

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Tuesday, May 18, 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  
Kristin Mueller, City Clerk/Economic Dev Director

Mayor Williams noted a quorum was present.

3. INVOCATION: Mayor Pro Tem Neville 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:

Councilmembers read the *Building Safety Month* proclamation and Mayor Williams declared May 2021 "Building Safety Month" in Universal City. He thanked the staff in that department for their diligent work as they help to keep Universal City safe.

7. MINUTES OF THE PREVIOUS CITY COUNCIL MEETING:

Mayor Pro Tem Neville moved to approve the minutes of the Tuesday, April 20, 2021 City Council regular meeting. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

8. CITIZENS TO BE HEARD:
  - Ross Wallace, 133 Rifle Gap, asked City Council to consider the City's public safety staffing needs when preparing next fiscal year's budget. He said the City is not following the action plan and, with the potential for new apartment complexes in the future, more police and fire personnel need to be budgeted. Additionally, he commented that he missed the meeting the City Council discussed the sidewalk ordinance because staff did not contact him to let him know that the

discussion would be taking place. He reiterated that the sidewalk ordinance for Universal City is terrible.

- Kim Igleheart, 736 Garden Meadow Dr., stated that she was part of the group that initiated the petition to determine by majority vote whether to establish a tax limitation for seniors and the disabled. While gathering signatures for that petition, the City's proposition to sell 32 acres of parkland passed. She said that she criticized on social media for suggesting that the some of the proceeds from the land sale be used to benefit senior citizens. She declared that a senior center was a priority on one of the master plans, but due to seniors' not attending meetings and not being involved, the senior center had not been done. She said that seniors are getting involved now and asked for Council to support the tax limitation for seniors and the disabled. She said if this proposition fails, she will work to get a petition certified to call for a vote on increasing taxable property exemption from 10,000 and believes that if that proposition passed it would have immediate financial impact far surpassing that of the tax limitation of the current proposition. She encouraged councilmembers to do their own research and gave an example of a tax statement from a 90-year-old resident in which the city's taxes were 45% of the bill. Finally, she thanked the City Clerk for her professionalism and for working with her throughout the petition filing process.
- Ken Mitz, 13410 Adonis, announced that he was in support of the tax limitation for seniors proposition, requested that City Council Meeting minutes be published in the Gateway magazine, asked that the expenditures from the \$4.5M federal grant be published in the Gateway, and called for the time limit for Citizens to Be Heard be changed from 3 minutes to 5 minutes.
- Judith Schindler, 619 Balboa, gave kudos to the Public Works Department, Police Department, and Fire Department, for staying with her and responding during a health emergency that she recently experienced. She was grateful that Public Works employees stayed with her until EMS could respond. Additionally, she thanked Tom and Cheryl Maxwell for staying with her at the hospital and for checking in on her. She reiterated her gratefulness for the staff and people of Universal City.

## 9. BUSINESS:

### **A. San Antonio River Authority (SARA) Wastewater Rate Presentation.**

City Manager Kim Turner introduced Rick Trefzer, CMA with SARA. Mr. Trefzer presented the proposed increase in SARA Wastewater Rates for the next fiscal year and answered questions accordingly. Mr. Trefzer reported that the wholesale monthly charge for 5,000 gal/month will increase to \$20.50, a \$2.85 increase over the previous year. He also noted that wholesale impact fees will increase from \$2,700 to \$3,250 and that the wholesale rate increases would not begin until October 1, 2021.

Mrs. Turner explained that the SARA wholesale rates and the CCMA wholesale rates that were presented in a previous council meeting would be reviewed by an engineer and the proposed retail rate would be presented to City Council at the July 7<sup>th</sup> budget workshop.

**B. Administering the Oath of Office to Elected Candidates.**

City Clerk Kristin Mueller administered the Oath of Office to Councilmembers Richard “Dick” Neville, S. Bear Goolsby, and William R. Shelby. They each signed their officer statement and returned to their respective places on council.

**C. Election of Mayor Pro Tem to Serve a Period of One Year.**

Councilmember Najarian moved to elected Councilmember Neville to serve as Mayor Pro Tem. Councilmember Goolsby seconded the motion.

Mayor Pro Tem Neville stated that he would be please to continue serving as Mayor Pro Tem.

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

**Motion to approve carried.**

**D. Presentation of the City Clerk’s Certificate of Petition Sufficiency for Receipt by the City Council of a petition to determine by majority vote whether to establish an ad valorem tax limitation for seniors and the disabled pursuant to Article VIII, Section 1-b(h) of the Texas Constitution.**

City Clerk Kristin Mueller stated an initiative petition was filed in the office of the City Clerk of the City of Universal City on April 1, 2021, from duly registered voters of the City of Universal City, Texas, styled:

“We, the undersigned qualified voters of the City of Universal City, Texas, in accordance with Chapter 277 of the Texas Election Code, hereby petition the City Council of the City of Universal City, Texas to call an election to determine by majority vote whether to establish an ad valorem tax limitation for seniors and the disabled.”

She informed that the provisions of the Texas Constitution, Article VIII, Section 1-b(h), provides that the minimum number of signatures required for the petition to be sufficient is not less than 5% of the registered and qualified voters for Universal City. According to the Registered Voter Report provided by the Bexar County Elections Department on April 1, 2021, there were 11,456 qualified voters in Universal City. After reviewing the petition, the following facts were determined:

Total number of signatures required to qualify petition:	573
Total number of signatures filed by proponent:	982
Total number of signatures verified:	982
Total number of signatures found sufficient:	851
Total number of signatures found insufficient:	131

Because the number of valid signatures on said petition is 851, or 7% of the registered and qualified voters for Universal City, the petition requesting the City Council of the City of Universal City, Texas to call an election to determine by majority vote whether to establish an ad valorem tax limitation for seniors and the disabled under the Texas Constitution is valid.

Mayor Williams asked if the council needed to vote accept the petition. City Attorney Matthew Longoria confirmed that a vote was not needed, the Texas Constitution requires it only to be received by council.

**E. Discuss & Consider Ordinance 559-I-2021: An Ordinance amending a certain section of Ordinance 559, Chapter 4-2 Planning related to Telephone, Cable, Fiber, and Electronic Utility Pole and Utility Line Policy, providing severability, and setting an effective date. (1st Reading).**

Mrs. Turner explained that the city had been utilizing the presented Telephone, Cable, Fiber, and Electronic Utility Pole and Utility Line Policy since 2006. While CPS and Centerpoint have been honoring the policy, it had not been formally adopted. When new residential and commercial development in the pipeline, it is prudent of the City to formally adopt it to avoid any issues in the future.

Councilmember Maxwell moved to approved Ordinance 559-I-2021. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

10. CITY MANAGER COMMENTS:

Mrs. Turner:

1. Stated that the American Rescue Plan Act (ARPA) Interim Final Rules were published and the public comment period is open on the Federal eRulemaking Portal. She informed that there are four eligible categories of use that are broad and flexible. Universal City staff is preparing a preliminary plan with cost estimates for eligible projects and are anticipating a 31 October 2021 report to the Treasury Department. Since the Rules are interim only, other uses, rules, and reporting requirements may be forthcoming;
2. Announced that the budget workshop will be held on Wednesday, 07 July 2021, beginning at 5:00 PM. The workshop is open to the public. Information presented will include anticipated revenues, general fund and enterprise fund expenses, debt service, and FY 2021 tax rate discussion. Public hearings will be held at future dates to adopt the Fiscal Year 2021-2022 budget and the 2021 tax rate;
3. Informed that with the onset of the pandemic, the service contract negotiations with Waste Management were set aside. The new contract negotiation process is now ongoing;
4. Shared that the four-day pet adoption event resulted in the adoption of 9 cats and 6 dogs. Universal City Animal Control quickly adopted all its animals, so they took pets from surrounding communities and were able to adopt out those pets as well;
5. Mentioned that Universal City has been awarded a Community Development Block Grant (CDBG) in the amount of \$300,000 for Phase 2 of the W. Byrd Drainage project which is the Northview/Parkview neighborhood. The City's match is \$200,000;
6. Notified that residents were given a 5 week notice that the City will resume water disconnections effective June 1, 2021 for accounts not in good standing. Each household has the option of paying in full or setting up a payment plan with the utility department;

7. Invited all to attend the upcoming Friends of the Library Book Sale, the Luau at the Olympia Hills Conference Center on Thursday, May 27<sup>th</sup>, and the Movies in the Park event on Saturday, June 12<sup>th</sup>.

12. COUNCILMEMBER COMMENTS:

Mayor Pro Tem Neville thanked Council for nominating him to serve another year as Mayor Pro Tem and commented that the councilmembers must have the residents confidence since they ran unopposed.

Councilmember Goolsby commented that several of the fence contractors he has contacted to do some fence work for him has made positive comments about the Development Services Department in Universal City. He thanked them for their hard work.

Councilmember Volle made no comments.

Councilmember Shelby said that people must like keeping him around as he is serving another term. He said that the Pancake Breakfast was a great event and joked that he still thinks the City should advertise on the tarp used to cover the water tower.

Councilmember Maxwell thanked Ms. Schindler for her comments and said that it was his pleasure to assist but asked her to stay well and not to do it again. He also asked if council could receive an update on the empty hardware building on Pat Booker Road as well as the washeteria that hasn't opened and the abandoned car wash on Pat Booker Rd.

Councilmember Najarian mentioned that attended the ribbon cutting at Wayback Burger/Nestle Tollhouse and said that the food was good. He also recognized Ms. Igleheart for her efforts with circulating the petition and for exercising her right as a citizen.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Commented that he noticed the 5<sup>th</sup> floor of the hotel was being constructed;
2. Mentioned that he completed his cyber security training and reminded councilmembers to complete theirs as well;
3. Acknowledged the grand opening of Wayback Burger and said that the food was good;
4. Congratulated the re-appointed councilmembers and thanked them for another two years of service;
5. Thanked Ms. Igleheart for exercising her right as a Universal City resident; and
6. Shared that he was happy to see Ms. Schindler well.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 7:55 P.M.

ATTEST:

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John Williams, Mayor

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Kristin Mueller, City Clerk