

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, April 17, 2018

1. **CALL TO ORDER:** Mayor John Williams at 6:31 p.m.
2. **QUORUM CHECK:** Kristin Mueller, City Clerk

**Present:**

Mayor John Williams  
Mayor Pro Tem Richard "Dick" Neville  
Councilmember Tom England  
Councilmember S. Bear Goolsby  
Councilmember Tom Maxwell  
Councilmember William Shelby  
Councilmember Beverly Volle

**Present:**

Ken Taylor, City Manager  
Jameene Williams, City Attorney  
Kim Turner, Asst. City Manager  
Regina Carmona, Event Coordinator  
Manuel Casarez, Fire Chief  
Randy Luensmann, Public Works Director  
Kristin Mueller, City Clerk  
Gary Speer, Police Chief

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Assistant City Manager Kim Turner 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:**

Mayor Williams gave a special tribute to Gene Thorpe, a previous City Manager for Universal City, who past away recently. He praised Mr. Thorpe for his dedication to Universal City.

Councilmember England introduced Suzanne Kennoyer, Judson ISD School Board member, who was in the audience.

7. **MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the minutes of the Tuesday, April 3, 2018 City Council Regular Meeting. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

8. **CITIZENS TO BE HEARD:**

Sandra Humphrey, 806 Straight Lane, thanked City Council for the opportunity to speak. She stated that her cats are not able to enjoy being outside because of the current leash law. In previous years, she was fined for violating the leash law. The current law requires cats to be on a leash while outside. She asked City Council to consider removing cats from the leash law requirement.

9. **NEW BUSINESS:**

- A. Discuss & Consider naming the Universal City Dog Park in honor of Aina Blake.**  
Mayor Williams stated that the Universal City Dog Park has been open for six years and is a fantastic addition to the community. He proposed that the facility be named in honor of Ms. Aina B. Blake. Ms. Blake and her late husband, Gordon Blake, were instrumental in the fundraising and development of the animal shelter. Ms. Blake, through Homes for the Homeless, raised over \$300,000 for the Animal Care and Control Facility.

Councilmember Maxwell moved to name the Universal City Dog Park in honor of Ms. Aina B. Blake. Mayor Pro Tem Neville, Councilmember England, Councilmember Goolsby, Councilmember Shelby, and Councilmember Volle seconded the motion.

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

**Motion to approve carried.**

Ms. Blake stated in 1973 she took two stray cats to the Universal City Animal. The worker there encouraged her to get involved with the shelter, and so she did. Seven years later, she married that man, Mr. Gordon Blake. She is so proud of how many things that Homes for the Homeless has accomplished in 45 years and she hopes that the mission of Homes for the Homeless continues for many years to come and that it continues to support the Universal City Animal Care and Control facility.

Mayor Williams stated that the City is honored to name the facility after Ms. Blake.

- B. Presentation & Discussion regarding Building Safety Inspections.**

Assistant City Manager Kim Turner presented on the status of the Building Safety Inspection program. She highlighted some of the serious life, health, and safety concerns that the department has recently identified in some commercial and residential buildings and the steps being taken to correct those issues. In addition, she cleared up the rumors regarding several of the businesses that have recently closed in Universal City.

Mayor Williams specified that he asked for this update to be on the agenda because there had been social media posts circulating with incorrect information. He professed that Universal City is very proactive in its interactions with local businesses.

Mayor Pro Tem Neville reminded City Council that the Universal City Economic Development Corporation has awarded approximately \$2,000,000 to local businesses through the Storefront Improvement Program. There has been over \$8,500,000 in private investments in response to that program.

- C. Consider appointments to the Planning & Zoning Commission.**

Mayor Pro Tem Neville moved to appoint Shelly Reynolds and Jimmy Sue Svalberg to the Planning & Zoning Commission. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

Mayor Williams thanked Ms. Reynolds and Ms. Svalberg for committing to serve Universal City.

**D. Renewal of San Antonio River Authority (SARA) Wastewater Treatment Contract.**

City Manager Ken Taylor explained that the City has a contract with the San Antonio River Authority (SARA) and that contract is about to expire. Up for approval tonight is the new forty-year contract. He asked Ms. Turner to elucidate.

Ms. Turner explained that the contract is very similar to the previous contract with the exception that, because of the growth in the area, there are more points of entry.

Councilmember England moved to renew the San Antonio River Authority (SARA) contract. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

- E.** Discuss & Declare the adoption of the following Ordinance an emergency, as authorized by the City Charter -- Ordinance 252-AA-2018: An Ordinance of the city of Universal City approving a rate decrease for gas-utility services provided by CenterPoint Energy Resources, Corp. D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas – South Texas Division (“CenterPoint”) in relation to the company’s statement of intent to change gas rates filed with the City on about November 16, 2017; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with a decrease in CenterPoint’s non-gas revenue requirement and finding the rates to be set by the attached tariffs to be just and reasonable; finding rate case expenses attendant to CenterPoint’s statement of intent to be reasonable; directing CenterPoint to reimburse the City its reasonable rate case expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meeting Act; declaring an effective date; and repealing any prior resolutions or ordinances inconsistent with this ordinance.

Mayor Williams asked that City Staff explain why the adoption of Ordinance 252-AA-2018 should be declared an emergency. Mr. Taylor explained that Universal City joined in with a consortium of cities and hired a law firm to challenge the recent CenterPoint Energy Rate Increase proposal. To continue in the process, Universal City must adopt this ordinance before April 30, 2018. The emergency must be declared due to the time constraint.

Councilmember Maxwell moved to declare the adoption of Ordinance 252-AA-2018 an emergency and waive the requirement of two readings, as authorized by the City Charter. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

- F.** Discuss & Consider Ordinance 252-AA-2018: An Ordinance of the city of Universal City approving a rate decrease for gas-utility services provided by CenterPoint Energy Resources, Corp. D/B/A CenterPoint Energy Entex and CenterPoint Energy Texas Gas – South Texas Division (“CenterPoint”) in relation to the company’s statement of intent to change gas rates filed with the City on about November 16, 2017; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with a decrease in CenterPoint’s non-gas revenue requirement and finding the rates to be set by the attached tariffs to be just and reasonable; finding rate case expenses attendant to CenterPoint’s statement of intent to be reasonable; directing CenterPoint to reimburse the City its reasonable rate case expenses;

determining that this ordinance was passed in accordance with the requirements of the Texas Open Meeting Act; declaring an effective date; and repealing any prior resolutions or ordinances inconsistent with this ordinance.

Mr. Taylor explained that as a result of challenging the CenterPoint Energy rate increase, there will be a rate decrease of 4.1% for residential rates. He also showed a map that illustrated that the majority of Universal City is serviced by CenterPoint Energy.

Councilmember England moved to approve Ordinance 252-AA-2018 and declaring its passage an emergency. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

**10. OLD BUSINESS:** None.

**11. CITY MANAGER COMMENTS:**

Mr. Taylor:

1. Stated that April 8-14, 2018 was Animal Care & Control Appreciation Week. The Universal City Animal Shelter will host its 10-year anniversary party from 10am-2pm. They will have cake to celebrate and will be offering \$55 adoptions;
2. Mentioned that the April 8-14, 2018 was also National 911 Telecommunications Week. In Universal City, 8 technicians answer about 27,000 calls a year, or about 77 calls a day. The dispatchers are the first of the first responders. He thanked them for their hard work;
3. Reminded City Council that Early Voting begins on April 23, 2018 at the Universal City Public Library; and
4. Thanked Nancy Brewington and Hands N Harmony for the Universal City Employee Appreciation Day that they hosted. To thank City Staff for their dedication and hard work, Hands N Harmony brought breakfast, snacks, and lunch to the Public Works building and offered free chair massages to all of the Universal City employees.

**12. COUNCILMEMBER COMMENTS:**

Mayor Pro Tem Neville thanked the two new appointees to the Planning and Zoning Commission for volunteering their time. He also mentioned that the Universal City Economic Development Corporation assisted Four Kings through the Storefront Improvement Program when it was a new business as well as when they were looking to start the bakery. It is a perfect example of the success of the Storefront Improvement Program.

Councilmember Volle thanked the Development Services Department for keeping Universal City safe. She mentioned that she was grateful for the CenterPoint Energy rate decrease and plugged the Universal City Library event on May 5, 2018. They are doing a play called "The Things My Momma Told Me", written by a local author.

Councilmember Shelby commented that he has been a Universal City resident his entire life and has seen businesses come and go – it is a constant cycle. He does not believe that Universal City is closing down and is confident that the staff running the City is diligent and cares about the city.

Councilmember England thanked City Staff for the new ceiling fans in council chambers. He also thanked Ms. Turner for her presentation and reminded everyone that Spring Clean Up runs through April 22, 2018.

Councilmember Maxwell stated that he empathized with Ms. Humphrey but with the coyote and stray cat population, he does not know how to solve cat leash law problem. He invited her to come up with a reasonable solution so that a compromise can be reached.

Councilmember Goolsby thanked the new Planning and Zoning Commission appointees for volunteering their time to serve the City. He also agreed with Councilmember Maxwell in regards to her cats and the current leash law.

**13. MAYORAL COMMENTS:**

Mayor Williams:

1. Declared that the Board of Appeals and the Board of Adjustments have been very busy;
2. Showed his appreciation to the Animal Care and Control staff. He invited everyone to purchase a paver for that location;
3. Reminded that Early Voting begins April 23, 2018 at the Universal City Library;
4. Stated that Election Day is Saturday, May 5, 2018. Also, the Universal City Firefighter Association's Pancake Breakfast is held that morning at the Universal City Fire Department;
5. Read an e-mail from Mr. Dick Crowe commending the Universal City Water Department employees, Brandon and JoJo, for going above the call of duty while they were replacing his meter box. He wrote that the staff were friendly and professional and got the job done in a timely manner; and
6. Thanked everyone for attending the meeting.

**14. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:37 p.m.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor

