

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, August 7, 2018

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  
Councilmember Beverly Volle

**Present:**

Ken Taylor, City Manager  
Kim Turner, Asst. City Manager  
Jameene Williams, City Attorney  
Manuel Casarez, Fire Chief  
Pat Collins, Finance Director  
Chris Gullette, Pro Shop Manager  
Kristin Mueller, City Clerk  
Katie Rein, Olympia Hills Food & Bev Director  
Gary Speer, Chief of Police

Mayor Williams noted a quorum was present.

3. **INVOCATION:** City Clerk Kristin Mueller 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:**

All members were present; no action was necessary.

6. **AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:**

City Manager Ken Taylor announced that Jameene Williams will be stepping down as the City Attorney for Universal City. She will be replaced by Habib Erkan.

7. **MINUTES OF PREVIOUS MEETING:**

Councilmember Goolsby moved to approve the Tuesday, July 17, 2018 City Council Special Meeting and the Tuesday, July 17, 2018 Regular Meeting Minutes. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

8. **CITIZENS TO BE HEARD:**

Robert Whiting, 323 Madrid Drive, presented City Council with a memo regarding the Madrid Drive road reconstruction. He would like to know when the project will be completed. He also expressed his concerns about the contractor's attendance, the damages from the excessive vibrations, and his mail being undeliverable. He is also concerned with who would be replacing the sprinkler systems and brick mailboxes that have been destroyed. Furthermore, he expressed concern over the elevation of the new curbs. Because the new curbs are higher than the old curbs, he worries that water will be directed into the homes in the case of a heavy rain.

Nellie Gill, 318 Madrid Drive, expressed concern that the new street height will potentially cause flooding in her home. Before the new street, the street was lower than the highest point of her yard. Now, the street is higher than the highest point on her property.

Julie Alvarado, 300 Madrid Drive, stated that she was worried about her daughter's safety walking to and from the bus stop for school during the construction process. She also does not feel safe walking at night and early in the morning to and from her car. She also mentioned that the contractor's employees disrespect the property owners private property by leaving trash and using their water hoses.

**9. NEW BUSINESS:**

**A. Discuss & Consider the Emergency Medical Services Interlocal Agreement.**

Mr. Taylor explained that City of Schertz provides Emergency Services for Universal City.

Fire Chief Manuel Casarez stated that the working relationship with the City of Schertz is excellent and is requesting that the Interlocal Agreement be renewed for another five years.

Councilmember Maxwell moved to approve the Emergency Medical Services Interlocal Agreement. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**B. Discuss & Consider Ordinance 217-Q-2018: An ordinance amending Ordinance 217, Penalty Ordinances, and the Universal City Code of Ordinances, Section 3-4-8 – Speed Limits generally and the replacement thereof. (First Reading).**

Public Works Director Randy Luensmann explained that because Rose Garden Elementary is no longer being used as an elementary school, the school zones and lower speed limits need to be eliminated. This ordinance addresses the speed limits in those zones.

Mayor Pro Tem Neville moved to approve Ordinance 217-Q-2018. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

**C. Discuss & Consider Ordinance 150-K-2018: An Ordinance Repealing Ordinance 150-F-98, Amending Ordinance 150 and Ordinance 150-G-00, to remove school zones areas within the City of Universal City and amending the Universal City Code of Ordinances accordingly. (First Reading).**

Mr. Luensmann stated that this is the ordinance that eliminates the school zones for Rose Garden Elementary.

Councilmember Goolsby moved to approve Ordinance 150-K-2018. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

- D. Discuss & Consider Ordinance 581-N-2018: An Ordinance amending Ordinance 581 (The City of Universal City's Zoning Ordinance) to revise the zoning district purpose statements for residential districts; to revise the definition of a dwelling unit; to add definitions of long-term and short-term rentals; to amend the Universal City codes accordingly; and setting an effective date. (First Reading).**

City Manager Ken Taylor explained that this ordinance would add a provision to the zoning ordinance to address short-term rentals, such as AirBnB rentals. This ordinance would confine short term rentals to apartment dwellings. There would be no grandfathering of current short-term rentals, but they would have 90 days to terminate the short-term leases.

There was much conversation about what constitutes a dwelling unit and if this ordinance would prohibit a home owner from renting out a single room in their place of residence. Mr. Taylor stated that the intent of this ordinance is to prohibit people from buying homes, never living in it and renting out the entire home for short-term rentals. Council was concerned that this ordinance would limit home owners' freedom.

Mayor Pro Tem Neville moved to approve Ordinance 581-N-2018. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

- E. Consider the Financial Reports for May 2018 and June 2018.**

Finance Director Pat Collins presented the financial reports for May 2018 and June 2018 and answered questions accordingly.

Councilmember Maxwell moved to approve the Financial Reports for May 2018 and June 2018. Councilmember Shelby seconded the motion.

Councilmember Maxwell commended the staff of Olympia Hills Golf Course and Conference Center for their continued efforts to improve the facility. He also thanked the members of the Golf Course and Conference Center Committee for attending this City Council Meeting and for volunteering at the Toga Run.

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

**Motion to approve carried.**

**10. OLD BUSINESS:**

- A. Discuss & Consider Ordinance 149-M-31-8-2018 – Water Rates: An Ordinance of the City of Universal City, Texas, amending Ordinance 149 Fee Schedules; amending Ordinance 149-M-31-7-2017 and repealing all ordinances or parts of ordinances in conflict; and amending the Universal City Code of Ordinances accordingly. (Second Reading).**

Mr. Taylor stated that the only change made to the ordinance for the second reading is that, in anticipation of providing services to the extra-territorial jurisdiction, rates were added for users outside of the city-limits.

Councilmember Shelby moved to approve Ordinance 149-M-31-8-2018. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

- B. Discuss & Consider Ordinance 149-M-32-8-2018 – Sewer Rates: An Ordinance of the City of Universal City, Texas, amending Ordinance 149 Fee Schedules; amending Ordinance 149-M-32-07-2017; repealing all ordinances or parts of ordinances in conflict; and amending the Universal City Code of Ordinances accordingly. (Second Reading).**

Mr. Taylor reiterated that in anticipation of providing services to the extra-territorial jurisdiction, the only change made for the second reading of this ordinance was to add rates for users outside of city limits.

Councilmember Goolsby asked how the outside of city limit user rates were determined. Mr. Taylor answered that the information was given to the rate consultant, Grady, who made his recommendation.

Councilmember Goolsby moved to approve Ordinance 149-M-32-8-2018. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

- C. Discuss & Consider Ordinance 204-AA-2018: An Ordinance amending Ordinance 204, Section 1, and the Code of Ordinances, to establish and delete official full-stop sign locations at certain street intersections in the City of Universal City, Texas. (Second Reading).**

Mr. Taylor stated that no changes had been made to this ordinance since the first reading.

Councilmember Shelby moved to approve Ordinance 204-AA-2018. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

**11. CITY MANAGER COMMENTS:**

Mr. Taylor asked Mr. Luensmann to give a report on the progress of the street projects as well as an update on the splashpad. Additionally, he asked Ms. Collins to give a summary of a software that she is interested in purchasing. The software will automate payroll and help make the budgeting process more efficient. Finally, he thanked everyone who volunteered at the Toga Run. It was a phenomenal event.

**12. COUNCILMEMBER COMMENTS:**

Mayor Pro Tem Neville:

1. Stated that the construction of the Kitty Hawk billboard has started;

2. Announced that City Council received a letter from the City of Mercedes thanking the Universal City Fire Department for aiding them during their flooding;
3. Reminded everyone that cities only take a small portion of the property taxes collected. The biggest percentage going to school districts;
4. Shared that there is a new bench at Wagon Crossing Park commemorating his and his wife's 65<sup>th</sup> Wedding Anniversary.

Councilmember Najarian:

1. Agreed that the Toga Run was a fantastic event. Everyone had a great time and he enjoyed volunteering at it;
2. Mentioned that he was around Madrid on July 4<sup>th</sup>. It was very flooded, and he actually watched a vehicle get towed out. He hopes that things get resolved quickly on that street. The citizens deserve it.

Councilmember Shelby:

1. Thanked everyone who spoke in Citizens to Be Heard to share what they have been experiencing;
2. Thanked Mr. Luensmann for getting with the contractor to address those issues and get it resolved. Things get resolved with good communication; and
3. Stated that he did not attend Toga Run but thanked the volunteers who put in the time to set it up and work it. It is a wonderful, hot and sweaty event.

Councilmember Maxwell:

1. Stated that he appreciates the progress that the City has made in communicating with citizens about what is going on in the City; and
2. Read a letter from a citizen requesting that the Universal City Police Department use their social media to better inform citizens of crime occurring in the area. He agreed that it would be a good idea.

Councilmember Volle:

1. Informed that the Mayor proclaimed July 8, 2018 as "Ocoee Lone Meadows Day". It was her 100<sup>th</sup> birthday and Mayor Williams presented her with the proclamation at her birthday party;
2. Stated that Saturday, August 18<sup>th</sup> is the 10 Year Anniversary Party for the Universal City Animal Shelter and invited everyone to attend;
3. Explained that she did not vote in favor of the zoning ordinance change because she wanted to be sure that the residents have the freedom to rent out a room as long as the owner is occupying the home; and
4. Celebrated the success of the Toga Run claiming that this year was the best year yet.

Councilmember Goolsby:

1. Thanked the citizens for coming to the meeting to share their concerns with City Council;
2. Echoed that the Toga Run was a great success. He thanked all the volunteers for their hard work; and
3. Joked that he wanted to know what Ms. Collins was planning to do with all of her free-time if she purchases the new budgeting software.

### **13. MAYORAL COMMENTS:**

Mayor Williams:

1. Thanked the citizens that came to speak about the street project on Madrid. He said their voices were heard;
2. Reiterated that the 10<sup>th</sup> Anniversary of the Animal Shelter is August 18, 2018;
3. Apologized for not attending the Toga Run this year. He had a house full of grandkids but heard that the event was a huge success;
4. Commending the staff at Olympia Hills for keeping the golf course in phenomenal shape;
5. Thanked Jameene Williams for all her years serving as City Attorney. He welcomed Habib Erkan to fill the role of City Attorney; and

6. Informed that the next meeting is a Public Hearing for the Tax Rate on August 16, 2018 at 5 p.m. The second Public Hearing on the Tax Rate and the Public Hearing on the proposed budgets will be at the next City Council Regular Meeting on August 21, 2018 at 6:30 p.m.

**14. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:56p.m.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor

