

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, September 4, 2018

1. **CALL TO ORDER:** Mayor John Williams at 6:32 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  
Manuel Casarez, Fire Chief  
Susan Ennis, Library Director  
Randy Luensmann, Public Works Director  
Martha Moss, PD Records Technician  
Kristin Mueller, City Clerk  
Katie Rein, Olympia Hills Food & Bev Director  
Gary Speer, Chief of Police  
Vicki Stutzman, PD Administrator

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Councilmember Najarian 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:** None.
7. **MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the minutes of the Tuesday, August 21, 2018 City Council Regular Meeting, with corrections. Councilmember Volle seconded the motion.

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

**Motion to approve carried.**

8. **CITIZENS TO BE HEARD:**

Lori Putt, 114 Foxglove, on behalf of Parks Partners, cordially invited councilmembers to participate in the Cream the Council event at the Pumpkin Patch on October 13, 2018. Last year, the Cream the Council event was the biggest fundraising activity of the evening.

9. **NEW BUSINESS:**

- A. **Discuss & Consider Approval of the FY 2018-2019 Budgets.**

Finance Director Pat Collins stated that the General Fund and Debt Service budgets are based on the tax rate of \$0.576996; maintenance and operation rate \$0.474232 and debt service rate \$0.102764, per \$100 of property valuation.

Councilmember Shelby moved to approve the following budgets for FY 2018-2019:

General Fund Revenues \$13,510,759; General Fund Expenditures \$13,449,780  
Capital Projects Revenues \$3,163,289; Capital Projects Expenditures \$3,163,289  
Debt Service Revenues \$2,530,775; Debt Service Expenditures \$2,349,216  
Utility Fund Revenues \$12,054,296; Utility Fund Expenditures \$11,780,649  
Golf Course Revenues \$2,061,974; Golf Course Expenditures \$2,037,237  
Storm Water Utility Revenues \$712,806; Storm Water Utility Expenditures \$712,806

Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

**B. Discuss & Consider Resolution 862: A Resolution Ratifying the Property Tax Revenue Increase of \$627,289 Reflected in the Fiscal Year 2018-2019 Budget.**

Councilmember Goolsby moved to approve Resolution 862, ratifying the property tax increase of \$627,289 reflected in the Fiscal Year 2019 budget. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

**C. Discuss & Consider Ordinance 653: An Ordinance Setting the Ad Valorem Tax Rate for 2018 at \$0.576996 per \$100.00 of Appraised Value; and Appointing a Tax Assessor/Collector. (First Reading).**

Councilmember Najarian moved to approve Ordinance 653, increasing the property tax rate by the adoption of a tax rate of \$0.476996, maintenance and operations \$0.474232 and interest and sinking fund \$0.102764, which is effectively a 6.8699% increase in the tax rate. Councilmember Volle seconded the motion.

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

**Motion to approve carried.**

**D. Discuss & Consider Ordinance 532-B-2018: An Ordinance Providing Definitions, Requiring a Permit Of Alarm System Users; Setting A Fee for an Alarm System Permit; Providing Service Charges For False Alarms; Providing For Suspension Of A Permit; Regulating Alarm Reporting And Operation; Providing For Protection Of Financial Institution; Providing For A Penalty Not To Exceed \$500; Repealing Ordinance 532, 532-A-99 And 532-A-1-02 And Any Ordinances Found to be in conflict; And Amending The Universal City Code Of Ordinances Accordingly.(First Reading).**

City Manager Ken Taylor stated that the original alarm permit ordinance was intended to address a problem that the City had at the time, residential false alarms. The updated

ordinance includes an increase in permit fee, so he asked Chief of Police Gary Speer to elucidate.

Chief Speer stated that most of the revisions to the ordinance were to delete language that is no longer relevant. Also, stand-alone ATMs did not exist at the time of the last ordinance amendment, so it was necessary to add that language to the ordinance. Furthermore, the alarm permit fee had not been increased since its original adoption. The updated ordinance will increase the residential alarm permit fee from \$7.50 to \$10.00. The alarm permit fee increase was the result of researching surrounding city alarm permit fees and discovering that the City has been undercharging for the service.

Mayor Pro Tem Neville moved to approve Ordinance 532-B-2018. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

**E. Discuss & Consider an Amendment to the Community Development Block Grant Program Cooperative (CDBG) Agreement.**

Public Works Director Randy Luensmann stated that United States Department of Housing and Urban Development (HUD) added required language to the agreement and requested that City Council approve an amendment to the CDBG agreement, adding sections 1.02 and 3.07.

Councilmember Goolsby moved to approve the amendment to the Community Development Block Grant. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

**F. Consider the Ballot for the Texas Municipal League Risk Pool Board of Trustees Election.**

Mr. Taylor stated that each year the City votes for the Texas Municipal League (TML) Risk Pool Board of Trustees. He recommends that Universal City vote for the following candidates:

Place 11 – Randy Criswell  
Place 12 – Bert Lumbreras  
Place 13 – Byron Black  
Place 14 – David J. Harris

Councilmember Maxwell moved to vote for the recommended trustee candidates. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**G. Discuss & Consider Approval of the Amendments to the Fiscal Year 2017-2018 Budget.**

Finance Director Pat Collins presented the proposed amendments to the Fiscal Year 2017-2018 Budget and answered questions accordingly.

Councilmember Maxwell moved to approve the budget amendments to the Fiscal Year 2017-2018 budgets. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

**10. OLD BUSINESS:**

- A. 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. (Second Reading).**

Mr. Taylor stated no change had been made since the first reading of Ordinance 632-PC 513 FLUP-2018.

Councilmember Goolsby asked if JBSA-Randolph agrees with the Future Land Use Plan (FLUP) designation change. Mr. Taylor confirmed that JBSA-Randolph has been involved in the process to this point and approves the designation change.

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.**

**11. CITY MANAGER COMMENTS:**

Mr. Taylor:

1. Announced that the National Night Out Kick-Off Event is September 29<sup>th</sup> at Universal City Park. Because National Night Out conflicts with the first council meeting in October, staff will ask council at the next meeting to consider moving the first council meeting in October to Wednesday, October 3, 2018;
2. Reminded everyone that the Pumpkin Patch will be open from October 6<sup>th</sup> -31<sup>st</sup>. Each Saturday, the Pumpkin Patch will host a special event with family activities like a trunk-or-treat, face painting, hay rides, pie eating contest, etc.;
3. Stated that Olympia Hills will host its first ever costume party on October 20<sup>th</sup>. Tickets are \$20 in advance and \$25 at the door. Gary the Showman will be the entertainment for the evening; and
4. Said that Election Day for the November General Election also conflicts with a council meeting. Staff will also ask council at the next meeting to consider moving the first council meeting in November to Wednesday, November 7, 2018.

**12. COUNCILMEMBER COMMENTS:**

Councilmember Najarian:

1. Shared that he is honored to accompany his father on an honor flight this weekend. He, his father, and approximately 50 veterans will travel to several national monuments. He stated that they will be returning to the airport on Saturday at 5:20 p.m. if anyone would like to welcome them back home.

Councilmember Shelby made no comments.

Councilmember Maxwell made no comments.

Councilmember Volle stated that the pumpkins are coming, referring to the delivery of the pumpkins for the Pumpkin Patch.

Councilmember Goolsby:

1. Thanked Councilmember Maxwell for delivering a proclamation to Ms. Eleanor Stigall, declaring August 20, 2018 "Eleanor Stigall Day" in Universal City. Ms. Stigall just celebrated her 100<sup>th</sup> birthday;
2. Mentioned that he saw the City marquee being constructed. He is excited about it; and
3. Expressed his gratitude for the crosswalks in the school zones and is wanting "no u-turn" signs to be installed.

Mayor Pro Tem Neville:

1. Commented that it is great to see the construction of the Universal City marquee on Kitty Hawk;
2. Stated that the Tax Assessor/Collector's office is hiring; and
3. Announced that he just celebrated the birth of his 11<sup>th</sup> great grandchild.

**13. MAYORAL COMMENTS:**

Mayor Williams:

1. Encouraged councilmembers to continue to take the opportunity to recognize people in the community for the outstanding things they've done;
2. Announced that Sal Garcia, Director of Golf Operations at Olympia Hills, and his wife recently had a baby;
3. Stated that Happy Hour on Thursday evenings at Olympia Hills keeps getting bigger and better.

**14. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:25 p.m.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor



