

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Tuesday, 18 July 2023

1. **CALL TO ORDER:** Mayor John Williams at 6:32 P.M.
2. **QUORUM CHECK:** Maribel Garcia, Deputy City Clerk

**Present:**

Mayor John Williams  
Mayor Pro Tem Bear Goolsby  
Councilmember Ashton Bulman  
Councilmember Christina Fitzpatrick  
Councilmember Paul Najarian  
Councilmember Phil Vaughan

**Virtually Present:**

Councilmember Steven Buck\*

**Staff Present:**

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

Mayor Williams noted a quorum was present.

\*Councilmember Buck was not present for a few votes as his internet connection cut out. For the purposes of this meeting, he was counted present when he appeared active on screen.

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

Mayor Pro Tem Goolsby 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:** None were given at this meeting.

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

Councilmember Najarian moved to approve the minutes of the July 5, 2023 Regular Meeting. Mayor Pro Tem Goolsby seconded the motion.

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

**Motion to approve carried.**

7. **CITIZENS TO BE HEARD:**

- Ken Mitts, 13410 Adonis, apologized for an email he sent and stated he was confident his concerns on an EDC item in this agenda would be addressed.
- Bernie Rubal, 635 Balboa, questioned the purpose of the Comprehensive Plan and asked Council

consideration in incorporating all departments and projects. He went on to question the finances of the golf course with specific concern for their operating costs.

## **8. BUSINESS:**

### **N.T.1. Public Hearing: P.C. 577 (SU 015) – A request for a Specific Use Permit at Coronado Square Shopping Center, 2326 Pat Booker Road, Suite 968 (CB 5047D BLK 2 LOT 1 BRUNSWICK SUBD) to allow an Administrative and Business Offices use in a C2-Retail District, per Zoning Ordinance 581.**

Mr. Cassata explained the SUP associated with this Public Hearing. It is located at Coronado Square Shopping Center in Suite 968. He shared that this location had been vacant for years and that the applicant had occupied that space before. He said that the SUP is tailored to the applicant and not the property owner. He shared the number of notices sent out and stated none were returned with comment.

**Mayor Williams opened the Public Hearing at 6:45 P.M.**

Given there were no speakers, **Mayor Williams closed the Public Hearing at 6:46 P.M.**

### **B. Discuss and Consider Ordinance No. 655-K-2023 (PC 577 SU 015) – An Ordinance approving a Specific Use Permit to TXDocs, LLC for an Administrative and Business Offices use in a C2-Retail District on property located at 2326 Pat Booker Road, Suite 968, Universal City, Texas (CB 5047D BLK 2 LOT 1 BRUNSWICK SUBD); providing for non-severability; and establishing an effective date (1st Reading).**

Councilmember Bulman shared her hope that their move to this address was not part of an EDC agreement to purchase their property near the Aviation District, as she could not guarantee that plan would pass approval in Council.

Mayor Pro Tem Goolsby moved to approve Ordinance No. 655-K-2023. Councilmember Fitzpatrick seconded the motion.

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

**Motion to approve carried.**

### **C. Discuss and Consider the Presentation on Proposed Street Bond Packages.**

JM Gonzales, a consultant with HDR, presented an overview of past street bond projects, which totaled \$19.5 million. He showed the achievements of the 2010 bond including photos of improvements. He gave a general overview of the 2023 proposed streets bond program. He displayed passed 2022 ballot language approving bond issuance not exceeding \$30 million.

Hoach Shin, also with HDR consulting, presented HDRs selection criteria for streets included in the packages. He said the considerations included pavement condition, street connectivity, concurrent projects, and number of affected parcels. He gave an overview of scoring procedures with field inspections. He showed photos and displayed structural failures that would lead to recommendations for improvement. He then explained their methodology for cost estimates.

Mayor Pro Tem Goolsby asked for HDR's qualifications.

Mr. Gonzales shared his extensive history with HDR and noted HDR, as a company, has extensive history in consulting cities. He was a TXDOT employee and has years of experience in this field.

Mayor Pro Tem Goolsby and HDR consultants discussed methodology of budgeting and material selection. It was clarified that these are HDR's own recommendations based in stated methodology and factors from report analysis such as soil content and ground necessities.

Councilmember Vaughan asked whether HDR considered prior reports of street conditions in their choice of inclusion of streets. He also asked if other streets outside the packages should be considered for bond repairs as well.

