

To: City Council

From: Kim M. Turner, City Manager

*Kim*

TMB C

Date: August 28, 2020

RE: Fiscal Year 2021 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 \$0.585062; maintenance and operation rate of \$0.475225 and debt service rate of \$0.109837 per \$100 of property valuation.

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

Recommend approval of:

Fund	Revenues	Expenditures
General Fund	13,946,889	13,730,379
Capital Projects	2,704,853	2,704,853
Debt Service	2,175,494	2,155,221
Utility Fund	12,102,758	12,102,574
Golf Course	2,524,400	2,523,287
Stormwater	705,793	705,793

RESOLUTION 909

RATIFYING THE PROPERTY TAX INCREASE OF \$251,115 REFLECTED IN THE FISCAL YEAR 2021 BUDGET.

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*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,

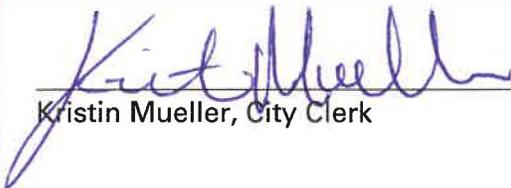
1. That the total property tax revenue for the Fiscal Year 2021 budget be increased by \$251,115 over the property tax revenue for the Fiscal Year 2020 budget; and,
2. That such amount derives from new property added to the tax roll, as well as increase in valuations; and,
3. That the same is hereby ratified.

Resolved, Passed and approved this 1<sup>st</sup> day of September 2020.



John Williams, Mayor

ATTEST:



Kristin Mueller, City Clerk



ORDINANCE 656-A-2020

AN ORDINANCE SETTING THE AD VALOREM TAX RATE FOR 2020 AT \$0.585062 PER \$100.00 OF APPRAISED VALUE; APPOINTING A TAX ASSESSOR/COLLECTOR.

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*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:

\$ 0.475225 for Maintenance and Operation  
\$ 0.109837 for Debt Service  
\$ 0.585062 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 1.5000% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$8.18.

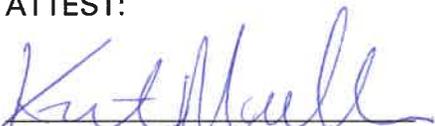
4. The Bexar County Tax Assessor/Collector is directed to assess and collect the ad valorem tax.

PASSED on the first reading on the 1<sup>st</sup> day of September 2020.

PASSED and ADOPTED at the second reading on the 15<sup>th</sup> day of September 2020.

  
John Williams, Mayor

ATTEST:

  
Kristin Mueller, City Clerk

APPROVED FOR LEGAL SUFFICIENCY:

  
Matthew Longoria, City Attorney



MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Council Chambers, 2150 Universal City Blvd, Universal City, TX

Special Meeting, Monday, September 1, 2020

1. **CALL TO ORDER:** Mayor John Williams at 5:06 p.m.
2. **QUORUM CHECK:** Kristin Mueller, City Clerk

Present:

Mayor John Williams  
Mayor Pro Tem Richard Neville, arrived at 5:22 p.m.  
Councilmember Bear Goolsby, arrived at 5:14 p.m.  
Councilmember Tom Maxwell  
Councilmember Paul Najarian, arrived at 5:10 p.m.  
Councilmember William Shelby  
Councilmember Beverly Volle  
Mayor Williams noted a quorum was present.

Present:

Kim Turner, City Manager  
Pat Collins, Finance Director  
Kristin Mueller, City Clerk

3. **PURPOSE OF SPECIAL MEETING:**

**PUBLIC HEARING on the Proposed Fiscal Year 2020-2021 Budgets.**

Mayor Williams opened the Public Hearing at 5:10 p.m.

Finance Director Pat Collins presented the Fiscal Year 2020-2021 budgets.

Fund	Revenues	Expenditures
General Fund	13,946,889	13,730,379
Capital Projects	2,704,853	2,704,853
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Utility Fund	12,102,758	12,102,574
Golf Course	2,524,400	2,523,287
Stormwater	705,793	705,793

There being no public comments, Mayor Williams closed the public hearing at 5:25 p.m.

**PUBLIC HEARING on the Proposed 2020 Tax Rate to Support the Fiscal Year 2020-2021 City Budgets.**

Mayor Williams opened the Public Hearing on the Proposed 2020 Tax Rate to support the Fiscal Year 2020-2021 City Budgets at 5:25 p.m.

Mrs. Collins stated that the prior year property tax rate was 0.601444. The proposed 2020 Tax Rate to support the Fiscal Year 2020-2021 budgets is \$0.585062 (M&O - \$0.475225 plus the debt service rate of \$0.109837). At that rate, the total property tax revenue for Fiscal Year 20201 budget would be increased by \$251,115.

Mrs. Turner explained that property taxes are paid in arrears. Residents pay property tax after the whole year is complete.

Kim Igleheart, 736 Garden Meadow, stated that she opposed the tax revenue increase. She said that Universal City has the 3<sup>rd</sup> highest property tax rate, under Somerset and Kirby, and one of only 7

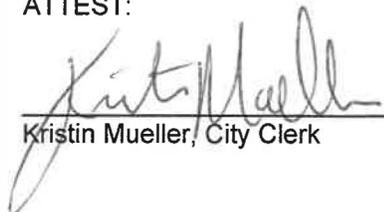
cities that accesses over \$0.50 per \$100 in valuation. She mentioned that the homestead exemptions were adopted decades ago and have not been adjusted for inflation. She requested that City Council not raise taxes, increase homestead exemptions, and freeze the taxes on the elderly and disabled.

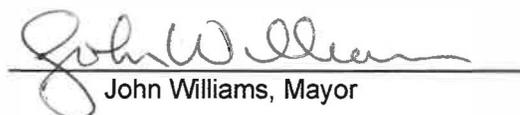
Steven Buck, 8693 Phoenix Ave, thanked City Council and staff for all their hard work in attracting new businesses and residents as that has kept the property tax rates low.

There being no other comments, Mayor Williams closed the Public Hearing at 5:45 p.m.

**4. ADJOURNMENT:** There being no objection, Mayor Williams adjourned the special meeting at 5:45 p.m.

ATTEST:

  
\_\_\_\_\_  
Kristin Mueller, City Clerk

  
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John Williams, Mayor



**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
 Regular Meeting, Tuesday, September 1, 2020

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  
 Matthew Longoria, City Attorney  
 Pat Collins, Finance Director  
 Kristin Mueller, City Clerk/Economic Dev Director

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. AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:

Mayor Williams read the *National Payroll Week* proclamation and declared the first full week of September *Payroll Week* in Universal City, Texas.

6. CONSENT AGENDA:

Councilmember Shelby requested that Ordinance 111-H-2020 be removed from the consent agenda.

Mayor Pro Tem Neville moved to approve the following consent agenda items:

- a) Consider City Council Minutes for the Tuesday, August 18, 2020 Regular Meeting.
- b) Consider Ordinance 581-T-2020 P.C. 530 (SU 001): A Request for a Specific Use Permit to allow an insurance agency and financial services company at 2101 Pat Booker Rd, in a C3-Commercial Services District, per Ordinance 581. (2<sup>nd</sup> Reading).
- c) Consider Ordinance 581-U-2020: Chapter 4-5 – Zoning, Section 4-5-62: to modify the maximum lot cover requirements in residential districts (2nd Reading).
- d) Consider Ordinance 581-V-2020: Chapter 4-5 – Zoning, Section 4-5-63: to modify the accessory structure standards (2nd Reading).

Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

## 7. CITIZENS TO BE HEARD:

- Byron Nichols, 102 Parkview Dr., stated that he and his neighbors were not pleased that their wastewater rates were increased because San Antonio River Authority wholesale rates increased. Their neighborhood is serviced by Cibolo Creek Municipal Authority. He voiced that the rate increase should only affect SARA customers.
- Kim Iglehart, 736 Garden Meadow Dr., stated that she had notified City Staff two times that the flags were not at half-mast on days that they should have been. She was upset that she never received a response to her e-mails and volunteered herself to manage the flags if that was what was necessary to ensure flags were done correctly.

## 8. NEW BUSINESS:

### A. Consider the Ballot for the Texas Municipal League Risk Pool Board of Trustees Election.

City Manager Kim Turner explained that the TML Risk Pool allows cities to join forces by pooling funds together and managing the risks of worker's compensation as a unified team. Members of the Risk Pool appoint their own Board of Trustees; each member serves for six years. She made the following recommendation for the TML Risk Pool Board of Trustees Election:

Place 1: Robert T. Herrera, City Manager, City of Cibolo

Place 2: John W. Fullen, Mayor, City of Henderson

Place 3: Jeffrey Snyder, City Manager, City of Plainview

Place 4: Kimberly Meismer, Executive Director of General Obligations, City of Kerrville

Councilmember Maxwell moved to approve the Staff's recommendations for the TML Risk Pool Board of Trustees ballot and authorized the Mayor to sign and submit the ballot for the City of Universal City. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

### B. Discuss & Consider Approval of the FY 2020-2021 Budgets.

Finance Director Pat Collins presented the FY 2020-2021 Budgets:

Fund	Revenues	Expenditures
General Fund	13,946,889	13,730,379
Capital Projects	2,704,853	2,704,853
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Mayor Williams noted that City Council has participated in numerous budget workshops prior to this meeting and that there was a Public Hearing over the proposed budgets at an early meeting that day.

Councilmember Shelby moved to approve the following budgets for FY 2020-2021:

Fund	Revenues	Expenditures
General Fund	13,946,889	13,730,379
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Councilmember Volle seconded the motion.

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

**Motion to approve carried.**

**C. Discuss & Consider Resolution 909: A Resolution ratifying the Property Tax Revenue increase of \$251,115 reflected in the Fiscal Year 2020-2021 Budget.**

City Manager Kim Turner explained that the Tax Code requires the City to approve a Resolution ratifying the increase in property tax revenue each year. This year, the proposed Property Tax Rate would provide a tax revenue increase of \$251,115.

Councilmember Goolsby moved to approve Resolution 909. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**D. Discuss Consider Ordinance 656-A-2020: An Ordinance setting the Ad Valorem Tax Rate for 2020 at \$0.585062 per \$100.00 of appraised value; and appointing a Tax Assessor/Collector. (1<sup>st</sup> Reading).**

Mrs. Turner stated that two readings and approvals of Ordinance 656-A-2020 is required to adopt the proposed 2020 Property Tax Rate.

Mayor Pro Tem Neville moved to approve Ordinance 656-A-2020, an ordinance setting the Ad Valorem Tax Rate for 2020 at \$0.585062 per \$100.00 of appraised value; and appointing a Tax Assessor/Collector. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

**9. OLD BUSINESS:**

- A. **Consider Ordinance 111-H-2020: providing for new regulations regarding solicitors, canvassers, and itinerant vendors; providing penalties for violations; and providing for an effective date. (2nd Reading).**

Councilmember Shelby requested that Ordinance 111-H-2020 be removed from the consent agenda.

Mayor Williams stated that Ordinance 111-H-2020 would allow for solicitation to occur until one half hour after sunset, local Universal City time.

Councilmember Goolsby asked if the Ordinance could read 9:00PM or 30 minutes after sunset, whichever is earlier.

Councilmember Shelby agreed with Councilmember Goolsby.

Mayor Williams asked the City Attorney if he believed Goolsby's proposed wording would be defensible in courts. Mr. Longoria said the ordinance, as written, was the language that has worked in courts for other cities.

Mrs. Turner stated that as the legislative body, Council has the authority to set parameters. If at some point in the future that parameter is challenged in court, then it can be readdressed at that point.

Councilmember Shelby moved to approve Ordinance 111-H-2020 with the change to Exhibit A, 3-3-72 to read, "Engage in activities authorized by this chapter between the hours of 9:00 AM and either 9:00 PM or thirty minutes (30) following sunset, local time in Universal City, Texas, whichever occurs first in that day. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

#### **10. CITY MANAGER COMMENTS:**

Mrs. Turner:

1. Reminded everyone that the time to complete Census 2020 is running out. Only 69.60% of Universal City residents have completed the census survey. Each 1% of the population that completes the survey equates to approximately \$16,000 to \$19,000 of funding each year for the next 10 years. Census workers are now going door-to-door at residences that have not completed their Census Survey;
2. Stated that the Fall Clean-Up will run October 16th thru Oct 25th. It is an excellent opportunity to rid households of unused or unwanted items that cannot be put in the regular trash;
3. Announced that National Night Out 2020 is on Tuesday, October 6th. Block parties only, provided the hosts can maintain the mask and social distancing requirements recommended by the CDC. The annual City-wide event held in the park has been cancelled;
4. Stated that the Universal City Proposition will be on the last page of the November, 2020 ballot. Also, Governor Greg Abbott issued a Proclamation extending the early voting period for the November 3rd Election by nearly a week. Under this proclamation, early voting by personal

appearance will begin on Tuesday, October 13, 2020, and continue through Friday, October 30, 2020. The proclamation also expands the period in which marked mail-in ballots may be delivered in person to the early voting clerk's office, allowing such delivery prior to as well as on Election Day;

5. Mentioned that aerification of the Olympia Hills Golf Course will occur on September 8<sup>th</sup>. In August, the course has just over 4,500 rounds of golf sold; and
6. Declared that September marks Universal City's 60th Birthday. Therefore, to mark the momentous 60th anniversary, the City is giving away anniversary-related paraphernalia. Residents can receive the commemorative items by coming to City Hall, 2150 Universal City Blvd, on Thursday, 03 September from 10:00 am to 1:00 pm, or on Friday, 04 September from 3:00 pm to 6:00 pm.

**11. COUNCILMEMBER COMMENTS:**

Mayor Pro Tem Neville made no comments.

Councilmember Shelby made no comments.

Councilmember Volle mentioned she would pay \$70/month for property taxes in Universal City and she thinks that is a bargain. She asked if the City could research what the impact of a tax freeze for senior citizens would have on the other taxpayers. Also, she mentioned that the City of Live Oak closed their parks for Labor Day weekend.

Councilmember Najarian announced that he attended the TML Region 7 meeting virtually and said that the sessions were very educational.

Councilmember Goolsby said that he was excited about the Fall Clean-Up.

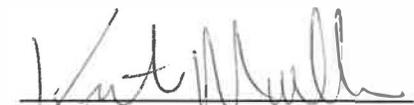
Councilmember Maxwell made no comments.

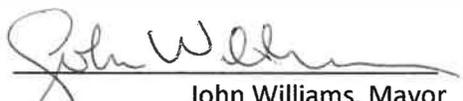
**12. MAYORAL COMMENTS:**

Mayor Williams commended City Staff for their hard work in preparing the budgets and proposed tax rate. He mentioned that he has noticed progress being made on the hotel as he has been playing golf at Olympia Hills. Finally, he mentioned that Bexar County will not be giving daily COVID rate updates anymore but encouraged residents to continue to wear their masks and social distance.

- 13. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:20 p.m.

ATTEST:

  
 Kristin Mueller, City Clerk

  
 John Williams, Mayor

