

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, 20 June 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 Bear Goolsby
Councilmember Steven Buck
Councilmember Ashton Bulman
Councilmember Christina Fitzpatrick
Councilmember Paul Najarian
Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
Megan Santee, City Attorney
Kristin Mueller, Economic Development Director/City Clerk
Michael Cassata, Development Services Director
Randy Luensmann, Public Works Director
Regina Carmona, Community Relations Specialist
Maribel Garcia, Deputy City Clerk
Robert Sam, Marketing Assistant
Chief Johnny Siemens, Police Chief
Chief Todd Perna, Fire Chief

Mayor Williams noted a quorum was present.

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

Councilmember Buck gave the invocation. The Pledge of Allegiance to both the United States and Texas flags were led by Mayor Williams.

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 presented an Olympia Hills Junior Golf Camp video. He commended the Keil family for sponsoring the camp through the Les Keil Memorial Fund, giving scholarships for the camp, and constantly giving back to their community.

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

Councilmember Buck moved to approve the minutes of the May 16, 2023 Regular City Council Meeting and the June 06, 2023 Regular City Council Meeting. Mayor Pro Tem Goolsby seconded the motion.

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

Motion to approve carried.

7. **CITIZENS TO BE HEARD:**

- Kim Igleheart, 736 Garden Meadow, expressed concern over the perceived expansion of the Aviation District. She cited differences in maps and said there was no documented reason for

the expansion. She asked for a reason to be provided or an agenda item for discussion on the expansion of the map to be created.

- Linda Sefton, 205 Trudy Lane, expressed concern over the 201 E. Lindbergh triplex. She feared the properties' use for short-term rentals. She said that even though the target prospective renter would be Air Force pilots, she feared partying and lack of parking in the area. She expressed concern for the location so close to the Aviation District, as she expected negative affects to the area and consequently, the success of the Aviation District. She asked whether the property owner would be willing to amend the agreement to only long-term leases.
- Denise Thomas, 314 Colonial Bluff, expressed concern about overgrown grass on a Kitty Hawk lot across from her house. She asked the City Council to reconsider Code pertaining to grass height on vacant lots. She said the lot is following City Code but that she disagrees with how high the grass can grow.
- Lori Putt, 114 Foxglove, thanks Sal Garcia for teaching both golf and life lessons to the children at Junior Camp. She also commended Regina Carmona for her successful and highly attended events. She wished to represent the good in the City.
- Elpidio Brito, 218 Rosewood Drive, gave background about himself and his restaurant. He displayed several awards he and his restaurant received. He said his restaurant is the only Caribbean food in town and was very successful when it was open. He stated he wants his restaurant to stay in Universal City and asked for community support in reopening.

8. BUSINESS:

N.T.1. CPS Color-Coded Energy Conservation Presentation.

Ms. Milady Nazir presented the latest CPS media campaign. She explained CPS used a color-coding system to guide energy users with levels of conservation. Green meant everyday conservation, yellow indicated peak demand days and higher conservation need, and orange and red alerts are only called by ERCOT. She shared recognitions received by their media campaign and encouraged the community to stay in touch through several different avenues.

Councilmember Buck asked Ms. Nazir to explain the program wherein CPS controls your home thermostat during peak energy use times.

Ms. Nazir stated that a Wi-Fi thermostat would be installed and controlled during peak hours. This program would lead to rebate rewards.

Councilmember Buck asked about privacy concerns with Wi-Fi controlled systems.

Ms. Nazir stated people can opt out at any time and she would follow up with privacy concerns.

N.T.2. Aviation District Masterplan Review Presentation.

Mr. Cassata gave an overview of City recommendations and Council approvals for the Aviation District (hereafter "the District") Masterplan. He went over the goals and vision of the District. He shared surveys conducted in the area and multiple studies done to find the optimal use for each space. Studies showed a need for public gathering spaces, aging in place accommodations, and also showed a lack of diverse restaurants and wayfinding signage. He gave an overview of market analysis and existing conditions. He conveyed the need for higher density housing. He

presented steps that have been completed and steps that need to be completed within the District. He shared the City's methodology of accomplishing each need including infrastructure improvements, gathering commercial and residential data to attract developers, marketing to attract investment, and various funding mechanisms. He gave visual presentations of the District plan and layout. He stated interim uses for lots that have not been developed.

Councilmember Bulman received confirmation that the City could buy land for uses other than parking and a town square within the District.

Councilmember Vaughan received clarification that the District extends from Travis to Trudy.

Mr. Cassata added that the plan allows them to expand if the District is successful.

Councilmember Vaughan asked whether houses were in the plan.

Mrs. Turner stated housing depends on what the market dictates and how property owners want to utilize their land.

Mr. Cassata said the District called for high density residential housing and housing alternatives.

Mayor Pro Tem Goolsby asked if masterplans are used as guidelines as he was concerned about developers being turned away for uses not specified within the plan.

Mr. Cassata clarified the City would encourage developers to follow the guidelines, but ultimately developers are allowed to do what they wish with their land.

Mayor Pro Tem Goolsby expressed concern over shutting down highly trafficked roadways. He supported closing roads at night to allow for "life at night." He asked whether Mr. Cassata was looking for Council approval for signage or if he would put together a sign code for the District.

Mr. Cassata answered he would create a sign code that would need Council approval.

Mayor Pro Tem Goolsby received background for the design of the arches, materials, lighting, and design process including coming to Council for final approval.

Councilmember Buck asked if eminent domain would ever be used to complete the District.

Mrs. Turner stated there would be no use of eminent domain and explained EDC purchases of property in the area.

Councilmember Bulman asked whether the recent Request for Proposal regarding the District requested a specific focus for development.

Mrs. Turner explained the purpose and process of Requests for Proposals and stated they do not ask to focus on anything. The Request for Proposal did not lean in any direction.

N.T.3. Public Hearing: P.C. 574 (SU 014) VC 672: A request for a Specific Use Permit and related variance for a 0.1570-acre tract located at 201 E. Lindbergh Boulevard (CB 5768 BLK 21 LOT 20) to: (i) allow an apartment residential use in a R-OT—Old Town Residential District; and (ii) exceed the maximum density requirement of 16 units per acre and allow 19 units per acre, per Zoning Ordinance 581.

Mr. Cassata presented history of the property and explained the Specific Use Permit (SUP) process for this proposal. He showed architectural mockups of the proposed triplex which would replace the current home on the property. He presented layouts and aspects for each home in the triplex. He said were sent out and two residents responded with concern. He said the SUP would follow the goals of the District Masterplan.

Mr. Andrew Nguyen, the property owner who would oversee the triplex, stated he had spent up to five years in Universal City and agreed with the need for recreational activities provided by the District. He said the idea of a triplex in this area would provide small starter homes for families in the future. For now, he would like this triplex to serve as short term housing for pilots training at Randolph Air Force Base. He said there would not be parties and that most pilots travel with their families and need homes to accommodate.

Mayor Williams opened the Public Hearing at 7:41 P.M.

Ms. Linda Sefton, 205 Trudy Lane, expressed concern over short-term leases on the property. She opined those short-term leases ruin neighborhoods. She said she knows the military would most likely be renting these homes, but that most pilots come without families. She feared there would be no recourse to enforce policies with short-term renters. She would rather the triplexes be sold.

Mr. Nguyen responded that the lease states there shall be no parties. He said in his years since owning the property and leasing it out, there have been no parties.

Mr. Ken Mitts asked whether two-way street parking was allowed.

Mr. Cassata stated it was allowed and traffic can still flow this way.

Mayor Williams closed the Public Hearing at 7:45 P.M.

- B. Discuss and Consider Ordinance No. 655-J-2023 (PC 574 SU 014 VC 672): An Ordinance approving a Specific Use Permit to Tuan A Nguyen for a Apartment Residential Use and Density Variance for a Triplex in a R-OT Old Town Residential District on property located at 201 E. Lindbergh Boulevard, Universal City, Texas (CB 5768 BLK 21 LOT 20); providing for non-severability; and establishing an effective date.**

Councilmember Buck received confirmation that Mr. Nguyen was an Air Force veteran and knew the code of conduct for Air Force pilots. He alluded to enforceable disciplinary action through the Air Force itself for disruptive behavior at the triplex. He asked if there could be a hotline to report any disruptive behavior, potentially to the Air Force.

Mr. Nguyen stated residents may contact him if they see any disruptive behavior. He would contact commanding officers.

Councilmember Buck stated Ms. Sefton's concerns were valid but that he had faith in the Air Force pilots.

Councilmember Bulman asked Mr. Nguyen why he would not opt for long-term leases.

Mr. Nguyen stated short-term leases are easier for consistent upkeep of the property. If tenants move out every few months, he can perform upkeep before the next tenant moves in. This guarantees the properties would stay in pristine shape.

Councilmember Bulman asked if there would be a Homeowners Association.

Mr. Nguyen answered there would be one when it is sold.

Councilmember Vaughan asked whether Mr. Nguyen could be contacted to fix a problem if there are issues with the property or tenants.

Mr. Nguyen answered yes and that this is already the protocol.

Councilmember Fitzpatrick understood the concern for short-term rentals but stated this seemed to be a different situation with Air Force pilots. She asked if cleaning services would only be in between rentals or if there would be consistent cleaning throughout the lease.

Mr. Nguyen stated the cleaning service is part of the lease.

Councilmember Fitzpatrick asked if he would provide a number or plan to contact him if problems occur. She said it may make neighbors feel more comfortable if they had a number to contact.

Mrs. Turner assured Council that the City has the means of contacting Mr. Nguyen or any resident with a property that falls into disrepair or has violations of some sort. She also said that there is Code Enforcement and Police to deal with other circumstances.

Councilmember Najarian shared his support for the SUP as it fits with the District. He opined that Universal City must look to build upwards rather than spreading out as the City is landlocked. He said he shared Ms. Sefton's concerns but stated they were not dealbreakers. He also expressed concern for the effect of setting a precedent of allowing short-term leases. He asked whether the Northlake area would be better suited to short-term leases.

Mayor Williams asked whether approving the SUP would include specific language limiting short-term leases to Air Force pilots.

Mr. Nguyen clarified that by approving the SUP, Council is not approving short-term leases, only increased density.

Mr. Cassata added that short-term leases were always allowed.

Councilmember Najarian moved to approve Ordinance No. 655-J-2023. Councilmember Fitzpatrick seconded the motion.

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

Motion to approve carried.

- C. Discuss and Consider Resolution No. 954-2023: 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.**

Ms. Mueller explained that it had been determined that the Bowie lot's interim use would best serve the community as additional public parking. She said this parking lot would help with overflow parking from surrounding businesses, or as residential parking as it is caddy corner to the SUP triplex. She said the contract proposed through this resolution is for \$20,480 and would pay for the design of the parking lot. She stated Mr. Luensmann would take the lead on this project, as many aspects of the project pertain to tasks done in-house by Public Works. Generally, she said the design provided from this contract would address lighting, landscaping, pedestrian connectivity, and parking space design.

Councilmember Buck received confirmation the parking lot would only be for interim use while adjacent properties were acquired to fulfill the needs of the District.

Ms. Mueller clarified the timespan possibilities of "interim" use. She also noted the property's location in the District Masterplan, though she said different lots were interchangeable to have different uses.

Councilmember Bulman questioned the material choice for the parking lot related to cost.

Both Ms. Mueller and Mrs. Turner clarified that the lot would be asphalt, which is not as expensive. They also cautioned against using materials such as gravel due to the possible longevity of the interim use.

Mrs. Turner stated gravel was not sturdy enough for EMS vehicles and could cause environmental issues as a parking lot.

Councilmember Vaughan asked how much the project would cost in total.

Mr. Luensmann answered he was not sure yet as it had not been designed yet. He assured Councilmember Vaughan that they would use as many recycled materials as possible to save money.

Councilmember Bulman stated it was hard to approve a project without an estimated cost.

Staff explained how the project would be stopped if it was cost prohibitive.

Councilmember Goolsby received clarification that this Resolution only approves payment for the design and that this was the typical cost of a parking lot design.

Councilmember Buck moved to approve Resolution No. 954-2023. Councilmember Najarian seconded the motion.

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

Motion to approve carried.

D. Discuss and Consider the 2023-2028 Emergency Medical Services Interlocal Agreement with the City of Schertz, Texas.

Schertz Fire Chief Jason Mabbitt presented call statistics and stated that Universal City is the second busiest City who contracts with them. He gave details on response time, service area, and protocol for responding to calls. He clarified that Universal City Fire Department (UCFD)

responds first and may provide the first line of care, while Schertz's EMS provides the rest of care. He stated Schertz attempts to keep fees low and that their account is run as an enterprise fund. He explained that EMS is expensive because about 30% of calls are non-billable. He continued that they could not bill for calls that do not require transportation to the hospital.

Councilmember Buck asked for clarification on billing.

Chief Mabbitt stated if the person is administered medication, then they would be billed for the medication but not general services. He continued explaining the cost of service by sharing the price of equipment and vehicles. He went over the cost to Schertz for each ambulance call. He explained that Universal City is billed for the cost of readiness whereas patients are billed for services. The cost of readiness includes use of ambulances and having two people at the UCFD ready to provide services. He displayed a chart explaining who covers which expenses, explained inflation costs for medical supplies, and went over specifics of the proposed agreement. The increased cost would increase by a maximum of 3%.

Councilmember Vaughan referred to the Schertz EMS financial statements stating they had a good year. He asked if there would be a point where they would not raise rates and if there was an option to reconsider rates during the 5-year contract period.

Chief Mabbitt stated they make a habit to operate at a surplus with no bad debt.

Councilmember Vaughan received clarification on dispatch practices which go through the Universal City dispatch office.

Councilmember Bulman stated residents were happy with Schertz EMS.

Mrs. Turner stated most firefighters are EMTs and that UCFD can address emergency needs before Schertz arrives for the rest.

Universal City Fire Chief Todd Perna stated Schertz helped the UCFD receive licenses.

Councilmember Buck and Fitzpatrick expressed support for the contract.

Councilmember Najarian moved to approve the 2023-2028 Emergency Medical Services Interlocal Agreement with the City of Schertz, Texas. Mayor Pro Tem Goolsby seconded the motion.

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

Motion to approve carried.

Mayor Williams recessed the meeting at 8:26 P.M. He reconvened the meeting at 8:37 P.M.

E. Discuss and Consider STRAC Interlocal Cooperation Agreement and Business Associate Agreement.

Mrs. Turner explained that the Interlocal Cooperation Agreement was to provide patient care and medical services software for the UCFD. The Business Associate Agreement was to protect the data that is in the software.

Chief Perna stated it would greatly help with emergency reporting at cheaper cost.

Councilmember Fitzpatrick moved to approve both STRAC agreements. Councilmember Najarian seconded the motion.

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

Motion to approve carried.

N.T. 4. Public Safety Presentation.

Universal City Police Chief Johnny Siemens explained that he and Chief Perna would present the state of safety in the City. He shared resources bought with ARPA funds in the Universal City Police Department (UCPD) including a mental health officer and traffic unit.

Chief Perna stated the UCFD is at an all-time high with calls. He shared that the UCFD has a community presence and shared how ARPA funds were leveraged for new resources. He said the UCFD has gone through active shooter training.

Chief Siemens said they were fortunate to have vacant schools to run drills and said that the UCPD and UCFD have acquired resources for better preparedness after the Uvalde shooting in 2022.

Both Chiefs shared commendations received from the community for their mental health officers.

Chief Siemens stated many calls are mental health related.

Mrs. Turner said it was important to combat problems with the correct resources which mental health officers provide. She clarified that mental health officers are either the first responders or there to relieve officers with calls related to mental health.

Councilmember Bulman received clarification on how many mental health officers there are.

Chief Perna shared their mental health officer association with the Multi-Assistance Center as a sort of consultant to them. He also said the CAD would have notes on file to help identify mental health risks and concerns.

Chief Siemens stated mental health officers also assist internally with officers who may struggle with trauma from duties.

Chief Perna said the UCFD operates at a five-person minimum staffing. He said adding staff cuts overtime.

Councilmember Vaughan received clarification on policing strategy for the City from Chief Siemens. He also received staffing specifics and assurance that the UCPD was not understaffed. He asked if there was a downside to outsourcing dispatch to other municipalities.

Chief Siemens and Chief Perna shared personal experiences with municipalities who had outsourced dispatch. They both stated response times went down drastically, the City would not be prioritized during dispatch assignment, and cities who outsource dispatch later came to

regret it but could not justify the cost of reestablishing dispatch departments as they are expensive to establish.

Chief Siemens said Universal City dispatch runs close to cost with salaries being the main cost. He opined that the cost of dispatch within the City was not large. He emphasized that outsourcing dispatch would make Universal City a second priority and that Universal City dispatch has been used by other cities. He informed Council that dispatch serves all City departments including all Public Works calls and Animal Care Services calls.

Mr. Luensmann confirmed that in the absence of a dispatch center, Public Works would have to contract out as well.

Councilmember Bulman received confirmation that officers spend most of their time patrolling rather than doing desk work.

Chief Siemens clarified that officers doing desk work are often working cases.

Councilmember Bulman asked both Chief Siemens and Chief Perna the ideal number of staff per shift they would like to operate at.

Chief Perna stated seven rather than five.

Chief Siemens stated five rather than four. He said UCPD operates with two officers on patrol and two in the department.

Councilmember Bulman asked about the ratio of officers to residents.

Chief Siemens stated there is not an exact model and has more to do with what resident expectations are. If residents want faster response times, the department must operate with more officers than the FBI recommends. He opined that residents move to the suburbs for faster response times.

Councilmember Bulman asked about homeless concerns.

Chief Siemens gave an update on homelessness in the City and stated there is consistent work on the issue. So far, he is not too concerned.

Councilmember Bulman asked if new developments increased response times.

Chief Siemens and Chief Perna both assured her that the new developments were still patrolled and serviced, and that response times are still good.

Councilmember Bulman asked whether staffing was good considering Insurance Services Office (ISO) rating.

Chief Perna stated staffing does not affect the ISO rating.

Mrs. Turner added that other services affect the ISO rating as well.

Both chiefs were thanked for their presentation. Public Safety events were recommended to Councilmembers and attendees.

N.T. 5. Kitty Hawk Thoroughfare Status Presentation.

Nolan Pierce and Stephen Aniol, both contracted staff through Kimley-Horn, presented the Kitty Hawk Thoroughfare project status updates.

Mr. Aniol gave background information for the project. He showed the location and went over different stages in the project. He went over coordination with Walmart for relocation of parking spaces.

Mr. Pierce said they are looking to connect Kitty Hawk to the future development off Loop 1604. He went over materials used and inclusions such as ADA ramps, stormwater systems, signage, lights, and landscaping. He also went over improvements along Kitty Hawk such as a median, expanded left turn, and increasing safety with traffic control. He also stated there would be utilities upgrades keeping future use in mind.

Mr. Aniol went over progress to date. He also explained delays in the project. He broke down costs, stating the project would total approximately \$4.1 million which includes a 30% contingency.

Mayor Pro Tem Goolsby asked whether a 30% contingency was common at this stage.

Mr. Pierce stated the percent contingency would decrease as the project went on, but 30% was common at this stage.

Mayor Pro Tem Goolsby asked whether the median would block the church exit.

Mr. Pierce gave more detail on traffic safety adjustments in front of the church.

Mayor Pro Tem Goolsby asked if they could revisit traffic safety studies and explore different options as the church utilizes that exit frequently for left turns.

Mr. Pierce clarified traffic concerns with people queuing at the signal. He stated allowing a left turn out of that exit would be highly disruptive due to its proximity to the traffic light.

Both Mayor Pro Tem Goolsby and Councilmember Bulman explained the high usage of the exit.

Mr. Aniol stated he understood the concern and shared provisions they made in the project.

Mr. Luensmann added that 1604 and Universal City Boulevard would add to the traffic on the Kitty Hawk Thoroughfare presented.

Mr. Pierce stated the traffic light timing can be adjusted due to high demand and peak hours at the church.

Councilmember Vaughan received clarification that the \$4.1 million should cover everything presented.

N.T. 6. 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 between the 500 and 800 blocks of Kitty Hawk Road.

Mayor Williams began the Closed Session at 9:46 P.M.

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

Mayor Williams reconvened into Open Session at 10:11 P.M. No action was taken during Closed Session.

F. Consider the reappointment of the Universal City Economic Development Corporation Board of Directors to Fill the 2022-2024 Unexpired Term.

Ms. Mueller explained that Mr. Neville was immediately removed after the May 2023 election due to rules in the EDC's Articles of Incorporation. She said the EDC voted to recommend reappointing Mr. Neville to fill the 2022-2024 Unexpired Term.

Councilmember Vaughan moved to approve the reappointment of Richard Neville to the 2022-2024 Unexpired Term of the EDC. Councilmember Bulman seconded the motion.

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

Motion to approve carried.

9. CITY MANAGER COMMENTS:

Mrs. Turner had no comments.

10. COUNCILMEMBER COMMENTS:

Councilmember Buck asked for consensus to have a Venue Tax agenda item on the agenda of the July 5th meeting. He reminded Council of the Venue Tax discussion in which the Venue Tax was distinguished from the golf course. He argued that the Venue Tax, having initially been intended to repay bonds, would have fulfilled its purpose, and should be placed on a ballot for voters to decide further action. He asked at least 3 fellow Councilmembers to support having a discussion and vote on the Venue Tax. He stated after the vote, they would give direction to Staff for ballot language.

Councilmember Najarian asked for clarification on the process of having workshops and asked if Councilmember Buck wanted to forego the workshop process.

Councilmember Buck said no and gave a timeline of the current workshops in relation to the deadline to file ballot language. He stated he wanted to get this done before budget season as the deadline to file is August 21st, which is in the middle of the budget process.

Councilmember Najarian stated he is in favor of having more workshops to discuss the Venue Tax thoroughly.

Mayor Pro Tem Goolsby wished to have a workshop discussing the Venue Tax to figure out what to vote on.

Councilmember Buck asked Council for consensus to have discussion on the Venue Tax on July 5th and have an action item on the July 18th agenda to result in a vote on what to do with the Venue

Tax.

Councilmember Fitzpatrick expressed her wish to not rush the decision. She asked to consider the interfund loan and transfers as well.

Councilmember Buck reiterated his request for consensus to have a July 5th discussion and a vote on July 18th.

Mayor Pro Tem Goolsby expressed concern that Staff would not have sufficient time to gather the requested information.

Mayor Williams clarified that a vote on the Venue Tax would only be had if that results from discussion but emphasized that the vote would not take place at the same meeting as discussion.

Councilmember Buck received consensus that there would be discussion on the Venue Tax at the July 5th meeting.

Councilmember Bulman asked that the code or ordinance for grass length allowance be reviewed. She referred to Ms. Denise Thomas's comments in Citizens to be Heard.

Mrs. Turner gave history of the issue along with the interactions between the property owner and Ms. Thomas. She believed there was a communication disconnect between Ms. Thomas and the property owner. She added that a property's grass height, when the property is above 2 acres, is at the discretion of the Fire Marshal which cleared this property. She also said a grass height ordinance was passed last year.

Councilmember Bulman stated that sharing the cost of landscaping would be a good agreement between the property owner and the HOA.

Councilmember Najarian commended Staff for the Splashfest event.

11. MAYORAL COMMENTS:

Mayor Williams thanked everyone for attending the meeting. He thanked the Commissioner's Court for the money the City would receive. He shared that he and Mr. Luensmann visited the court to represent the City. He shared an article in the San Antonio Express News about the Cibolo Creek trails.

12. ADJOURNMENT: Mayor Williams adjourned the meeting at 10:34 P.M.

APPROVED:

Attest:

John Williams, Mayor

Kristin Mueller, City Clerk