

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, June 5, 2018

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 "Dick" Neville  
Councilmember Tom Maxwell  
Councilmember Paul Najarian  
Councilmember William Shelby  
Councilmember Beverly Volle

**Present:**

Ken Taylor, City Manager  
Kim Turner, Asst. City Manager  
Jameene Williams, City Attorney  
Manuel Casarez, Fire Chief  
Pat Collins, Finance Director  
Sal Garcia, Olympia Hills Golf Ops Director  
Randy Luensmann, Public Works Director  
Katie Rein, Olympia Hills Food & Bev Director  
Gary Speer, Police Chief

**Absent:**

Councilmember S. 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 Volle seconded the motion.

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

**Motion to approve carried.**

6. **AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:**

Mayor Williams expressed his condolences to Mayor Pro Tem Neville. Mayor Pro Tem Neville's grandson, David Michael Soares, passed away May 19, 2018. Mayor Williams attended the funeral service and mentioned that because David always wore a ballcap, the pastor allowed everyone to continue wearing their hats during the service.

Mayor Williams also expressed his condolences to the family of Col. Colin Chauret. Catherine "Kitty" Chauret passed away on June 3, 2018. The Chaurets are long term residents of Universal City and Katie Rein, Olympia Hills Food & Beverage Director, is Mr. Chauret's granddaughter. He also gave his condolences to the family of former Mayor Carmeline Squires. Darrell (Dick) Richard Squires, husband of former Mayor Carmeline Squires, passed away on May 17, 2018.

Finally, Mayor Williams welcomed Councilmember Paul Najarian to his first official meeting.

**7. MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the Tuesday, May 15, 2018 Regular Meeting minutes. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**8. CITIZENS TO BE HEARD: None.**

**9. NEW BUSINESS:**

**A. Discuss & Consider Cibolo Creek Municipal Authority (CCMA) Wholesale Rate for Wastewater Treatment.**

City Manager Ken Taylor reminded council that half of the City is serviced by San Antonio River Authority (SARA) and the other half is serviced by Cibolo Creek Municipal Authority (CCMA). The new SARA wholesale rates were approved at a previous City Council Meeting. Mr. Taylor introduced General Manager Clint Ellis and Business Manager Ryan Madsen to present the proposed CCMA wholesale rate for wastewater treatment.

Mr. Madsen explained that the current wastewater rate is not covering CCMA's cost of service. CCMA is in the process of discontinuing the use of impact fee funds to subsidize debt service so that impact fee funds may be used for capacity projects in the future. Current wastewater treatment plant expansion is leading to higher operating costs. The FY2019 increase should cost the average homeowner approximately \$1.29 per month based on 5,152 gallon average monthly water use. The total increases from FY2019 to FY2021 should cost the average homeowner approximately \$2.42 per month.

The proposed wholesale wastewater rates are:

Each Fiscal Year is from October 1 through September 30				
FY2017	FY2018	FY2019	FY2020	FY2021
\$3.35	\$3.58	\$3.83	\$3.93	\$4.05

Councilmember Shelby moved to approve the proposed CCMA wholesale rate for wastewater treatment. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

**B. Discuss & Consider Ordinance 525-S-2018: An Ordinance amending Ordinance 525-R-2015 [Codified as Chapter 2-3 – Garbage and Trash Collection and Disposal] to prescribe an additional residential 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).**

Mr. Taylor stated that the Waste Management contract is normally reviewed and approved in January but, in an effort to allow more time to transition the rates, the contract will now be reviewed in June each year. Outside of the new "At Your Door" service, the contract is essentially the same. He called on Albert Perez, Account Manager, to elucidate.

Mr. Perez explained that the "At Your Door" service is a household chemical waste service. All Universal City residents will have unlimited access to scheduled pick-ups for items like oil, pesticides, pool chemicals, batteries, televisions, etc. A resident can call Waste Management to schedule a pick-up of those items at any time for no additional cost.

Assistant City Manager Kim Turner explained that the "At Your Door" information is being sent out to Universal City residents through the Gateway, utility bill insert, Facebook, the City website, and in the welcome packet for new residents. Mr. Perez stated that Waste Management will be sending out magnets with the program information on it to all Universal City residents.

Mayor Pro Tem Neville moved to approve Ordinance 525-S-2018. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

The second reading for Ordinance 525-S-2018 will be at the Tuesday, June 19, 2018 City Council meeting.

- C. Discuss & Consider Ordinance 652: An Ordinance of the City Council of the City of Universal City, Texas, granting an electric transmission and distribution, and communications franchise to the Guadalupe Valley Electric Cooperative, Inc. For the use of City streets, alleys, and public ways for a twenty-year term commencing on the effective date; containing various terms and conditions with regard to the grant of such franchise; containing a severability clause; providing for the superseding of any and all kinds of ordinances, regulations, rules, or policies that are in conflict with this ordinance; and providing an effective date. (First Reading).**

Mr. Taylor stated that Guadalupe Valley Electric Cooperative (GVEC) is the electricity service provider for the Extra-Territorial Jurisdiction (ETJ). He is bringing the GVEC Franchise Agreement before council in anticipation of annexing a portion of the ETJ in the near future.

Ms. Turner stated that the franchise fee for GVEC will be 3% on electric service (to match the 3% that CenterPoint Energy customers pay) and 2% on internet service.

Councilmember Maxwell moved to approve Ordinance 652. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

The second reading for Ordinance 652 will be at the Tuesday, June 19, 2018 City Council meeting.

- D. Consider Bid Acceptance of the Community Development Block Grant (CDBG) Parkview Estates Phase XIII Drainage Improvements.**

Public Works Director Randy Luensmann explained that the City contributed \$175,000 and was awarded \$300,000 from the CDBG grant program to continue the Parkview Estates drainage improvements. There were eight responsive bidders for this project. J3 Construction was the lowest bidder with the base bid of \$324,744, an Add Alternate 1 of \$73,533, and an

Add Alternate 2 of \$74,865.50. After review, City staff is recommending City Council award the project, including both add alternates, to J3 Construction in the amount of \$473,142.50.

Councilmember Shelby moved to award the CDBG Parkview Estates Phase XIII Drainage Improvements project to J3 Construction in the amount of \$473,142.50. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

**E. Consider Financial Report for April 2018.**

Finance Director Pat Collins presented the April 2018 Financial Report and answered questions accordingly.

Councilmember Maxwell moved to approve the April 2018 Finance Report. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**10. OLD BUSINESS:** None.

**11. CITY MANAGER COMMENTS:**

Mr. Taylor:

1. Explained a new phone feature available to City Council;
2. Reminded City Council of the Special Meeting scheduled for Tuesday, June 12<sup>th</sup>; and
3. Asked Ms. Turner to announce that the City of Universal City received the San Antonio Masonry Council Association Golden Trowel Award. Ms. Turner stated that SAMCA worked with Universal City a few years ago when the City updated the building code to require all masonry products on the exterior of new buildings. SAMCA invited Council to attend the Golden Trowel Award Banquet on Thursday, June 28, 2018.

**12. COUNCILMEMBER COMMENTS:**

Councilmember Volle stated that the Olympia Hills Happy Hour on Thursdays is a fantastic event and she thanked the staff of Olympia Hills for making it great. She also asked for Olympia Hills to get outdoor ceiling fans.

Councilmember Maxwell dittoed that the socializing and food at the Olympia Hills Happy Hour is fantastic. He invited everyone to attend.

Councilmember Shelby reminded everyone that Splashfest is Saturday. He also stated that his favorite event, the Library Concert Series, begins this summer.

Councilmember Najarian reiterated that the Happy Hour at Olympia Hills is fun and well attended. He has been attending and having a very good time. He also reminded everyone that Movies in the Park follows Splashfest on Saturday.

Mayor Pro Tem Neville thanked the City staff and the council for their sympathies for the loss of his grandson. He also mentioned that he will not be able to attend Casino Night again this year because he will be in Florida.

**13. MAYORAL COMMENTS:**

Mayor Williams stated that Pete Arguello, a representative from Congressman Henry Cuellar's office, comes to the Universal City Library the first Tuesday of every month from 11a.m. – 12 p.m. An appointment is not needed to meet with him. Also, Mayor Williams informed City Council that he will be attending the Change of Command for the 502<sup>nd</sup> Air Base Wing at Fort Sam Houston tomorrow. Brig. Gen. Heather Pringle has been reassigned and her replacement will be Brig. Gen. Laura Lenderman. He will invite Brig. Gen. Lenderman to attend a future council meeting.

**14. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:35 PM.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor

