

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Wednesday, 02 October 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 (Virtually)
Councilmember Bear Goolsby
Councilmember Lori Putt
Councilmember Bernard Rubal
Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
Christine Green, Finance Director
Maribel Garcia, Deputy City Clerk

Ms. Garcia confirmed a quorum was present.

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

Mayor Pro Tem 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:** Mrs. Turner brief reports regarding water rights acquisitions, UCTV – the City's upcoming public access channel, and the conclusion and outcome of the municipal court case reduction campaign.

b. **STAFF REPORT:** None.

5. **CITIZENS TO BE HEARD:**

- John Williams, 13526 Mount Olympus, commended the Police Department for going above and beyond in the community, giving a personal example. He thanked Council for their recent decisions approving work at the golf course. He reported positive results at the course regarding recent drainage projects and greens replacement.
- Oly Schaefer, 103 Terra Cotta, wanted Council to know that there were over 100 volunteers unloading pumpkins at the Pumpkin Patch at the time of this meeting.
- Ken Taylor, 106 Granada, as a retired city manager, he said there were two types of councilmembers. He opined the worst type of councilmembers were know-it-all grandstanders who

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS:**

Mrs. Turner updated Council and the public on Library, Pumpkin Patch and Olympia Hills Golf Course events. She also reminded everyone that early voting for the November 2024 election would begin

soon at the Library, with City Hall being an Election Day polling location. She informed everyone of Public Works Fall Clean-up days.

b. COUNCILMEMBERS' ANNOUNCEMENTS:

Mayor Pro Tem Fitzpatrick shared Pumpkin Patch events and encouraged fellow Councilmembers to attend Community Coffees on Thursdays. She encouraged everyone to attend Heroes Day at the Pumpkin Patch. She commented positively on National Night Out and reported on Judson ISD meetings regarding the potential closure of elementary schools.

Councilmember Putt commented on the Pumpkin Patch and volunteering for pumpkin delivery. She noted resident concerns regarding the length of Councilmember comments. She felt individual concerns should be handled with City Staff and Councilmembers should not direct departments as that is the role of City Manager. She asked to put the following discussion item on a future agenda: "a discussion that may limit the amount of time we [Councilmembers] take from three to five minutes, unless the Mayor gives consent to go longer" – regarding Councilmember Announcements. Mayor Maxwell noted this request.

Councilmember Bulman apologized for continued Zoom attendance but hoped she would be back in person soon.

Councilmember Rubal thanked resident Archie Wertheim for being a part of getting VIA Link to Northeast Lakeview College. He also commended Methodist Hospital for their expansion of their Outpatient Surgery unit at that Northeast location. He shared their 40-year plan for development to address population growth needs. He continued his laudations, noting CJ Cooley's (Code Enforcement Officer) work interacting with residents in difficult scenarios, and pointing out Public Works' labor to improve serviceability of alleys and emergency planning with CPS. He suggested that City Council consider beginning to develop a Xeriscaping plan for development in the City given the state of South Texas water resources. Mayor Maxwell noted this request.

c. MAYOR'S ANNOUNCEMENTS:

Mayor Maxwell presented a Proclamation for Texas Teachers Day 2024 to Dr. Nicole Taguinod, Assistant Superintendent of Employee and Public Relations from Judson ISD. Councilmember Lori Putt read the proclamation.

Regarding the procurement of a consultant to develop a business plan for Olympia Hills Golf and Events Center, Mayor Maxwell recommended forming a committee with Golf Course and Food and Beverage Professionals to include Sal Garcia, Director of Golf Operations, Jeremy Laak, Golf Superintendent, Katie Rein, Director of Food and Beverage, Mayor Pro Tem Fitzpatrick, and Councilmember Vaughan to review contract proposal submissions and make a recommendation to City Council for awarding a contract for the development of a business plan for the golf course. The Mayor received a consensus from Council to create this committee.

Mayor Maxwell reported on various events he had attended or were upcoming, including the Texas Passenger Rail Advisory Committee meeting held on the Amtrak commuter train between San Antonio and Austin and the Pumpkin Patch. He cautioned Councilmembers of potential walking quorums but was reassured that the appropriate notices were posted to avoid any issues. He emphasized the need to avoid discussing City business outside of open meetings.

He moved on to discuss procedures for adding agenda items to the agenda. He wished to ease this process a bit and reviewed the methods by which he intended to do so. This included email submissions of agenda item proposals following a template. These would either be forwarded to the appropriate departments to be addressed or could become agenda items. If item proposals were rejected, it would be within the Councilmembers' right to bring the item proposal before Council for consideration of placing the item on a future agenda.

