

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Tuesday, November 2, 2021

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 Richard Neville  
Councilmember Bear Goolsby  
Councilmember Tom Maxwell  
Councilmember Paul Najarian  
Councilmember William Shelby  
Councilmember Beverly Volle

**Present:**

Kim Turner, City Manager  
Matthew Longoria, City Attorney  
Michael Cassata, Development Services Director  
Randy Luensmann, Public Works Director

Mayor Williams noted a quorum was present.

3. INVOCATION: Councilmember Maxwell 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:  
  
No action was necessary; all members were present.
6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS: None.
7. MINUTES OF THE PREVIOUS CITY COUNCIL MEETING:

Councilmember Maxwell moved to approve the minutes of Tuesday, September 28, 2021, Special Meeting and the October 19, 2021 Regular Meeting. Councilmember Najarian seconded the motion.

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

**Nays: None**

**Motion to approve carried.**

8. CITIZENS TO BE HEARD:
  - Bernard Rubal, 635 Balboa, spoke regarding the budget process, the need for more transparency with noncompetitive contracts, and requested the Gateway include article on trash service for the disabled.
  - John Heberling, 8434 Ulysses, stated that he was against a Public Facility Corporation and that it was not good for the City or the school district; only good for the developer.
  - Diane Woods, 13415 Muses, spoke regarding the PFC concept and indicated she was not in support of a PFC for Universal City or the school district.

## 9. BUSINESS:

### A. Present & Discuss Concept Plan for 2280 Pat Booker Road.

Rod Killen introduced himself as the legal counsel for NRP and NRP's experience with apartment complexes and noted that the PFC concept was an opportunity for a City to partner with a developer in providing housing in underserved areas.

Jason Arechiga, Sr. VP of Development with NPR introduced himself, spoke of the 30 apartment units that NRP constructed: 10 being under a PFC. He briefed Council on the building materials and aesthetics and layout of other NRP projects. He went over the PFC Statute, structure, financing, and benefits of a PFC for the City. Mr. Arechiga spoke regarding the PFC case study that outlined the economic development benefits and increased appraisal values of properties surrounding new apartment complexes.

Councilmember Maxwell inquired if the apartment complex would be built without the PFC. Mr. Arechiga indicated it would not be built without the PFC. Mr. Maxwell noted that he didn't believe that a PFC was the right fit for Universal City. Mr. Arechiga offered that NRP can only see it as being successful with a PFC, but that another developer might see it differently.

Councilmember Shelby asked what would happen at the end of the 75-year lease period. Mr. Arechiga stated that the City could operate the apartment complex itself or hire a manager to operate it for them. Mr. Shelby queried as to where the economic development would occur since the areas surrounding 2280 Pat Booker Road was already developed. Mr. Arechiga offered that it could be new development or the filling of vacancies on Pat Booker Road. Mr. Shelby cited that the Pearl areas was successful because everything was in walking distance and that would not be the case with this development. He further opined about the families with children that would live at the complex and that there would be zero benefit for the school district. Mr. Shelby concluded his remarks by stating he was not a fan of the PFC concept.

Councilmember Goolsby asked how the developer and the city could justify the loss to the school district. Mr. Arechiga noted that it is problematic for a school district if a lot of properties are under a PFC. He elucidated the State funding of school districts based on average daily attendance that might make up the difference and he described a future pilot project that put funds aside to make the difference in the school taxes.

Councilmember Neville cited that he could see how a PFC would benefit larger cities like San Antonio or growing communities such as Schertz or Cibolo but felt that Universal City needed more commercial development. He ended by stating he was not in favor of a PFC.

Councilmember Najarian echoed Mr. Neville's sentiments. However, Mr. Najarian like the idea of a 4-story building and the apartment complex, but not under a PFC. Mr. Arechiga offered that it was NRP's policy that it would not move forward without the PFC and that it would not go anywhere where a partner doesn't see them as a good fit. He thanked the Council for their input.

Mr. Steve Raub, President of IRC and owner's representative for the land at 2280 Pat Booker Road, introduced himself. He talked of his history of marketing the property since 2007 and that after fourteen years of trying, no one wanted to purchase the property for retail. He spoke about the vacancies and struggles to find tenants in surrounding shopping centers and that no

bank would provide loans for commercial or retail development built within an area where retail and commercial centers are struggling. Mr. Raub further spoke of his attempt to attract medical office to no avail and his attempt to get convenience storage on the lot which met some resistance for the neighborhood behind the property. He offered that multi-family developers were the first to have a real interest in the property and that would be the highest and best use of the land given where it is located. The topography and visibility of the land was discussed by Mr. Raub. He noted that rents in Universal City are too low for an apartment complex to be viable without the PFC concept.

Mayor Williams indicated that what he was hearing from Council was they were generally in favor of apartments, but not the PFC concept.

Councilmember Volle indicated that she agreed with her fellow councilmembers.

**B. Discuss & Consider Resolution 927-2021: A Resolution by the City Council of the City of Universal City, Texas to cast votes to elect the Board of Directors for the Bexar County Appraisal District for the 2022-2023 term; and setting an effective date.**

Mayor Williams briefed the Council and suggested all 12 votes go to Leslie Sachanowicz with the Alamo Community College District.

Councilmember Najarian moved to cast 12 votes for to Leslie Sachanowicz with the Alamo Community College District. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

10. CITY MANAGER COMMENTS:

Mrs. Turner:

1. Reminded councilmembers to RSVP for the Veterans' Day Parade;
2. Announced there will be a Special City Council meeting to canvas the votes of the November 2<sup>nd</sup> election on Tuesday, November 9, 2021 at 6:30 P.M.; and
3. Asked the councilmembers who plan to attend the Elected Officials Reception on November 10<sup>th</sup> to RSVP.

12. COUNCILMEMBER COMMENTS:

Councilmember Maxwell thanked NRP and Mr. Raub for their presentation. He said it was very good and he understands the investment process much better.

Councilmember Shelby made no comments.

Councilmember Najarian thanked residents for their input on the PFC.

Councilmember Volle announced that the Pumpkin Patch was done for the year and more non-profits participated than ever before.

Councilmember Goolsby made no comments.

Mayor Pro Tem Neville spoke regarding constant flashing school zone lights at Kitty Hawk Middle School and inquired about a left turn lane for the Chevron at Loop 1604 and Kitty Hawk.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Thanked Community Relations Specialist Regina Carmona for her work on the Pumpkin Patch;
2. Read a letter from Spawglass praising golf course staff and facility for an excellent tournament;  
and
3. Offered that Thursday night events that the golf and event center were fun, colorful and a good opportunity for residents to enjoy the facility and meet their neighbors.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 7:35 P.M.

ATTEST:

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John Williams, Mayor

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Kristin Mueller, City Clerk