

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, September 7, 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, virtual
Councilmember Beverly Volle

Present:

Kim Turner, City Manager
Matthew Longoria, City Attorney
Regina Carmona, Community Relations Specialist
Michael Cassata, Development Services Director
Randy Luensmann, Public Works Director
Jessica Moore, Finance Director
Kristin Mueller, City Clerk/Economic Dev Director
Brenda Watkins, Court Administrator

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:

No action was necessary; all councilmembers were present.

6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:

Mayor Williams proclaimed September 6 - September 10, 2021 *National Payroll Week* in Universal City. Stephanie Fraga with the Alamo Chapter of the American Payroll Association accepted the proclamation and thanked Universal City for the recognition.

7. MINUTES OF THE PREVIOUS CITY COUNCIL MEETING:

Councilmember Najarian moved to approve the minutes of the Tuesday, August 17, 2021 City Council Regular Meeting. Councilmember Volle seconded the motion.

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

Motion to approve carried.

8. CITIZENS TO BE HEARD:

- Rachel Ramirez, 102 Madrid Dr., commented that the City did not distribute information about the new Waste Management contract before the vote. She said that the City did not consider its demographics when drafting the new contract. The elderly and disabled in her neighborhood could not move the polycarts to the curb and back. She said she didn't think she could move the

polycarts to the curb and back. She mentioned that she had reached out to the City Manager and City Clerk but did not receive a call back. Also, she said that it was a safety concern to leave the polycarts on the street. She said that the City should pay to fix the alleys and let residents keep alley service.

- John Herberling, 8434 Ulysses, asked City Council to take action regarding the long line of vehicles outside of Olympia Elementary on weekday afternoons. Parents arrive to pick their children up over an hour early. The stacked vehicles block the line-of-site for vehicles pulling onto Universal City Blvd from Ulysses. He said there have been lots of near misses. He suggested that the City extend the no-parking zone to 2 car lengths on each side and provide a police officer for the first week or two to help train.
- Abigail Kempen, 2047 Universal City Blvd, on behalf of Four Kings invited everyone to attend the Cars & Carbs event on Saturday. They will be serving dinner for the first time ever and there will be a car show in the parking lot.
- Holland Nguyen, 13507 Mt. Olympus, voiced her opposition to Proposition A, the senior property tax freeze that will be on the November ballot. She said the freeze would be bad for Universal City. She questioned why the City had to pay for a separate election for the initiative instead of including it on the May ballot. She said the freeze would deteriorate city services over time because the cost to the city is compounding and would grow significantly year over year.
- Carista Linehaw, 114 Cortez Dr., said that she has lived at her residence for 52 years. Throughout her time there, the trash truck has always made it up and down the alley. She said residents cannot take the trash out to the street and that no one will store it appropriately. She said she was given no notification of the proposed change before the vote. Additionally, she said that seniors have a right for their taxes to be frozen because they have paid in for so long and many seniors live on limited income. Finally, she encouraged people to put blue lightbulbs in their porch from Thursday – Sunday to honor the lives lost on September 11, 2001.

9. BUSINESS:

A. Resolution 923: A Resolution of the City Council of the City of Universal City, Texas, amending Section Six and Section Seven of Resolution No. 922 to correct the proposition letter for a proposition to establish an Ad Valorem Tax limitation for persons who are disabled or persons sixty-five (65) years of age or older; and providing an Open Meetings Clause.

City Clerk Kristin Mueller stated that Election Code was amended in 2017, requiring cities to label propositions with a unique letter of the alphabet that corresponds to its order on the ballot. Because the proposition to establish an Ad Valorem Tax limitation for persons who are disabled or persons sixty-five (65) years of age or older is the only proposition on the ballot, it must be labeled Proposition A. This resolution documents the change in ballot language from Proposition B to Proposition A.

Councilmember Najarian moved to approve Resolution 923. Mayor Pro Tem Neville seconded the motion.

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

Motion to approve carried.

B. Resolution 924-2021: A Resolution of the City Council of the City of Universal City, Texas (“City”) joining with the State of Texas and political subdivision of the State as a party in the Texas Opioid Settlement Agreements secured by the office of the Attorney General;

authorizing the City Manager to execute settlement participation forms; and establishing an effective date.

City Manager Kim Turner explained that a global opioid settlement has been made with some pharmaceutical companies by various states, including Texas. The settlement calls for funds to be paid out to states, counties, and local governments. Should City Council decide to participate, the funds provided to Universal City would be \$28,248. The fund would be set aside for use by the Police Department and would be spent in accordance with the provisions of the settlement for prevention of abuse or misuse of opioids. Other settlements may be forthcoming.

Councilmember Maxwell moved to approve Resolution 924-2021. Councilmember Najarian seconded the motion.

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

- C. Discuss & Consider Ordinance 149-M-31-9-2021: An Ordinance of the City of Universal City, Texas, amending Ordinance 149 Fee Schedules; Amending Ordinance 149-M-31-8-2020 and repealing all ordinances or parts of ordinances in conflict; and amending the Universal City Code of Ordinances accordingly. (1st Reading).**

Mrs. Turner reminded City Council that they heard a presentation by Grady Reed, Financial Analyst with HDR Engineering, during the budget work session regarding the revenues and expenditures for water, wastewater, and stormwater funds. As discussed, the stormwater rate will increase by 5% and the water and sewer rates will increase by 4% each.

Councilmember Maxwell explained to the audience that council had already discussed these increases at the budget workshop and are not making a quick decision.

Councilmember Najarian moved to approve Ordinance 149-M-31-9-2021. Councilmember Goolsby seconded the motion.

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

- D. Discuss & Consider Ordinance 149-M-32-9-2021: An Ordinance of the City of Universal City, Texas, amending Ordinance 149 Fee Schedules; Amending Ordinance 149-M-32-08-2020 and repealing all ordinances or parts of ordinances in conflict; and amending the Universal City Code of Ordinances accordingly. (1st Reading).**

Councilmember Shelby moved to approve Ordinance 149-M-32-9-2021. Councilmember Goolsby seconded the motion.

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

- E. Discuss & Consider Ordinance 570-D-2021: An Ordinance of the City of Universal City, Texas, amending Ordinance 570-C-2016 to establish new municipal storm water utility fees; and amending the Universal City, Texas, Code of Ordinances. (1st Reading).**

Councilmember Maxwell moved to approve Ordinance 570-D-2021. Councilmember Volle seconded the motion.

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

F. Consider the Universal City Economic Development Board's FY 2021-2022 Budget.

Ms. Mueller gave an overview of the Economic Development Corporation's FY2021-2022 Budget and answered questions accordingly. The anticipated total available funds are \$7,380,570. Some of the projects that the EDC is looking to accomplish in the new budget year are: redesigning the Northlake Business Park Monument Sign; engineering the arches for the entrance to the Aviation District; improving that section of Pat Booker Road to include medians, wider sidewalks, wayfinding, and lighting; designing the thoroughfare that will allow access to the 31 acres of undeveloped City owned property behind Wal-Mart; continue land acquisition where possible and a retail GAP analysis for the City. Those expenditures along with daily operating expenditures total \$5,901,156. A contingency of \$1,479,414 balances the revenues and expenditures at \$7,380,570.

Councilmember Tom Maxwell asked if the \$1,013,000 allocated for Future projects were projects that were already approved by City Council but just not funded yet. Ms. Mueller confirmed that was the case. Once the projects are complete, permits are closed, and the business is issued a Certificate of Occupancy, the EDC will issue the reimbursement.

Mayor Pro Tem Neville stated that the EDC is funded by a half-cent sales tax.

Councilmember Maxwell moved to approve the Economic Development Board's FY 2021-2022 Budget. Councilmember Volle seconded the motion.

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

G. Presentation of proposed FY2022 Budgets.

Mrs. Turner stated that there will be a presentation on the proposed budget tonight as well as at the September 21st meeting. Also, the September 21st meeting will include the vote to approve the budget as well as a public hearing and vote on the proposed tax rate. She explained that the budget was prepared based on adopting the Voter Approval Tax Rate of 0.589398.

Finance Director Jessica Moore gave an overview of the FY 2022 Budgets and answered questions accordingly. The proposed budgets for FY 2022 are:

Fund	Revenue	Expenditures
General Fund	\$18,329,540	\$18,172,618
Capital Projects	\$6,664,396	\$6,484,564
Debt Service	\$2,175,494	\$2,145,119
Utility Fund	\$11,137,160	\$11,004,022
Storm Water Utility	\$1,094,650	\$1,093,491
Golf Course	\$2,683,274	\$2,680,934

H. Public Hearing on Proposed FY2022 Budgets.

Mayor Williams opened the public hearing at 8:02 p.m.

There being no public comment, Mayor Williams closed the public hearing at 8:03 p.m.

I. Take record vote on proposed tax rate to support FY 2022 Budget and schedule public hearings (if applicable).

Councilmember Maxwell moved to accept the proposed tax rate of 0.589398 (0.488861 M&O; 0.100537 I&S) to support the FY 2022 Budgets. Councilmember Shelby seconded the motion.

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

The Public Hearing for adopting the 2021 Tax Rate to support the FY2022 budgets will be on September 21, 2021 at 6:30 p.m.

10. CITY MANAGER COMMENTS:

Mrs. Turner:

1. Mentioned that Olympia Hills Golf Course had over 33,000 rounds of golf this year through August, breaking prior year records;
2. Informed that Universal City is giving away free yard flags at City Hall Thursday-Saturday; and
3. Invited everyone to attend the Murder Mystery Happy Hour at Olympia Hills on September 23rd.

12. COUNCILMEMBER COMMENTS:

Councilmember Shelby thanked staff for set-up required for him to attend virtually.

Councilmember Najarian thanked the audience members for attending the meeting and the citizens who spoke for letting council know how they feel. He thanked city staff for a fantastic job and mentioned that Joel Hicks was selected as the TML Region 7 chair.

Councilmember Maxwell also thanked residents for attending the meeting and invited them to come to future meetings. He also thanked Mrs. Moore for a budget presentation from this century.

Mayor Pro Tem Neville thanked Mrs. Moore for having the department heads participate in the budget presentation and wished everyone a safe 9/11 weekend.

Councilmember Volle stated that mother nature has been presenting heavy storms and hopes that the City is prepping for the nasty weather.

Councilmember Goolsby thanked councilmembers for their patience while he was out sick. He would like to see everyone use a blue lightbulb to commemorate 9/11. He mentioned that the building department has been fantastic to work with recently. He also commented on how the budget presentation was fantastic this year. He asked if Public Works could provide what it would cost to pave all the alleys in Universal City, reminded that there is assistance available for residents who may have issues moving trash to the curb, and asked if the code currently addresses running power from one home to another.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Invited everyone to attend the 9/11 Memorial Event to commemorate the 20th anniversary of the attack. He asked council to wear their new 9/11 t-shirts;
2. Mentioned that Councilmember Volle was in the Pentagon when the plane hit it on 9/11; and
3. Thanked everyone for attending the meeting.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:28 P.M.

ATTEST:

John Williams, Mayor

Kristin Mueller, City Clerk