7. CONSENT AGENDA:

Councilmember Goolsby moved to approve the following Consent Agenda items:

- 1) Consider the minutes of the Tuesday, 17 September 2024 Regular Meeting.
- 2) Ordinance No. 581-PC-602 (ZC 260)-2024: An ordinance of the City of Universal City approving a Zoning Map Amendment for an approximately 0.4880-acre tract located at 840 North Boulevard (CB 5053D BLK LOT 4 EXC S IRR 4.2 FT) from C2-Retail District to C1-Neighborhood Services District.
- 3) Ordinance No. 655-R-2024 (PC 610 SU 025): An ordinance approving a Specific Use Permit to Modern Geosciences for a Professional Office Use in a C2-Retail District on property located at 121 W. Wright Boulevard, Universal City, Texas (CB 5768 BLK 14 LOT 23 THRU 26); providing for non-severability; and establishing an effective date.

Mayor Pro Tem Fitzpatrick seconded the motion.

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

Motion to approve carried.

8. ACTION ITEMS:

B. Utility Bad Debt Write-Off.

Mrs. Turner explained that, as part of the annual audit process, Finance reviews utility accounts with outstanding balances. Writing off these balances did not mean stopping the collections process. Approximately 145 accounts would be written off to the total of \$30,843.11.

Mayor Pro Tem Fitzpatrick moved to approve the annual Utility bad debt write-off. Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

C. Resolution 960-A-2024 (PFIA Policy): A resolution of the City of Universal City, Texas, outlining its Policy for the Investment of Public Funds.

Mrs. Turner explained that the policy had not changed from the prior year, but statute requires it to be readopted annually. She noted that she, Mrs. Green, and Mr. Mateo Garcia were all trained in the Public Funds Investment Act.

Councilmember Vaughan and Mrs. Green discussed future plans of investment, which were consistent with current investments.

Councilmember Vaughan moved to approve Resolution 960-A-2024. Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

9. DISCUSSION ITEMS:

Mrs. Turner explained this new section of the agenda. It was to allow Council to discuss items and to reach consensus for direction to give Staff before an item is officially considered for action.

N.T. 1. Public Meeting Space Discussion.

Councilmember Vaughan explained that the previously discussed Library Meeting Room Policy amendments were more restrictive than prior years, which led to the want to discuss whether Council would like to offer other public meeting spaces. He wanted to consider this prior to acting on the Library Meeting Room Policy. He offered the following questions for consideration: 1) Should the City try to offer public meeting space? and 2) If yes, where? He suggested reviewing when facilities are under-utilized. He clarified for Councilmember Goolsby that the changes to the Library Meeting Room Policy proposed at a previous meeting make it easier for the Library to reschedule or cancel reservations. He felt this was an issue that restricted access to the space, leading to the review of other spaces as public meeting spaces.

Mrs. Turner assured Council that the only time programs were bumped from the Library is during election seasons when the room cannot be utilized. Typically, the programs bumped are organizations which have regular meetings that are disrupted by election periods. Furthermore, when the Library is not in use outside of its business hours, it is available for reservation. She noted the Library is free to use while other locations mentioned have rental fees.

Councilmember Vaughan expressed discomfort that the Library Meeting Room Policy made it so that there is not guaranteed use of the space. He was told policy guaranteed a 72-hour notice.

Councilmember Goolsby wondered how often people who reserve the Library Meeting Room were bumped from the space. He felt that creating a separate policy in response to a problem that may not exist would be unnecessary.

Mayor Pro Tem Fitzpatrick requested clarification regarding whether providing other facilities as public meeting spaces would make those spaces accessible at no charge; Councilmember Vaughan confirmed. She noted that anyone can currently rent Cimarron Clubhouse at a fee.

Council discussed whether facilities would be offered certain days for free for public meetings. They also discussed what constitutes a "public meeting" which would qualify for use of facilities for free under a proposed Public Meeting Space Policy. They received clarification and justifications for fees at public facilities for rental.

Mrs. Turner reminded Council that educational meetings and other public meetings are allowed at the Library. She explained the process to apply for use of the Library Meeting Room and reiterated that the only time these programs would be bumped is due to elections. People who

reserve the room would receive ample notice of cancellation and Library Staff attempt to relocate their events to the best of their ability.

Councilmember Bulman explained that she was in favor of exploring options for other free public meeting spaces to relieve pressure from the Library as well as address the issue of a more restrictive Library Meeting Room Policy.

Mrs. Turner explained Library Meeting Room allowed uses, said she would follow up to verify the changes in allowed uses, and clarified that any meeting for personal gain, such as a campaign event, would not be allowed by the Library. She emphasized that the Library Meeting Room is meant for educational public events. She felt there was confusion regarding Library Meeting Room uses, times of the uses, and frequency of cancellations caused by the Library.

Council agreed to wait for a report on the frequency of programs being bumped from the Library Meeting Room before moving forward with either the Library Meeting Room Policy or the Public Meeting Space Policy options. They would also receive clarification on approved uses for the Library Meeting Room.

Councilmember Rubal commented on the capacity of the Library Meeting Room, wondering if it could adequately house meetings for Comprehensive Plan participation.

Council received a justification for facility rental fees including cleaning costs and Staff time.

10. ADJOURNMENT: Mayor Maxwell adjourned the meeting at 7:32 P.M.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk