

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, July 21, 2020

1. CALL TO ORDER: Mayor John Williams at 6:31 p.m.
2. QUORUM CHECK: Kristin Mueller, City Clerk

Present:

Mayor John Williams
Mayor Pro Tem Richard Neville
Councilmember Bear Goolsby
Councilmember Tom Maxwell
Councilmember Paul Najarian
Councilmember William Shelby

Present:

Kim Turner, City Manager
Matthew Longoria, City Attorney
Michael Cassata, Dev Service Director
Pat Collins, Finance Director
Kristin Mueller, City Clerk

Absent:

Councilmember Beverly Volle

Mayor Williams noted a quorum was present.

3. INVOCATION: Councilmember Goolsby gave the invocation.
4. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAG: Led by Mayor Williams.
5. VOTE TO CONSIDER THE EXCUSE OF ABSENT MAYOR/COUNCILMEMBERS:

Councilmember Maxwell moved to excuse the absence of Councilmember Beverly Volle. Mayor Pro Tem Neville seconded the motion.

Vote: Yeas: Maxwell, Neville, Goolsby, Najarian, Shelby
Nays: None

Motion to approve carried.

6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS: None.
7. MINUTES OF THE PREVIOUS CITY COUNCIL MEETING:

Mayor Pro Tem Neville moved to approve the minutes for the Tuesday, July 7, 2020 City Council Regular Meeting and the Tuesday, July 7, 2020 Special Meeting. Councilmember Maxwell seconded the motion.

Vote: Yeas: Neville, Maxwell, Goolsby, Najarian, Shelby
Nays: None

Motion to approve carried.

8. CITIZENS TO BE HEARD: None.

9. NEW BUSINESS:

- A. Consider Resolution 907: A Resolution by the City Council of the City of Universal City, Texas, accepting a task order from the Alamo Area Council of Governments pursuant to the voluntary procurement framework previously entered into by the City to provide goods and services to Joint Base San Antonio; authorizing City Staff the necessary authority to facilitate the purpose of the Resolution; providing a severability clause; and providing an effective date.**

City Manager Kim Turner explained Universal City has been assigned as the project manager for the demolition of the JBSA owned houses on E. Lindbergh as well as the properties in Schertz, Converse, and Bexar County. Now that JBSA has secured funding for the demolitions, the attached Resolution will authorize staff to move forward with the project by advertising for the bid. Universal City will manage the project and pay the awarded contractor then be reimbursed by AACOG, who will then be reimbursed by JBSA. Because the City is funding the monies, a separate consideration will need to be made to amend the 2019-2020 City budget.

Councilmember Shelby moved to approve Resolution 907. Councilmember Goolsby seconded the motion.

**Vote: Yeas: Shelby, Goolsby, Neville, Maxwell, Najarian
Nays: None**

Motion to approve carried.

- B. Consider FY 2019-2020 Budget Amendment to move \$317,350 from the General Fund into the Lindbergh Demolition Project Fund.**

Councilmember Maxwell moved to amend the FY2019-2020 Budget to move \$317,350 from the General Fund into the Lindbergh Demolition Project Fund. Councilmember Shelby seconded the motion.

**Vote: Yeas: Maxwell, Shelby, Neville, Goolsby, Najarian
Nays: None**

Motion to approve carried.

- C. PUBLIC HEARING: P.C. 528 & ZC 213:** A request for text amendments to the Zoning section of the Code of Ordinances:

- A. **Ordinance 581-Q-2020:** Chapter 4-5 – Zoning, Section 4-5-71: to modify the Fence Requirements, including height and location requirements
- B. **Ordinance 581-Q-2020:** Chapter 4-5 – Zoning, Section 4-5-83: to modify the Outdoor Storage and Display requirements, including fence height requirements for General Outdoor Storage
- C. **Ordinance 581-R-2020:** Chapter 4-5 – Zoning, Section 4-5-84: to establish a Commercial Trash Enclosure requirement

D. **Ordinance 581-S-2020:** Chapter 4-5 – Zoning, Section 4-5-99 through 4-5-104: to establish Outdoor Residential Lighting requirements

Development Service Director Michael Cassata described the proposed changes to the zoning code. He explained that these changes would allow for an 8' fence on residential property that abuts commercial or multi-family properties. It would also allow for a front yard fence either 3' tall or 4' if it is decorative. The changes would also require the decorative side of the fence to face outward and allow areas zoned C4 or C5 to have an 8' fence and would require any outdoor storage to meet the same standards. Additionally, approving these ordinances would enforce all new or renovated commercial trash enclosures be masonry wall on three sides with a mesh gate or fence in the front. This is to help contain fire as well as be more aesthetically pleasing. Finally, this change would affect outdoor residential lighting. It requires new outdoor lighting fixtures to be shielded and prohibits unreasonable glare into neighbors homes.

Mayor Williams opened the Public Hearing at 6:54 p.m.

There being no comments, Mayor Williams closed the Public Hearing at 6:55 p.m.

D. **Consider P.C. 528 & ZC 213: A request for text amendments to the following portions of the Code of Ordinances of the City of Universal City, Texas:**

- A. **Ordinance 581-Q-2020:** Chapter 4-5 – Zoning, Section 4-5-71: to modify the Fence Requirements, including height and location requirements (1st reading).
- B. **Ordinance 581-Q-2020:** Chapter 4-5 – Zoning, Section 4-5-83: to modify the Outdoor Storage and Display requirements, including fence height requirements for General Outdoor Storage (1st reading).
- C. **Ordinance 581-R-2020:** Chapter 4-5 – Zoning, Section 4-5-84: to establish a Commercial Trash Enclosure requirement (1st reading).
- D. **Ordinance 581-S-2020:** Chapter 4-5 – Zoning, Section 4-5-99 through 4-5-104: to establish Outdoor Residential Lighting requirements (1st reading).

Councilmember Shelby asked if there was any consideration for letting residential properties have 8' fences if they back up to a two-story home. City Manager Turner said no that consideration was only for residential properties abutting multi-family/commercial property.

Councilmember Goolsby asked if the trash enclosure requirement is retroactive. Mr. Cassata confirmed that it was not retroactive and only applied to new builds or significant remodels.

Councilmember Maxwell moved to approve the 1st reading of Ordinance 581-Q-2020, Ordinance 581-R-2020, and Ordinance 581-S-2020. Councilmember Goolsby seconded the motion.

Vote: Yeas: Maxwell, Goolsby, Neville, Najarian, Shelby

Nays: None

Motion to approve carried.

E. **Discuss & Consider Appointments to the City's Boards & Commissions.**

Mayor Williams stated that the 2018-2020 terms for the City's Boards and Commissions expire July 31, 2020. The following people are to be appointed for the 2020-2022 terms:

Library Advisory Commission: Patricia Candia, Kristina Hill, Marilyn Weed

Planning & Zoning Commission: Scott Dagg, Ron Hannan, Shelly Reynolds, Jimmy Sue Svalberg, Deborah Jarvis Hernandez

Board of Adjustments: Mary Andrews, Donna Ash, Michael Murray

Golf & Conference Center Committee: Lawrence Cardinal, Geoffrey Daniel Candia

Parks and Recreation Commission: Judith Schindler, Kristine England, Tina Winn

Mayor Williams noted that there are still two vacancies on the Golf Course and Conference Center Committee and asked for councilmembers to find residents to fill those vacancies.

Mayor Pro Tem Neville moved to appoint the members listed above to their respective board or commission for the 2020-2022 term, expiring July 31, 2022. Councilmember Shelby seconded the motion.

Vote: Yeas: Neville, Shelby, Goolsby, Maxwell, Najarian

Nays: None

Motion to approve carried.

CITY MANAGER COMMENTS:

Mrs. Turner:

1. Announced that the Aviation District Revitalization study is complete, and that the presentation will be 13 August 2020 at 6:00 PM, location is to be determined due to COVID-19 guidelines. Staff is preparing the study results for presentation to be jointly presented to the EDC Board, City Council, Boards and Commissions, and the public at-large;
2. Informed that the Universal City sales tax revenue increased May 2020 over May 2019 by 20.59%. In the January-July 2020 timeframe, Universal City sales tax was up 10.77% over the same timeframe in 2019. The businesses were commended for using drive-thru and curbside services; residents were commended for supporting Universal City businesses;
3. Stated that the City is in the process of securing another 35.00-acre feet per annum of water. Thirty-five-acre feet is equivalent to 11 million gallons per year which would serve an additional 190 homes annually if they each used 5,000 gallons of water per month;
4. Said that to ensure clean air exchange during COVID-19, the ducts at the Fire Department and City Hall are being cleaned. All other City facilities have an air recirculation system in place;
5. Detailed the Stage I Water Restrictions that went into effect on 13 July;
6. Mentioned that the demolition at Meadow Oaks Park is complete. All work now is to construct the new parking lot and outdoor equipment.
7. Shared that the West Byrd (Parkview) Drainage Project Bid opening was at 2:00 pm on Tuesday, 21 July. Construction work should start soon after City Council awards the contract; and
8. Commented that the Olympia Hills Event Center marketing material has been published for small group weddings. The marketing material has generated a lot of responses and several small group weddings have been booked for August.

11. COUNCILMEMBER COMMENTS:

Councilmember Goolsby thanked Mrs. Collins for her work on the proposed budget. He also thanked Mr. Cassata for the changes to the zoning ordinance.

Mayor Pro Tem Neville mentioned that he has not been impressed with the level of service that Waste Management has provided as of late. He also commented that the rubber mulch at Wagon Crossing park is too hot for children to play on in the heat of summer and he has found the rubber pieces melted on the sidewalk.

Councilmember Najarian thanked the City staff for preparing the budget and mentioned that he will be a grandpa for the first time. His daughter will be having her first child tomorrow.

Councilmemeber Shelby said he was sad about the Meadow Oaks Park pool being demolished as he grew up swimming there.

Councilmember Maxwell thanked City Staff for the ordinance changes and said that he is looking forward to future ordinance changes. He thanked Lisa Youngblood for providing the UC Proud facemasks to City Council.

12. MAYORAL COMMENTS:

Mayor Williams:

1. Mentioned that he has noticed dirt has been moving at the new UC hotel site by the golfcourse;
2. Encouraged citizens to complete the Census and reminded them that census results affect future funding. Universal City is 63% complete; and
3. Presented City Council with a plaque from Randolph Metrocom Rotary Club, thanking City Staff for their essential work throughout the COVID-19 pandemic.

13. ADJOURNMENT: Mayor Williams adjourned the meeting at 7:21 p.m.

ATTEST:

John Williams, Mayor

Kristin Mueller, City Clerk