Mr. Gonzales and Mr. Shin clarified that streets were chosen from analysis of existing conditions, so it would follow that if a street had not improved since 2009, it would most likely be on this list.

Councilmember Vaughan received clarification that these estimates did not include utilities work required for streets.

Mayor Williams noted streets that were not included in the 2010 bond package were likely addressed here.

Councilmember Fitzpatrick and Mr. Luensmann discussed studies conducted in decision making and methodology of package building in relation to dividing the \$30 million.

Mr. Luensmann stated the packages also take into consideration the resources allotted and the amount of time it would take to make repairs. Mr. Luensmann stated the packages are in no particular order.

Mrs. Turner clarified that affected parcels/neighborhoods were also considered in assignment of streets to packages. The goal is to not overwhelm an area with consistent traffic.

Council discussed completion time of packages with Staff and consultants.

Mayor Pro Tem Goolsby received clarification on street choice to include Lindbergh in a different package than surrounding streets. Mr. Luensmann explained this allows for the spread of traffic across the City evenly.

Council discussed the wish to have time to review the streets in the packages.

Councilmember Vaughan moved to postpone consideration on which package is approved, but to move forward with street bond issuance. Councilmember Bulman seconded the motion.

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

**Motion to approve carried.**

**D. Consideration and Approval of a Financing Plan for the issuance of General Obligation Bonds, Series 2023.**

Victor Quiroga, the City's consultant on General Obligation (GO) Bonds, introduced himself and clarified that discussion is for permission to move forward with issuance of bonds. He stated

they planned to issue an \$18.9 million principal. He explained the process of credit analysis including S&P rating. He said Universal City has a bond rating of AA+. He shared that street bonds were issued in \$6 million increments to not heavily impact property tax increases all at once. He stated that once GO bonds were approved, they would use the competitive sale method opening on September 19, 2023, and closing on October 18, 2023. This could be approved this meeting. He explained bonds would be paid through a level debt structure to have consistent debt payments throughout the duration of bond payments. Debt is projected with a 5% interest rate. He displayed the term sheet and showed a timeline and specifics of payments. He showed trends in interest rates.

Councilmember Vaughan gained clarification on the I&S rate effect on the property tax rate and confirmed that the City has the option to adjust or delay payments to the principal with the goal of softening the blow.

Mr. Quiroga warned against delaying principal and explained his preference for the level debt structure. He advised against delaying the principal because paying the first payment on the principal is what allows for a level debt structure. He added the City's credit rating would be negatively affected if the principal was delayed and explained that the City's rating is based on a strong fund balance and having a consistent repayment structure. He advocated for a rapid amortization schedule as the rating council finds this agreeable. He was concerned that delaying the principal would rely on gaps in the future debt structure with no wiggle room for future leadership due to the obligation to pay debt when not frontloading debt payments.

Councilmember Najarian asked how the City would achieve a AAA+ rating.

Mr. Quiroga said it would be difficult to do this due to the City's size, and that AA+ was a great rating and hard to achieve.

Councilmember Najarian and Mr. Quiroga discussed how to avoid downgrades in rating.

Mayor Pro Tem Goolsby moved to approve the Financing Plan for the Issuance of General Obligation Bonds, Series 2023. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

#### **E. Discuss and Consider the Purchase/Finance of Fire Trucks.**

Chief Perna stated the Fire Department follows NFPA standards of apparatus expiration. He shared there is a 3–4-year delay on trucks. He explained the cost structure of putting 50% of the cost down or putting 0% and investing what would be the 50% in investment.

Jordan Johnson, the consultant and vendor for the trucks, stated that trucks are being valued at a 7% increase in price a year. He stated this provided the urgency for ordering them now to lock in the price.

Chief Perna shared the plan to purchase an engine (pump), ladder truck, and outfitting for both vehicles. He stressed the importance of buying from a permanent local vendor and referenced prior negative experiences with a local vendor who moved out of state. The move made it difficult to make repairs on apparatuses. He assured Council the company they would order

from has long standing in the San Antonio area.

Mr. Johnson said that he applauds the City for their foresight in ordering trucks before current truck expires. He gave specifics about improvements associated with the vehicles and how they help fire departments function. He explained the method of redundancy in vehicles.

Councilmember Buck received clarification on the benefit comparison of putting 50% down on the trucks versus putting that money into an investment account.

Mrs. Turner explained the \$1.9 million interfund loan from the golf course to the General Fund could be committed to the City's TexPool, or investment account, which has a 5% interest rate. She said a tax note could be used to assist in paying debt for the trucks, but it would take 6-8 months to get the tax note. The City would double their savings by investing instead of paying a 50% downpayment with discounts.

Councilmember Buck shared his support for investing the money instead.

Councilmember Vaughan questioned the savings gained and expressed concern about buying two trucks at once as it puts the City in a similar position the next time trucks need replacement.

Chief Perna assured him that the ladder truck's lifespan could be lengthened to avoid this scenario. He also reminded Council of the 7% increase in price yearly for trucks.

Councilmember Vaughan confirmed that pre-pandemic wait time was approximately 15 months.

Consultants shared that there are more factors than the pandemic that currently affect the supply chain. They said new 2026 emissions standards would increase costs and wait times.

Mayor Williams received clarification that the vote would approve two trucks, one ladder and one pump.

Councilmember Bulman confirmed the full cost of the trucks would be due upon receipt.

Mr. Johnson assured her wait times are accurate and are unlikely to result in earlier delivery.

Councilmember Najarian moved to approve the purchase/finance of fire trucks. Councilmember Fitzpatrick seconded the motion.

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

**Motion to approve carried.**

- F. Discuss and Consider Resolution 955: A Resolution authorizing a project which will facilitate the promotion and development of a new or expanded commercial development located at 2921 Pat Booker Rd #100, and which was approved by Board of Directors of the Universal City Economic Development Corporation on 13 July 2023; and, providing an effective date.**

Ms. Mueller explained that the project is a storefront improvement project approved by the EDC during the July 13<sup>th</sup> meeting. She stated the approval was for a storefront sign and two multi-tenant signs. The project approved \$6,000 in assistance for the sign. Red Hot Signs would be completing the project.

Councilmember Bulman clarified that multi-tenant signs would be on Athenian and Centerbrook, and one by the ATM.

Councilmember Najarian asked if there were bids for this project.

Ms. Mueller stated there were three other bids with Red Hot Signs being the lowest.

Councilmember Najarian moved to approve Resolution 955. Mayor Pro Tem Goolsby seconded the motion.

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

**Motion to approve carried.**

**G. Discuss and Consider Appointments to the City's Boards and Commissions.**

Mayor Williams stated he had interviewed all applicants in order to recommend appointments to Boards and Commissions. He stated recommendations covered a cross section of the City population with representation across neighborhoods.

Councilmember Vaughan asked about the application process.

It was clarified that applications can be received at any time and are done through the City website. They are then kept and held for the next appointment season. More marketing for Boards and Commissions vacancies was encouraged by councilmembers.

Councilmember Buck moved to approve all recommendations for appointments to the City's Boards and Commissions. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

**9. CITY MANAGER COMMENTS:**

Mrs. Turner shared that Bella Sera would have a grand opening that Saturday. She reported Cimarron Park would have a ribbon cutting on July 28<sup>th</sup> at 10 A.M. and Veterans Park would have a ribbon cutting on August 11<sup>th</sup> at 10 A.M. She stated the FY 2021-2022 Audit would be presented at the August 1<sup>st</sup> meeting and reported golf rounds are up at the golf course.

**10. COUNCILMEMBER COMMENTS:**

Councilmember Buck stated he was representing Universal City in Colorado.

Mayor Pro Tem Goolsby commended the Fire Department for their presentation.

Councilmember Fitzpatrick encouraged everyone to attend Casino Night put on by Parks Partners. She also received confirmation that Boards and Commissions minutes would be sent out with agenda packets.

Councilmember Vaughan received consensus for discussion of an online Council message board at a future meeting.

Councilmember Najarian thanked everyone for birthday wishes and commented on the golf course parking lot.

Councilmember Bulman asked to revisit Rules and Procedures for City Council.

Mrs. Turner stated a Council Code of Conduct and Operating Procedures would be presented at the August 11<sup>th</sup> meeting pending Council approval.

**11. MAYORAL COMMENTS:**

Mayor Williams commended Mr. Cassata for his article in the Community Impact paper regarding multi-family housing. He also encouraged residents to attend the 7Brew event on Saturday in the morning. He shared that a Planning and Zoning Workshop would be hosted by AACOG and encouraged P&Z Commissioners, Board of Adjustment Members, and Councilmembers to attend.

**12. ADJOURNMENT:** Mayor Williams adjourned the meeting at 8:45 P.M.

**APPROVED:**

**Attest:**

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John Williams, Mayor

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Kristin Mueller, City Clerk