

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, August 21, 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
Habib Erkan, City Attorney
Pat Collins, Finance Director
Susan Ennis, Library Director
Randy Luensmann, Public Works Director
Kristin Mueller, City Clerk
Gary Speer, Chief of Police

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Mayor Williams 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:**

Mayor Williams introduced Christine Bodily, Denise Kelley, Emma Jackson, and Karen Brown, with the Alamo Chapter of American Payroll Association. City Council read a proclamation declaring the first week of September 2018 *National Payroll Week* in Universal City, Texas.

7. **MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the minutes of the Monday, July 30, 2018 City Council Special Meeting, Tuesday, August 7, 2018 Regular Meeting, and Tuesday, August 16, 2018 Special Meeting. Councilmember Maxwell seconded the motion.

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

Motion to approve carried.

8. **CITIZENS TO BE HEARD:**

There were no citizen comments.

9. **NEW BUSINESS:**

- A. PUBLIC HEARING on the Fiscal Year 2019 City Budgets.**

Finance Director Pat Collins presented an overview of the Fiscal Year 2019 City Budgets.

**CITY OF UNIVERSAL CITY
PROPOSED 2018-2019 BUDGET
SUMMARY – ALL FUNDS**

Fund	Estimated Revenues	Transfers In	Proposed Expenditures	Transfers Out	Estimated Ending Balance Sept. 30, 2019
General	\$13,473,787	\$36,972	\$12,886,813	\$562,967	\$60,979
Debt Service	2,530,775	0	1,857,244	491,972	181,559
Capital Projects	2,600,322	562,967	3,163,289	0	0
Utility	12,054,296	0	11,780,649	0	273,647
Stormwater	712,806	0	712,806	0	0
Golf Course	1,606,974	455,000	2,037,267	0	24,707
Total Funds	<u>\$32,978,960</u>	<u>\$1,054,939</u>	<u>\$32,438,068</u>	<u>\$1,054,939</u>	<u>\$540,892</u>

Mayor Williams opened the public hearing on the Fiscal Year 2019 Budgets at 6:47 p.m.

There being no comments, he closed the public hearing at 6:48 p.m.

B. PUBLIC HEARING on the Proposed 2018 Tax Rate to Support the Fiscal Year 2019 Budgets.

Ms. Collins presented an overview of the Proposed 2018 Tax Rate to support the Fiscal Year 2019 Budgets. She clarified the proposed property tax rate is \$0.576996, which is made up of the maintenance and operations rate of \$0.474232 and the debt service rate of \$0.102764. The proposed rate is effectively a 6.8699% increase in the tax rate. If the taxable valuation of the home was \$100,000, the taxes at the proposed rate would be \$576.99.

Mayor Williams opened the public hearing on the Proposed 2018 Tax Rate to support the Fiscal Year 2019 Budgets at 6:54 p.m.

There being no comments, he closed the public hearing at 6:55 p.m.

C. Consider recommendation of the Universal City Economic Development Corporation (UCEDC) Board of Directors to expend up to \$23,000 for sponsorship of the 2018 T-Cal State Girls Volleyball Tournament and the 2019 State Boys Basketball Tournament.

Assistant City Manager Kim Turner clarified that the specific request is for \$12,500 for the 2018 T-Cal State Girls Volleyball Tournament and \$10,500 for the 2019 State Boys Basketball Tournament. She stated that this is the same amount that the EDC has given for these tournaments in the past and that this would be the last year that the EDC would give T-Cal this incentive.

Darryl Crain, Executive Director for T-Cal, explained the economic impact projections that he provided to council. He reminded City Council that with the proposed sports complex in Northlake, the goal is to continue to condition his athletes to look to Universal City to fulfill their sport facility needs.

Councilmember Shelby moved to approve the recommendation of the Universal City Economic Development Corporation to expend up to \$23,000 for sponsorship of the T-Cal tournaments. Councilmember Najarian seconded the motion.

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

Motion to approve carried.

D. Consider the UCEDC Board's Recommendation to Expend up to \$325,000 for an Economic Development Incentive at 3150 Pat Booker Road, Suite 108.

Ms. Turner stated that the UCEDC has been working diligently to find tenants to fill the empty commercial buildings in Universal City. Then, she introduced Karim Kanjiani with Rush Fun Park. She reminded council that Mr. Kanjiani has worked with the UCEDC previously and was awarded an incentive for Tuesday Morning, another store in his shopping center.

Mr. Kinjiani gave an overview of the proposed design for the facility as well as the employment requirements, the pricing structure, and revenue projections. He will be spending approximately \$2,500,000 on the entire project. He also stated that this facility would be the first of its kind in Universal City, but he does have two other locations. He anticipates that the Universal City location could open in approximately six months.

Councilmember Maxwell moved to approve the UCEDC Board's recommendation to expend up to \$325,000 for an economic development incentive at 3150 Pat Booker Road, Suite 108. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

E. Consider the UCEDC Board's FY 2019 Budget.

Ms. Turner presented the UCEDC Board's Fiscal Year 2019 Budget and answered questions accordingly. She stated that they are carrying over \$2,761,097 in prior year funds and their total revenue projections for FY 2019 is \$1,144,800, for a revenue total of \$3,905,897. She explained the administrative, development projects, and retail attraction expenditures. The total expenditures for the UCEDC budget is \$3,905,897.

Councilmember Maxwell moved to approve the UCEDC Board's FY 2019 Budget. Councilmember Volle seconded the motion.

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

Motion to approve carried.

F. PUBLIC HEARING: P.C. 513 – Proposed amendments to the Future Land Use Plan (FLUP) as authorized by Local Government Code Chapter 213. Specific request is to reclassify approximately 44.294 acres located at E. FM 1518 & 3321 E. FM 1518 (ABS 153

SUR: T. Herrera 28.1270 AC & ABS: 153 SUR: T. Herrera 24.0520 AC, Guadalupe County ID 64638 & 64639) from AC Aviation Commercial to MDR – Medium Density Residential.

Ms. Turner stated that several years back JB SA-Randolph requested that City Council classify the extra-territorial jurisdiction as Aviation Commercial. For the last two years, the current land owners and the intended buyers of the property have been working with JB SA-Randolph and the City to reach a compromise as the intended buyers would like the property to be classified as Medium Density Residential. A compromise has been reached. She also noted that the Planning and Zoning Commission approved the proposed amendments to the Future Land Use Plan.

Mayor Williams opened the public hearing at 7:34 p.m.

Ms. Turner explained that a public hearing is not a questioning and answering session, but a time for citizens to make comments for or against the proposed FLUP change.

Mayor Williams closed the public hearing at 7:36 p.m.

- G. Consider Ordinance 632-PC 513 FLUP-2018: An Ordinance of the City of Universal City Approving an Amendment to the Future Land Use Plan (FLUP) to reclassify approximately 44.294 located at E. FM 1518 & 3321 E. FM 1518 (ABS 153 SUR: T. Herrera 28.1270 AC & ABS: 153 SUR: T. Herrera 24.0520 AC, Guadalupe County ID 64638 & 64639) from AC – Aviation Commercial to MDR – Medium Density Residential. (First Reading).**

Councilmember Shelby asked if there was a non-annexation agreement in place for this property. Ms. Turner stated that annexation or non-annexation is a decision that will be made by council at a future date. The only thing being considered at this meeting is the change in the FLUP classification.

Councilmember Maxwell asked what the average lot size allowed for Medium Density Residential. Ms. Turner said approximately 6,000 sq. ft. The developer is planning for approximately 70 homes and a four-acre strip of land that will not be developed down the middle of the development.

Councilmember Maxwell asked when the City is required to provide that property services. Ms. Turner said that would be decided during the annexation discussion.

Councilmember Shelby moved to approve Ordinance 632-PC 513 FLUP 2018.
Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

- H. Consider Petition for Preliminary Acceptance of Public Improvements of the KB Kitty Hawk Subdivision Phase 3 to include the water system, sanitary sewer system, and drainage and streets systems.**

Councilmember Shelby moved to accept the petition for Preliminary Acceptance of Public Improvements of the KB Kitty Hawk Subdivision Phase 3 to include the water system, sanitary sewer system, and drainage and streets system. Mayor Pro Tem Neville seconded the motion.

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

Motion to approve carried.

I. Consider appointments to the Planning & Zoning Commission and the Board of Adjustments.

Mayor Williams stated that Steven Thompson resigned from his position on the P&Z Commission because he was appointed as an alternate judge for Universal City Municipal Court. In response to that, Ronald Jackson, who has served many years on P&Z, would like to be reappointed. Roger Pritt, who currently serves on P&Z, will be moved to serve as an alternate on the Board of Adjustments. And finally, Christina Fitzpatrick would be appointed to fulfill the remainder of Roger Pritt's term on the P&Z Commission, expiring July 31, 2019.

Councilmember Maxwell approved Mayor Williams recommendation for the board and commission appointments. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

J. Consider Approval of Pay Estimate #1 invoice for the Parkview Estates Drainage Improvements Phase 13 – Construction.

Public Works Director Randy Luensmann asked city council to consider the approval of Pay Estimate #1 invoice for the Parkview Estates Drainage Improvements Phase 13, payable to J3 Company in the amount of \$106,450.83.

Councilmember Goolsby moved to approve the payment of Pay Estimate #1 for the Parkview Estates Drainage Improvements Phase 13. Mayor Pro Tem Neville seconded the motion.

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

Motion to approve carried.

K. Consider Annual Bad Debt Write Off, Period 10/2016 – 9/2017.

Ms. Collins stated that last year the City wrote off \$16,134.12 of bad debt. This year, she is requesting that council write off \$12,575.54 of bad debt. The attempt to collect the bad debt will continue.

Councilmember Shelby moved to approve the Bad Debt Write Off, Period 10/2016 – 9/2017. Councilmember Volle seconded the motion.

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

Motion to approve carried.

10. OLD BUSINESS:

A. 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. (Second Reading).

Councilmember Maxwell moved to approve Ordinance 217-Q-2018. Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

- B. 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. (Second Reading).**

Councilmember Maxwell moved to approve Ordinance 150-K-2018. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

11. CITY MANAGER COMMENTS:

Mr. Taylor:

1. Announced that the Community Development Block Grant awarded the City another \$600,000 for the Parkview Phase 14 Drainage project;
2. Discussed the Universal City Library's program about the Bracken Bat Cave;
3. Stated that there are new Northview Park and Red Horse Park signs and they look great;
4. Announced Olympia Hills Golf Course and Conference Center will have a Halloween costume party on October 20th; and
5. Mentioned that Jacob Jenkins, Code Enforcement Officer, suggested that council go take pictures by the Dr. Pepper mural on the side of the old Subway building at the end of Pat Booker Rd. He thinks that it is historical.

12. COUNCILMEMBER COMMENTS:

Councilmember Maxwell:

1. Thanked the Police Department for starting the crime blotter posts on Facebook. He thinks that the community really appreciates the information;
2. Commented that the new signage, road improvements, and park improvements are making a positive change in Universal City.

Councilmember Volle:

1. Agreed that the new park signage is beautiful; and
2. Reminded everyone that the Animal Shelter's 10th Anniversary Party and the renaming of the Dog Park to the Aina B. Blake Dog Park was last Saturday and said that it was a wonderful event.

Councilmember Goolsby:

1. Thanked Mr. Luensmann for the park signs; and
2. Asked for no U-Turn signs in school zones to be posted.

Mayor Pro Tem Neville:

1. Commented that increased sales tax revenue benefits the citizens of Universal City because then the City could rely less on property tax revenue to pay operating expenses;
2. Stated that there is still the potential for state legislatures to pass a property tax revenue cap on local governments and that he is against that legislation.

Councilmember Najarian questioned the process for contractors to become licensed in Universal City and asked for City staff to review the process and make it simpler.

Councilmember Shelby made no comments.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Agreed that the dog park event was a very nice event and Ms. Aina B. Blake was so grateful for the sign renaming the dog park;
2. Announced that the Census Bureau is currently hiring for field jobs. He said you could apply at www.census.gov/fieldjobs;
3. Stated that the Alamo Area Council of Governments has a weatherization program available to Bexar County residents. This program helps people who need a lot of repair done on their homes – roofing, insulation, etc;
4. Reminded council and audience that City Council will be voting on the budget and tax rate at the next regular meeting, scheduled for September 4, 2018.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:04 p.m.

ATTEST:

Kristin Mueller, City Clerk

John Williams, Mayor

