overview of his experience with the Olympia Hills staff. He presented the differences between golf course greens and regular grass, and maintenance on golf course grass. He explained that current golf course greens were not well suited for the winter freezes or extreme heat and draught seen by the area in the past few years. Furthermore, the grass was nearing the end of its lifespan regardless. He recommended paspalum grass which would be more resilient to extreme heat, cold, and draught. It would also help filter salt out of water. He reviewed the process of installation and maintenance. He assured Council that Mr. Laak was well qualified to grow and maintain the grass. The installation process would take about 10 weeks to complete including the fertilizer plan. Mr. Miller assured Council he would be accessible throughout the process. He highly encouraged Council to view the installation process in progress to compare to the course after completion and development of the greens.

Councilmember Rubal received assurances that the new paspalum grass would be resilient regardless of the heat index at the time of installation.

Mr. Miller noted timing was ideal since golf activity would be low due to high heat; the course would not see as heavy a financial impact since attendance would be lower anyway.

Reuse of the existing grass elsewhere and considerations for this process were discussed.

Councilmember Rubal and Staff discussed funding considerations and the reprioritization of the parking lot expansion project slated for FY 2024 being moved to 2025. The greens project took priority. Councilmember Rubal asked if the project had begun prior to Council approval.

Mrs. Turner clarified that the only work done was to kill off the remainder of the mostly dead grass to prepare for further action. The golf course had also cut temporary greens to maintain business, though these greens were not paspalum grass, nor did they have collars to keep weeds and other plants from peeking through. She explained, in response to further questions, that current dead greens were not operational and temporary greens cannot become permanent. User fee adjustments were discussed along with the drop in course attendance due to the state of the greens. Course attendance was mitigated with temporary greens.

Councilmember Putt expressed appreciation for the work done to keep golfers happy. She was optimistic the new greens would increase attendance. She thanked Mr. Duke for his survey and agreed with the concept of the course generating external revenue opportunities.

Mayor Pro Tem Fitzpatrick agreed and added that golfers expressed appreciation for the effort of Staff to quickly address the issues.

Councilmember Rubal moved to amend Staff Recommendation to state the parking lot expansion would be stricken from FY 2024 to be considered in the next fiscal year rather than moved to the next fiscal year.

It was clarified that Council would have to approve the parking lot expansion regardless through the FY 2025 budget approval process.

With there being no second, the motion to amend failed.

Councilmember Vaughan moved to approve the construction work for the Olympia Hills Golf Course Greens and Collars Replacement. Councilmember Putt seconded the motion.

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

Motion to approve carried.

Mayor Maxwell combined the following two items for discussion and action.

- C. City Council Code of Conduct Policy**
- D. City Council Rules of Procedure**

Mayor Maxwell clarified he did not intend to call a vote on the items during this meeting. He reported that, after the individual discussions with Councilmembers, the perception of two separate teams on Council was clear. He referenced Ms. Igleheart's comments saying he would never want to silence anyone in Universal City. He felt everyone deserved a unified Council. Regarding the Rules of Procedure, he felt Council could not rule by consensus and agreed with Councilmember Rubal's action earlier in the meeting to use a motion to place an item on the agenda. He suggested a workshop to discuss Items C and D to be proctored by a third-party. He

felt it would be best to discuss these two policies without worrying about parliamentary procedures and while using the workshop to build a team. He asked for a consensus, clarifying that a consensus implied the majority or a quorum of members.

Councilmember Vaughan disagreed with having a workshop.

Councilmember Bulman and the Mayor clarified the purpose of the workshop. Councilmember Bulman felt the work to build the policies was completed in November 2023 when they were passed, therefore she also disagreed with the workshop.

Councilmember Goolsby agreed to the workshop while receiving assurance that it would be a well-organized workshop with a clear plan.

Councilmember Rubal opined that Council was already a team and that without identifying a motion for an item on the agenda it should not be considered in this meeting. He requested that the Mayor's motion be withdrawn until it was more formalized through an agenda item.

Mayor Maxwell denied the request to withdraw his motion.

Mayor Pro Tem Fitzpatrick agreed to the workshop, saying she agreed with having dialogue to attempt to unify the Council. She knew all Councilmembers hoped to do the best for the City and thought it a good idea to discuss how Council should move forward as a group.

Councilmember Putt also agreed with the workshop.

Given the lack of consensus, Mayor Maxwell broke the tie and decided to move forward with the organization of a workshop.

Councilmember Rubal asked for a point of order as there was no item specifically defined for the action of Council.

Ms. Trevino clarified that consensus was a vote taken in an informal manner and that the action was to determine whether to discuss at this meeting or move forward with a workshop.

9. ADJOURNMENT: Mayor Maxwell adjourned the meeting at 7:51 P.M.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk