

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Tuesday, May 7, 2019

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  
Habib Erkan, City Attorney  
Manuel Casarez, Fire Chief  
Michael Cassata, Dev Services Director  
Pat Collins, Finance Director  
Susan Ennis, Library Director  
Randy Luensmann, Public Works Director  
Kristin Mueller, City Clerk  
Gary Speer, Police Chief

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:

All members were present; no action was necessary.

6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:

City Manager Kim Turner introduced Michael Cassata, the new Development Services Director for the City of Universal City.

7. MINUTES OF PREVIOUS MEETING:

Mayor Pro Tem Neville moved to approve the minutes of the Tuesday, April 16, 2019 City Council Regular Meeting. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

8. CITIZENS TO BE HEARD:

- Phil Vaughn, 121 Spyglass, is building a new home at 2801 Universal City Blvd. He reiterated that he does not think it is necessary to have a separate water meter to operate his fire sprinkler system. He urged councilmembers to request that his issue be put on a future meeting agenda.

9. NEW BUSINESS:

**A. Discuss San Antonio River Authority (SARA) Wastewater Rate Increase.**

Mrs. Turner explained that half of Universal City is covered by SARA and the other half of the City is treated by Cibolo Creek Municipal Authority. She also reminded City Council that SARA informed Universal City that there would be a substantial rate increase this year to help cover cost of SARA's capital improvement needs.

Jim Campbell, SARA District 4 Director, Amy Middleton, Utilities Manager, and Rick Trefzer, Director of Support Services, further explained that the SARA wholesale rates were increasing to support a Salitrillo Wastewater Treatment Plant expansion which is necessary to stay within permitted flow rates. The Fiscal Year 2020 proposed wholesale fixed rate is \$7.65 and the proposed wholesale variable rate is \$2.00 per 1,000 gal/month. That is a 7% increase in wholesale rates and the new rates would become effective July 1, 2019.

**B. Consider Bid Acceptance for the East Aviation Blvd. Waterline Improvements.**

Public Works Director Randy Luensmann explained that this bid was to relocate the waterline on East Aviation so that it does not conflict with the upcoming road widening project. He stated that there were 10 responsive bidders. The lowest bidder was D Guerra Construction LLC with a bid of \$448,404. Mr. Luensmann mentioned that D Guerra has done work in Universal City previously and he recommended that City Council accept the bid from D Guerra Construction LLC in the amount of \$448,404.

Councilmember Shelby moved to accept the bid from D Guerra Construction LLC in the amount of \$448,404 for the East Aviation Blvd. Waterline Improvements. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

**C. Discuss & Consider Ordinance 525-T-2019: An Ordinance amending Ordinance 525-S-2018 [Codified as Chapter 2-3 – Garbage and Trash Collection and Disposal] to prescribe a new effective date for the implementation of the consumer price index on waste service provided by Waste Management of Texas, Inc.; to make other necessary changes; to amend the Universal City Codes accordingly; and to provide an effective date. (First Reading).**

Ms. Turner explained that currently the contract with Waste Management reads that the CPI rate change on waste service would become effective January 1 of each year. That requires City staff to work double time during the holidays and also hits residents with a price increase during holiday shopping season. The proposed ordinance will change the implementation date of the CPI from January 1<sup>st</sup> to June 1<sup>st</sup>. The residential rate per Residential Unit for June 1, 2019 thru May 31, 2020 shall be \$21.65 per month. The proposed ordinance does not address the rate, only the date on which it may be implemented.

Councilmember Najarian moved to approve Ordinance 525-T-2019. Mayor Pro Tem Neville seconded the motion.

**Vote: Yeas: Najarian, Goolsby, Maxwell, Shelby, Volle  
Nays: Neville**

**Motion to approve carried.**

10. OLD BUSINESS:

- A. Consider Ordinance 287-A-2019: An Ordinance Amending The City Of Universal City's Code Of Ordinances Chapter 3 (Entitled "Business, And Industry Regulations, Licenses And Permits") Article IX (Entitled "Massage Business") To Require Massage Establishments, Massage Schools And Persons Providing Massage Therapy To Comply With The City's Zoning Regulations; And, To Provide A Process For Investigating The Background Of An Owner Or Operator Of, Or An Investor In, A Massage Establishment; And Providing For Severability, Repeal And Conflict Clauses; Providing For Violations To Be Subject To Fine In An Amount Not To Exceed Five Hundred Dollars; Providing For Publication And Providing For An Effective Date. (Second Reading).**

Mrs. Turner announced that no changes were made since the first reading.

Mayor Pro Tem Neville moved to approve Ordinance 287-A-2019. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

11. CITY MANAGER COMMENTS:

Mrs. Turner:

1. Announced that the Armed Forces River Parade is Saturday and Regina would be giving more information to Councilmember Maxwell, Councilmember Volle, and Councilmember Najarian as they are the ones riding on the float this year; and
2. Recognized Fire Chief Manuel Casarez for completing his Certified Public Manager course at Texas State University; and
3. Acknowledged Sal Garcia, Golf Course & Operations Manager at Olympia Hills, and his team for winning 2<sup>nd</sup> place at the Tri-County Chamber Golf Tournament; and
4. Mentioned that Finance Director Pat Collins will be distributing the Budget Workshop schedule at the next City Council meeting; and
5. Reminded City Council that there will be a Special Meeting on Monday, May 13<sup>th</sup> at 6:00 p.m. to canvass the election; and
6. Stated that Public Work Director Randy Luensmann is working to improve the aesthetics of Kitty Hawk by relocating where residents have their trash bins picked up from the backyard to the front yard; and
7. Announced that the clean-up at 2902 Pat Booker Road has begun and explained that there may be more sightings of critters and vermin in the next few weeks.

12. COUNCILMEMBER COMMENTS:

Mayor Pro Tem Neville thanked everyone who voted in the election. He also mentioned he would like the fire sprinkler issue at Mr. Vaughn's property addressed. Then, he welcomed Michael Cassata to Universal City and said that he looks forward to him working with the Economic Development Corporation.

Councilmember Najarian mentioned with all the positive changes being made in Universal City that he was proud to live here. He also stated that he would like to further review the fire sprinkler issue before making a comment but thanked Mr. Vaughn for coming the meeting to address his concern.

Councilmember Shelby thanked everyone who voted. He praised the new Universal City splashpad and shared his gratitude for the daily checks that Public Works staff does to keep the water safe. In response to Mr. Vaughn's comments, Mr. Shelby would like to hear the City's point of view on the situation.

Councilmember Maxwell stated that he responded to Mr. Vaughn's e-mail on April 24<sup>th</sup>. He mentioned that the vote rate was 5% in Universal City, which was good. However, he had heard a rumor that voters were told they could only vote for one person instead of three. Next year, there needs to be some education material sent out to combat that rumor.

Councilmember Volle welcomed Michael Cassata to the team and congratulated Kim on her first meeting as City Manager. She also congratulated Chief Casarez for finishing his class.

Councilmember Goolsby hoped that Mr. Taylor is enjoying his night off. He warned Michael that he will be harassing him on a regular basis and welcomed him to the team. Also, he is interested in seeing what the City attorney would say about the fire sprinkler system needing a separate meter. Finally, he thanked everyone who participated in the election this year.

### 13. MAYORAL COMMENTS:

Mayor Williams:

1. Reminded City Council that the Northeast Economic Development Partnership meeting is Thursday; and
2. Informed that the property tax revenue cap is still being entertained by state legislatures and it is likely that they will pass something related to the cap; and
3. Announced that there is a new commander of the Air Education Training Command, Lt. General Webb. He will be replacing General Kwast soon; and
4. Stated that Councilmember Maxwell, Councilmember Volle, and Councilmember Najarian will be representing Universal City in the Armed Forces River Parade float on Saturday, May 18<sup>th</sup>; and
5. Specified that City staff is aware of the traffic congestion on Pat Booker Road and has been in conversation with TX Dot to try to correct the issue; and
6. Applauded the Universal City Splash Pad. His grandkids loved it; and
7. Congratulated the newly re-elected councilmembers and reminded everyone that the election results will be canvassed on May 13<sup>th</sup> at 6:00 p.m.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 7:35 p.m.

ATTEST:

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John Williams, Mayor

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Kristin Mueller, City Clerk