

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, February 6, 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 England  
Councilmember S. Bear Goolsby  
Councilmember Tom Maxwell  
Councilmember William Shelby  
Councilmember Beverly Volle

**Present:**

Kim Turner, Assistant City Manager  
Habib Erkan, City Attorney  
Manuel Casarez, Fire Chief  
Pat Collins, Finance Director  
Randy Luensmann, Public Works Director  
Gary Speer, Police Chief

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Councilmember England gave 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 councilmembers were present; no action was necessary.

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

Mayor Williams wished Councilmember Goolsby, Councilmember Maxwell, and Mayor Pro Tem Neville happy birthdays.

City Council posed for a picture to submit to the It's Time Texas Community Challenge. By pledging their support, they earned the Universal City community 2,500 points.

**MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville noted a correction.

Councilmember Goolsby moved to approve the minutes with correction for the Tuesday, January 16, 2018 Regular Meeting. Councilmember Volle seconded the motion.

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

**Motion to approve carried.**

7. **CITIZENS TO BE HEARD:**

Betty Williams, 208 E. Langley Blvd., stated that her family owns the building that housed the Homes for Homeless thrift shop. She is sad to see the Homes for Homeless leave. She thanked the City for all the years of support and hoped that they did some good for the animal shelter. She thanked Beverly Volle for all her hard work and Carol Carrera who was one of the founders of the Homes for the Homeless Thrift Store.

**8. NEW BUSINESS:**

- A. Consider Resolution 855: A Resolution of the City of Universal City authorizing the purchase of approximately 1.829 acres of real property from Adrian David, Inc and authorizing the City Manager to execute all real estate sales contracts on behalf of the City.**

Public Works Director Randy Luensmann stated that Resolution 855 would authorize the purchase of 1.829 acres of real property on Villa Dr. The property would be purchased for \$285,000 plus closing costs and would be funded by the Utility Capital Improvement Project Fund. Once purchased, the property would be utilized to expand the public works yard.

Councilmember Maxwell motioned to approve Resolution 855. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

- B. Consider Resolution 856: A Resolution calling a General Election to be held on May 5, 2018, to elect City Officers; and approving and authorizing contract documents and procedures related thereto.**

Assistant City Manager Kim Turner explained that this is election time again and Resolution 856 orders the general election and authorizes Bexar County to conduct the election procedures.

Councilmember England motioned to approve Resolution 856. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

- C. EXECUTIVE SESSION: Executive session was held in accordance with the (i) Texas Government Code, Section 551.071, Consultation with Attorney; (ii) Texas Government Code, Section 551.072, Deliberations of the exchange and value of real property generally located at N IH 35, Universal City, Texas and (iii) Texas Government Code, Section 551.087, to discuss commercial or financial information received from Boulevard Development Company L. C. whom the City Council seeks to have locate in the City, and deliberate the offer of incentives to Boulevard Development Company L. C.**

The City Council, Assistant City Manager, Legal Counsel, Public Works Director and the City Clerk convened into executive session at 6:47 PM.

The City Council, Assistant City Manager, Legal Counsel, Public Works Director and the City Clerk re-convened back into open session at 7:33 PM. Mayor Williams announced no action was taken in executive session.

- D. Discuss & Consider Ordinance 650: An Ordinance establishing a program under Texas Local Government Code Chapter 380 to provide economic incentives to Boulevard Development Company L.C., for the development, operations, and marketing of a Townhome Suites by Marriot Hotel near the Olympia Hills Golf and Event Center;**

**authorizing the City Manager to execute a Chapter 380 Agreement and Hotel Marketing Agreement; and, providing an effective date. (First Reading).**

Ms. Turner clarified that the property being considered is property that is already owned by the City and will not affect any residential development in the City.

Mayor Williams stated that the property being considered is the only property with IH-35 frontage in Universal City.

Mayor Pro Tem Neville motioned to approve Ordinance 650. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

- E. Discuss & Consider Ordinance 651: An Ordinance authorizing a project which will facilitate the private development of a hotel on land adjoining the Olympia Hills Golf and Event Center, and which was approved by the Board of Directors of the Universal City Economic Development Corporation on February 8, 2018; and, providing an effective date. (First Reading).**

Ms. Turner explained that because City Council must approve Ordinance 651 twice, council is considering it before it goes to the Economic Development Corporation (EDC). If there are any changes made to Ordinance 651 at the EDC meeting, Council will be apprised of it at the second reading on Tuesday, February 20, 2018.

Councilmember Maxwell motioned to approve Ordinance 651. Councilmember England seconded the motion.

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

**Motion to approve carried.**

- 9. OLD BUSINESS:** None.

- 10. CITY MANAGER COMMENTS:**

Assistant City Manager Kim Turner gave the City Manager comments.

Ms. Turner:

1. Reminded everyone that the filing deadline for the May 5, 2018 General Election is Friday, February 16, 2018 at 5:00 PM:
2. Stated that Saturday, February 17, 2018 is Snowfest. The City is still looking for volunteers to help work the event; and
3. Gave a presentation summarizing recent building safety inspections.

- 11. COUNCILMEMBER COMMENTS:**

Councilmember England was pleased to see a Snowfest advertisement on the digital billboard on Loop 1604.

Councilmember Maxwell introduced a Boy Scout in the audience, Seth, who was attending the City Council Meeting to obtain a merit badge. Also, he invited everyone to the 1<sup>st</sup> Annual Lion's Club Wine Tasting and Social.

Councilmember Goolsby made no comments.

Mayor Pro Tem Neville shared that Northeast Lakeview College, Chevron Cooperation, and the Texas A&M School of Engineering partnered together to allow Texas A&M Engineering students to attend Northeast Lakeview College for their first two years of the degree program. Chevron donated the money to equip the classrooms with the equipment necessary. Upon enrollment, the students will be considered Aggies. Texas A&M professors will be teaching the classes. The partnership will save students approximately \$3,700 per semester.

Councilmember Volle confirmed the Homes for the Homeless Thrift Store did close but Homes for Homeless continues to look for other avenues of fundraising and marketing. She also requested an update on new businesses in Universal City.

Councilmember Shelby further appreciates the inspection and permit process after seeing the building safety inspection presentation. He complemented the Development Services Department for working with the public and vendors to make sure that the permits and inspections are done correctly.

**12. MAYORAL COMMENTS:**

Mayor Williams:

1. Invited everyone to join in on the It's Time Texas Community Challenge and reported Universal City's challenge statistics;
2. Reminded City Council that they were invited to the Alamo Area Council of Governments 50<sup>th</sup> Anniversary Party on March 1, 2018. He would like to have a group to represent Universal City;
3. Noted that it is Valentine's Day and Ash Wednesday next week;
4. Led singing Happy Birthday to Mayor Pro Tem Neville, Councilmember Maxwell, and Councilmember Goolsby.

**13. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:55 PM.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor

