

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, February 5, 2019

1. CALL TO ORDER: Mayor John Williams at 6:30 p.m.
2. QUORUM CHECK: Kim Turner, Assistant City Manager

Present:

Mayor John Williams
Mayor Pro Tern Richard Neville
Councilmember Tom Maxwell
Councilmember Paul Najarian
Councilmember William Shelby
Councilmember Beverly Volle

Present:

Ken Taylor, City Manager
Kim Turner, Assistant City Manager
Habib Erkan, City Attorney
Manuel Casarez, Fire Chief
Randy Luensmann, Public Works Director
Gary Speer, Police Chief

Absent:

Councilmember Bear Goolsby

Mayor Williams noted a quorum was present.

3. INVOCATION: Councilmember Volle 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 :

Councilmember Maxwell moved to excuse the absence of Councilmember Goolsby. Councilmember Najarian seconded the motion.

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

Motion to approve carried.

6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:

Mayor Williams introduced Maddox Varcello, a Boy Scout who attended the meeting to earn a special badge. Mayor Williams offered him and his troop copies of the United States Constitution.

7. MINUTES OF PREVIOUS MEETING:

Councilmember Shelby moved to approve the minutes of the Tuesday, January 15, 2019 City Council Regular Meeting. Councilmember Volle seconded the motion.

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

Motion to approve carried.

8. CITIZENS TO BE HEARD: None.

9. NEW BUSINESS:

A. Consider Bid Acceptance for the FM 1976 Waterline Bore Project.

Public Works Director Randy Luensmann stated that the project consists of two bores on FM 1976. The goal is to get water to that area for use by future developments. Only one bidder responded to the request for bid, but he emphasized that boring is a specific skill limited to certain contractors only. The one bid received was for \$198,190 by RAM II General Contractors. Mr. Luensmann stated that he has done work with RAM II General Contractors in the past and recommended acceptance.

Councilmember Shelby moved to award the FM 1976 Waterline Bore Project to RAM II Construction in the amount of \$198,190. Mayor Pro Tem Neville seconded the motion.

Vote: Yeas: Shelby, Neville, Maxwell, Najarian, Volle

Nays: None

Motion to approve carried.

B. Consider Approval of Pay Estimate #6 invoice for the Parkview Estates Drainage Improvements Phase 13 – Construction.

Mr. Luensmann stated that this is the final pay estimate for Phase 13 of the project. By completing this pay application, it allows the City to apply for funding with the county to fund the next phase of the project.

Councilmember Shelby moved to approve Pay Estimate #6 for Parkview Estates Drainage Improvements Phase 13 – Construction. Councilmember Maxwell seconded the motion.

Vote: Yeas: Shelby, Maxwell, Neville, Najarian, Volle

Nays: None

Motion to approve carried.

C. Discuss & Consider Ordinance 361-V-2019: An Ordinance amending Ordinance 361 and the Code of Ordinances Chapter 1-4 Finance Article IV, Fees and Charges, revising certain sections and paragraphs accordingly.

Mr. Luensmann explained that the proposed ordinance would make two changes to the current fee schedule. Currently, the fee schedule shows an animal adoption fee of \$65 per animal. However, the animal adoption fees are collected directly by Homes for the Homeless and the fees fluctuate based on the shelter's capacity. Because the fee is not collected by the City, City Staff recommends changing the animal adoption fee on the fee schedule to \$0.

Additionally, the current fee schedule has the daily rental rates for Cimarron Clubhouse set at \$75 for residents and \$100 for non-residents. City staff suggests increasing the rental rates to \$125 per day for residents and \$175 per date for non-residents. Mr. Luensmann explained that the roof, flooring, and restrooms have all been renovated since the original fees were set. Even with the increased rates, Cimarron Clubhouse rates are still lower than comparable facility rental rates.

Councilmember Maxwell moved to approve Ordinance 361-V-2019. Councilmember Najarian seconded the motion.

Councilmember Volle explained that Homes for the Homeless collects the adoption fee, but they also pay all the vet bills for the animal adopted which often exceed the cost of the adoption fee.

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

Motion to approve carried.

- D. Consider petition for Final Acceptance of Public Improvements of the Northlake Market Subdivision (Wal-Mart) to include the driveway and street improvements, traffic signalization system, storm drainage improvements, water lines, and sanitary sewer systems.**

Ms. Turner revealed that the Wal-Mart project started in September 2011. This agenda item is the very last piece of approval and the very last signature needed, allowing the City to close out the project. City Staff and engineer recommend approval of the Final Acceptance of Public Improvements of the Northlake Market Subdivision (Wal-Mart).

Mayor Pro Tem Neville moved to approve the Final Acceptance of Public Improvements of the Northlake Market Subdivision (Wal-Mart). Councilmember Maxwell seconded the motion.

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

Motion to approve carried.

- E. Consider Resolution 874: A Resolution authorizing the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program Year 2019 for an infrastructure construction grant; authorizing Ken Taylor, City Manager of said City, to act on behalf of the City of Universal City, Texas, in all matters related to the application; and pledging that if a grant is received, the City of Universal City will comply with the grant requirements of the Community Development Block Grant.**

Mr. Luensmann stated that this resolution will allow for the City to apply for grant funding through Community Development Block Grant (CDBG) in 2019. The amount that the City is waiting to receive is \$600,000.

Councilmember Maxwell moved to approve Resolution 874. Councilmember Volle seconded the motion.

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

Motion to approve carried.

- F. Consider Resolution 875: A Resolution calling a General Election to be held on May 4, 2019, to elect City Officers; and approving and authorizing contract documents and procedures related thereto.**

Mr. Taylor commented that this resolution starts the election process each year. Three councilmember seats are up for election this May.

Mayor Williams informed that the councilmembers up for reelection are Mayor Pro Tem Neville, Councilmember Goolsby, and Councilmember Shelby.

Councilmember Najarian moved to accept Resolution 875. Councilmember Maxwell seconded the motion.

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

Motion to approve carried.

10. OLD BUSINESS:

- A. Consider Resolution 873: A Resolution authorizing a project at 315 Pat Booker Rd, which will facilitate the promotion and development of new or expanded commercial development, and which was approved by Board of Directors of the Universal City Economic Development Corporation on 10 January 2019; and, providing an effective date. (Second Reading).**

Councilmember Shelby moved to approve Resolution 873. Councilmember Maxwell seconded the motion.

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

Motion to approve carried.

11. CITY MANAGER COMMENTS:

Mr. Taylor:

1. Reported that there have been some changes in staff in the Finance Department. Recruitment for an Assistant Finance Director has begun.
2. Announced that the City will use OpenGov as the budgeting software for the next budget cycle;

3. Expressed that the City has been conservative with fund investments. A year ago, Council authorized the City to participate in TexPool and the City is now adding funds to the account;
4. Asked Assistant City Manager Kim Turner to give a report on the status of the new hotel. Ms. Turner stated that all of the easements have been relocated and the final plat is being reviewed by the City engineer. The plat is anticipated to go before the Planning and Zoning Commission at their March meeting; and
5. Requested that Public Works Director Randy Luensmann give an update on the street projects. He reminded everyone that Snowfest is Saturday, February 16, 2019 and it is possible that the layout will have to change due to inclement weather. Also, Mr. Luensmann gave an update on the TxDot project on Loop 1604.

12. COUNCILMEMBER COMMENTS:

Councilmember Volle stated that she attended the SynergenX grand opening and really enjoyed it. She also mentioned that the speed bumps in that parking lot are very tall.

Councilmember Maxwell thanked Mr. Taylor and Chief Speer for the updates regarding the mysterious boom sound.

Councilmember Najarian declared he had met some of the Rush Fun Park employees and mentioned that he received coupons for the new Rapid Fired Pizza. He also said that he really enjoys attending ribbon cuttings and seeing all the new businesses come to Universal City.

Mayor Pro Tem Neville shared a San Antonio Express News article that discussed smoking and vaping. He would still like to see an Ordinance prohibiting vaping for anyone under the age of 21.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Reminded everyone to continue participating in the It's Time Texas Community Challenge. Universal City is currently ranked 3rd with 108 participants;
2. Asked councilmembers to RSVP for Thursday's Northeast Partnership Meeting if they plan to attend;
3. Announced that Northeast Partnership will take a trip to the state capitol on February 21st;
4. Reiterated that the state legislature is proposing a 2.5% revenue cap on ad valorem taxes for cities. The proposed bill has been supported in the Texas House and Senate; and
5. Explained how SynergenX got their name and that the Universal City store is the 3rd store in the San Antonio market.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 7:10 p.m.

ATTEST:

John Williams, Mayor

Kristin Mueller, City Clerk