

CITY OF UNIVERSAL CITY

Date: August 27, 2019

TO: Members of City Council

FROM: City Manager

SUBJECT: Fiscal year 2020 budgets

Below are the fiscal year budgets for general fund, debt service, utility fund, golf course and storm water utility fund.

The general fund and debt service budgets are based on the tax rate of \$0.601444 maintenance and operation rate \$0.486109 and debt service rate \$0.115335 per \$100 of property valuation.

In your motion, please list out each fund and the corresponding amount.

Recommend approval of:

General fund revenues - \$14,505,533; expenditures - \$14,466,421

Capital Projects revenues - \$8,306,289; expenditures- \$8,306,289

Debt Service revenues - \$3,668,090; expenditures - \$3,088,473

Utility fund revenues - \$11,817,831; expenses - \$11,407,503

Golf Course revenues - \$2,567,500; expenses \$2,495,866

Storm Water Utility revenues - \$720,029; expenses \$710,048

RESOLUTION 882

RATIFYING THE PROPERTY TAX INCREASE OF \$861,717 REFLECTED IN THE FISCAL YEAR 2020 BUDGET.

WHEREAS, The Texas Local Government Code, CHAPTER 102, requires a municipality to prepare an annual budget to cover proposed expenditures; and,

WHEREAS, The Texas Local Government Code, CHAPTER 102, requires a separate vote to ratify the increase of property tax revenue in said budget over the prior year budgeted property tax revenue; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Universal City, Texas,

1. That the total property tax revenue for the Fiscal Year 2020 budget be increased by \$861,717 over the property tax revenue for the Fiscal Year 2019 budget; and,
2. That such amount derives from new property added to the tax roll, as well as increase in valuations; and,
3. That the same is hereby ratified.

Resolved, Passed and approved this 3rd day of September 2019.

John Williams, Mayor

ATTEST:

Kristin Mueller, City Clerk

ORDINANCE 656

AN ORDINANCE SETTING THE AD VALOREM TAX RATE FOR 2019 AT \$0.601444 PER \$100.00 OF APPRAISED VALUE; APPOINTING A TAX ASSESSOR/COLLECTOR.

WHEREAS, the State permits cities to levy an ad valorem tax on property; and,

WHEREAS, the ad valorem tax is based on the appraised value of property; and,

WHEREAS, the City Council of the City of Universal City, Texas, has determined an ad valorem tax must be levied to finance necessary services.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS, THAT

1. The following ad valorem tax rate is adopted per \$100.00 valuation:

\$ 0.486109 for Maintenance and Operation
\$ 0.115335 for Debt Service
\$ 0.601444 Total Tax Rate

2. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

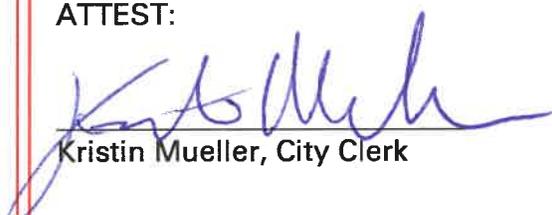
3. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.9000% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$35.59.

4. The Bexar County Tax Assessor/Collector is directed to assess and collect the ad valorem tax.

PASSED and APPROVED this the 17th day of September 2019.


John Williams, Mayor

ATTEST:


Kristin Mueller, City Clerk

APPROVED FOR LEGAL SUFFICIENCY:


Habib Erkan, City Attorney

Distribution:
Finance Department
Bexar County Tax Assessor/Collector
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MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
 Regular Meeting, Tuesday, September 17, 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
 H, City Attorney
 Manuel Casarez, Fire Chief
 Michael Cassata, Dev Services Director
 Pat Collins, Finance Director
 Randy Luensmann, Public Works Director
 Kristin Mueller, City Clerk
 Gary Speer, Police Chief

Mayor Williams noted a quorum was present.

3. INVOCATION: Councilmember Najarian 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 members were present.

6. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:

Mayor Williams presented Judge Frankie Geneva Boyd a proclamation for her many years of services to Universal City declaring September 17, 2019 as "Frankie Geneva Boyd Day". She served as the alternate judge for the Universal City Municipal Court since 2008 and has served as a judge in the surrounding area since 1976.

7. CITIZENS TO BE HEARD:

- Brian Hayden, 702 Balboa, congratulated the City on the steps it has made to become smoke free in the last few years, but he would City Council to consider prohibiting smoking on any public land, included the Olympia Hills Golf Course.

8. CONSENT AGENDA:

Councilmember Maxwell moved to approve the following consent agenda items:

- a) Consider City Council Minutes for the Tuesday, September 3, 2019 Regular Meeting.
- b) Consider Ordinance 656: An Ordinance setting the Ad Valorem Tax Rate for 2019 at \$0.601444 per \$100.00 of appraised value; and appointing a Tax Assessor/Collector. (2nd Reading).
- c) Consider Resolution 883-2019: A Resolution approving the Universal City Economic Development Corporation's Performance Agreement for 302 Pat Booker Road, which will facilitate the promotion and development of new or expanded commercial development and which was approved by the Board of Directors of the Universal City Economic Development Corporation on August 8, 2019; and providing an effective date. (2nd Reading).

- d) Consider Ordinance 361-Y-2019: An Ordinance amending Ordinance 361-2006 and Chapter 1-4 Finance Article IB, Fees and Charges of the Code of Ordinances, revising certain sections and paragraphs accordingly, and setting an effective date. (2nd Reading).

Councilmember Najarian seconded the motion.

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

Motion to approve carried.

9. NEW BUSINESS:

A. Consider removal of Alternate Judge.

Court Administrator Linda Rose stated that Judge Boyd needs to be removed from judgeship since she is retiring after serving Universal City as the alternate judge for Universal City since 2008.

Councilmember Shelby moved to remove Judge Boyd as alternate judge. Mayor Pro Tem Neville seconded the motion.

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

Motion to remove carried.

B. PUBLIC HEARING: P.C. 524 (CU 152)—A request for a Conditional Use Permit at 210 E. Aviation Boulevard (CB 5768 BLK 70 Lot 1 THRU 4 & P-100 (PT OF ALLEY)) to allow a Religious Assembly use (worship services) in C3-Commercial Services District, per zoning ordinance 581.

Development Services Director Michael Cassata explained that The Potter House is seeking a conditional use permit for 210 E. Aviation Blvd, previously Da Bunker Bar. That property is currently zoned C-3 and requires a conditional use permit to be used for religious assembly. The Conditional Use was denied by the Planning and Zoning Commission on September 9th by a vote of 1 to 4. City staff is concerned that a church at that location could hinder the synergy of redevelopment.

Mayor Williams opened the Public Hearing at 6:47 p.m.

Camilo Perez, 8519 Morning Grove, gave his personal testimony and spoke in favor of the Conditional Use Permit. He voiced that he believes that keeping 210 E Aviation a bar is not in the best interest of residents.

Michael LaMoore, 7616 Upper Seguin Rd, gave his personal testimony and requested that City Council vote in favor of the Conditional Use Permit.

Michael Carmona, 8122 Brisbane, gave his personal testimony and asked that City Council support the Conditional Use Permit.

Noell Crossland, 7828 Pat Booker Rd, Apt #729, shared a testimony and asked City Council to allow their congregation to continue growing by allowing the Conditional Use Permit.

Richard Lyman, 7616 Upper Seguin Rd #22, shared how The Potter House has changed his life and requested that City Council approve the Conditional Use Permit.

Joseph Espinosa, 237 Ivy Lane, mentioned that he has been attend The Potter House for five years and shared his personal testimony. He too requested that City Council approve the Conditional Use Permit.

Kristen LaMarve, 7616 Upper Seguin Rd, shared how The Potter House has positively changed her life and asked City Council to support the Conditional Use Permit.

Luis Perez, 2025 Universal City Blvd, mentioned he has been a member of The Potter House for six years. He shared his testimony and showed his support for the Conditional Use Permit.

There being no other comments, Mayor Williams closed the public hearing at 7:18 p.m.

- C. Discuss & Consider Ordinance 655-B-2019 (PC 524 CU 152): An ordinance approving a Conditional Use Permit for a Religious Assembly use in a C3-Commercial Services District on property located at 210 E. Aviation Boulevard, Universal City, Texas (CB 5768 BLK 70 Lot 1 THRU 4 & P-100 (PT OF ALLEY); providing for non-severability; and establishing an effective date. (First Reading).**

Mrs. Turner clarified that the City is wanted to revitalize that area of town not by recruiting “night life”, but instead looking for “life at night” – something that keeps residents in that area of town after dark.

Mr. Neville reminded the audience of the Open Meetings Act and let them know that as a council they are not allowed to discuss agenda items outside of the council meeting.

Councilmember Maxwell commented that no bars were mentioned in the revitalization plan for that area. While he admired the testimonies of those who shared and their desire to improve the lives of people, he is concerned that a church in that facility is not its highest and best use.

Councilmember Najarian declared that he appreciated the testimonies of those who gave them and feels like he can relate to those stories. He stated that he does not want The Potter House to leave Universal City but would like them to consider a different location. He stated that City Council is tasked with making the best decision for the City as a whole. He would like to see the results of the market analysis for that area before he votes for any zone change.

Councilmember Goolsby commends The Potter House for their role in the community. He recommended that they consider adding services before they consider relocating or until they can find a location that suits them. He believes that improving residential conditions will help to revitalize that neighborhood. One way to do that is by having a church as an anchor. Nevertheless, he is not sure if it is the right time or place to move The Potter House.

Councilmember Volle thanked the congregation for coming. She would like to see the results of the market analysis before a zone change is made. She stated that the City Council is not voting against the church congregation but are tasked with making a decision that is best for the community as a whole.

Councilmember Shelby asked Mrs. Turner how long 210 E. Aviation has been for sale. Mrs. Turner said that facility has been a bar for a least twenty years and the current occupant is closing. Councilmember Shelby doesn’t think that the conditional use at this time is viable.

Mayor Williams declared that the work that The Potter House does is beautiful. But he also believes that the timing of the request is off. He would love to keep The Potter House in Universal City and try to work with them to find a location better for them.

Councilmember Shelby moved to disapprove Ordinance 655-B-2019 and deny the Conditional Use Permit request for 210 E. Aviation. Councilmember Najarian seconded the motion.

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

Motion to disapprove and deny carried.

- D. Consider Resolution 884-2019: A Resolution approving the Universal City Economic Development Corporation's Performance Agreement for 1645 Pat Booker Rd, Suite 101, which will facilitate the promotion and development of new or expanded commercial development, and which was approved by the Board of Directors of the Universal City Economic Development Corporation on 12 September 2019; and providing an effective date. (First Reading).**

Ms. Mueller stated that Resolution 884-2019 confirms the decision approved by the Economic Development Corporation to provide an economic incentive to 1645 Pat Booker Rd, Suite 101. The property is currently zoned C2-Retail. They applied for funding to help them with painting the exterior of the facility as well as adding signage. Furthermore, Ms. Mueller mentioned that the business owners took advantage of the Architect Fee program that the EDC started. The EDC paid 100% of the architect fees to develop a unique and professional design for the business. The total estimated cost of the project is \$7338.50. The EDC unanimously voted to reimburse up to \$3,669.25.

Councilmember Shelby moved to approve Resolution 884-2019. Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

- E. Consider Resolution 885-2019: A Resolution approving the Universal City Economic Development Corporation's Performance Agreement for 1740 Universal City Blvd, Bldg 3, which will facilitate the promotion and development of new or expanded commercial development, and which was approved by the Board of Directors of the Universal City Economic Development Corporation on 12 September 2019; and providing an effective date.**

Mrs. Turner gave the historical background of Northlake Business Park. One of the first businesses established in the park was SupaDoors, a 100,000 Sq. Ft manufacturing center owned by Ian Fisher. Mr. Fisher sold SupaDoors and invested it further into Northlake Business Park and is currently in the process of constructing approximate 45,000 sq. ft of office/warehouse space. Mr. Fisher approached the City with an idea to help keep a growing business in Universal City.

Ms. Mueller stated that Mr. Fisher has invested approximately \$6,000,000 in the new buildings at 1740 Universal City Blvd and has been working with the City to help retain CellRight Technologies. CellRight Technologies was founded in 2011. Since then, they have grown significantly and was bought out by an international company, Tissue Regenix, in 2017. The company continues grow and must expand operations to meet demand. They plan to add 35

new full-time employees, in the next 2-3 years. The capital investment for this phase of the expansion is estimated at \$1.1M and \$2.5M in the next phase. Ms. Mueller then asked Mr. Ian Fisher, owner of Universal City Business Park, LLC, to give the details of the project.

Mr. Fisher shared that his new construction included 30 small units he planned to lease. Eighteen months ago, he had a discussion with Robin Tanner from CellRight Technologies about leasing building #3. To make leasing the facility a possibility, Mr. Fisher had to make several concessions, including lowering the rent rate, giving CellRight the option to buy the building in the future, and making several capital improvements such as increasing the electric utility capacity, constructing a direct portable water connection, constructing direct fire line, irrigation, and sewer easements, and all the engineering costs for those improvements. He stated he saw the value for the City, Northlake Business Park, and for his building, of keeping CellRight Technologies in Universal City and requested funding from the EDC to help make that happen.

Mrs. Mueller stated that the EDC unanimously voted to reimburse Universal City Business Park, LLC \$269,827.60 for the project. By approving Resolution 885-2019, City Council is confirming that decision.

Mayor Pro Tem Neville stated that Mr. Fisher brought the first international company to Northlake Business Park and is happy to see him investing to keep the second international business in Northlake Business Park.

Councilmember Shelby moved to approve Resolution 855 and the performance agreement between the Universal City Economic Development Corporation and Universal City Business Park, LLC. Councilmember Goolsby seconded the motion.

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

Motion to approve carried.

- F. Discuss & Consider Ordinance 344-A-2019: An Ordinance amending sections 3-3-202 of the Code of Ordinances to provide for the City's continued receipt of a portion of bingo games prize fees; providing for severability; and establishing an effective date. (First Reading).**

Mrs. Turner stated that recent State Legislation requires cities that have previously adopted to receive a portion of bingo games prize fee must readopt that ordinance before November 1, 2019 to continue receiving bingo games prize fees. Currently, there are no bingo facilities in Universal City but is just readopting the ordinance to comply with the new legislation.

Councilmember Shelby moved to approve Ordinance 344-A-2019. Councilmember Najarian seconded the motion.

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

Motion to approve carried.

- G. Consider Bid Acceptance of the 2019 Sanitary Sewer Pipe Bursting Rehab Project.**

Mr. Luensmann stated there were eight bidders for the project. The lowest bid came in from King Solution Services in the amount of \$519,880. He had budgeted \$762,000 for the project and recommended awarding the 2019 Sanitary Sewer Pipe Bursting Rehab Project to King Solution Services in the amount of \$519,880.

Mayor Pro Tem Neville moved to accept the bid from King Solution Services in the amount of \$519,880 for the 2019 Sanitary Sewer Pipe Bursting Rehab Project. Councilmember Maxwell seconded the motion.

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

Motion to approve carried.

10. OLD BUSINESS: None.

11. CITY MANAGER COMMENTS:

Mrs. Turner:

1. Invited everyone to attend the 50s themed happy Hour at Olympia Hills Golf Course as well as the Halloween event they will be hosting;
2. Reminded that the National Night Out Kick-Off event is Saturday, September 28th at Universal City Park;
3. Asked for volunteers for the unloading of pumpkins for the Pumpkin Patch on October 2nd;
4. Attended the Mike Hoffman presentation on the History of Universal City at the Universal City Library and stated it was very well done;
5. Had Mr. Luensmann give a summary and status update of the street bond projects;
6. Explained why the recent Waste Management route was changed and why alley pick-up along Kitty Hawk is no longer permitted; and
7. Gave an update on that status of the Jack's Auto and Salvage property on Pat Booker Road.

12. COUNCILMEMBER COMMENTS:

Councilmember Najarian made no comments.

Councilmember Maxwell made no comments.

Mayor Pro Tem Neville asked why JISD is blocking traffic on Kitty Hawk. Additionally, he commended the contractors who marked Universal City Blvd and noted that the site prep for the new Q-T location had begun. He thanked those who came to give their testimonies and informed the council that he will not be at the October 6th meeting.

Councilmember Shelby asked the City to consider what they can do to educate business owners on zoning before they sign a lease.

Councilmember Goolsby made no comments.

Councilmember Volle also invited everyone to come help unload Pumpkins on October 2nd and reminded councilmembers that the pie throwing is October 12th at 2:30 p.m. She also attended Mike Hoffman's presentation at the library and found it very interesting.

13. MAYORAL COMMENTS:

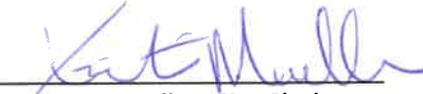
Mayor Williams:

1. Announced the Association of Event Communities are pushing for appropriations for an infrastructure pilot program. Over 122 mayors signed the document and it went before the Senate committee and they approved \$75M for that initiative. Now, it has to be approved by the House;

2. Announced that an intergovernmental support agreement signed on September 25th that will allow the City to work with JBSA – Randolph on numerous issues; and
3. Announced that the Northeast Partnership is hosting a social at Bluebonnet Palace on Thursday, October 10th from 6-10 p.m and invited everyone to attend.

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:22 p.m.

ATTEST:



Kristin Mueller, City Clerk



John Williams, Mayor

