

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, February 20, 2018

1. **CALL TO ORDER:** Mayor John Williams at 6:32 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  
Kim Turner, Assistant City Manager  
Clarissa Rodriguez, City Attorney  
Pat Collins, Finance Director  
Sal Garcia, Golf Director  
Randy Luensmann, Public Works Director  
Kristin Mueller, City Clerk  
Katie Rein, Food & Beverage Director

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Councilmember Volle 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:**
7. **MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the minutes with correction for the Tuesday, February 6, 2018 Regular Meeting. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

8. **CITIZENS TO BE HEARD:**

Dr. Nellie Cantu introduced herself as a Judson ISD Assistant Superintendent for Postsecondary Education and as a Universal City Planning & Zoning board member. She recognizes that it is important for the City and school district to work together and, as a liaison between the two, would like to help in any way possible.

9. **NEW BUSINESS:**

**A. Discuss & Consider Financial Audit Report for Fiscal Year 2017.**

Janet Pitman, CPA with ABIP, detailed the audit report and answered questions accordingly. She highlighted that ABIP gave an "unmodified opinion" which is the highest rated opinion available.

Mayor Williams thanked Ms. Pittman and Finance Director Pat Collins for their hard work and stated that he is grateful that the City is able to maintain its high level of services while staying within the budget.

Councilmember Maxwell motioned to approve the Financial Audit Report for Fiscal Year 2017. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

**B. PUBLIC HEARING: P.C. 509 (CU 146) – A request for a conditional use permit at 401 W. Byrd Blvd., (CB 5768B BLK 8 LOT SW 250FT OF 39) to allow for 18,790 sq ft of a 33,070 sq ft building to be utilized for Construction Sales & Service use in a C1-Neighborhood Services District per zoning Ordinance 581.**

Assistant City Manager Kim Turner explained that the conditional use permit would be for the old Northview Elementary School. It is a 33,000 sq ft building. The developer's intentions are to use the front end of the property for professional offices and the rear of the facility for construction services. This conditional use permit was approved by the Planning & Zoning Commission but also needs approval by City Council.

Dwight Judimeyer, the intended owner/user, explained that he is currently under contract to purchase the property, but the purchase is contingent on obtaining the conditional use permit. He stated that his construction company does residential and commercial remodel and does not operate heavy equipment. In the case that a job needs heavy equipment, he subcontracts that portion of the job out. He stated that he would be open to what type of material is used to shield the property from Northview Park.

Mayor Williams opened the public hearing at 7:05 p.m.

There being no comment, Mayor Williams closed the public hearing at 7:06 p.m.

**C. Consider P.C. 509 (CU 146) – A request for a conditional use permit at 401 W. Byrd Blvd., (CB 5768 BLK 8 LOT SW 250FT OF 39) to allow for 18,760 sq ft of a 33,070 sq ft building to be utilized for Construction Sales & Service use in a C1-Neighborhood Services District per zoning Ordinance 581.**

Councilmember Shelby asked if Mr. Judimeyer anticipated adding impervious coverage. Mr. Judimeyer said that because there is already plenty of parking lot, he did not need to add impervious coverage.

Mayor Pro Tem Neville asked if he anticipated storing construction materials on site. Mr. Judimeyer said the only materials that would be stored on-site would be materials for the job they are currently working on. There would not be piles of materials stored there long term.

Councilmember Goolsby asked if he planned to do maintenance of vehicles and equipment on-site. Mr. Judimeyer said that they would do routine maintenance, but his staff is not automotive mechanics. Mr. Goolsby also asked how many employees the business would bring in. Mr. Judimeyer said that he cannot project employment at this time.

Councilmember Shelby motioned to approve P.C. 509 (CU 146) – a request for a conditional use permit at 401 W. Byrd Blvd. Councilmember England seconded the motion.

**Vote: Yeas: Shelby, England, Neville, Goolsby, Maxwell, Volle**

**Nays: None**

**Motion to approve carried.**

**D. Consider the Universal City Economic Development Corporation expenditure of funds for an electronic variable messaging sign.**

Councilmember Volle moved to approve the expenditure of Universal City Economic Development Corporation funds for an electronic variable messaging sign. Councilmember Goolsby seconded the motion.

Mayor Williams explained that the proposed sign would be between Wal-Mart and the church on Kitty Hawk Rd. The project has been in the works for several years and is being paid for by the Universal City Economic Development Corporation.

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

**Motion to approve carried.**

**E. Discuss & Consider Ordinance 542-D-2018: An Ordinance of the City Council of the City of Universal City to provide definitions and regulations for late-night mobile food units; amending certain sections of Part III Activities Regulated, Chapter 3-1 Health of the City's Code of Ordinances accordingly; and setting an effective date. (First Reading).**

Ms. Turner explained that Universal City does not allow mobile food vendors to permanently station themselves. This ordinance would allow establishments that serve adult beverages the opportunity to have a food truck from 9am-2am on Friday-Sunday. For each arrangement between the establishment and the food truck, the food truck would have to obtain a permit from the City.

Councilmember England asked who would enforce the ordinance. Ms. Turner explained that it would be enforced by the Health Official. The Police Department would not be expected to enforce.

Councilmember Neville asked if the trucks would be permitted to sell to the general public. Ms. Turner stated that while the intent is to serve food to people at the late-night establishments, they will not turn away business from the general public.

Councilmember Maxwell motioned to approve Ordinance 542-D-2018. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**10. OLD BUSINESS:**

**A. 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. (Second Reading).**

Mr. Taylor stated there were no changes made to Ordinance 650 since the first reading.

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

**B. 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. (Second Reading).**

Mr. Taylor stated there were no changes made to Ordinance 651 the first reading.

Councilmember Goolsby motioned to approve Ordinance 651. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**11. CITY MANAGER COMMENTS:**

Mr. Taylor:

1. Gave thanks to all those who helped to make Snowfest 2018 a huge success;
2. Reminded everyone that the drawing for placement on the ballot will be held on Friday, February 23, 2018 at 8:30 a.m. in the Council Chambers;
3. Shared that the Early Voting location for the Primary Election is the Universal City Library, 100 Northview Dr.; and
4. Informed City Council that the bid results for the 2017 Street Bond project will be presented at the next City Council Meeting.

**11. COUNCILMEMBER COMMENTS:**

Councilmember Volle:

1. Commended everyone for their hard work on Snowfest;
2. Expressed her excitement for the things accomplished at this meeting – specifically the hotel and the approval of the marquee; and
3. Thanked Finance Director Pat Collins for running a tight ship and doing a wonderful job keeping the City's finances.

Councilmember Shelby requested that City Council be given a copy of the Financial Audit Report in advance in future years so that councilmembers have the opportunity to review the report before the meeting. Also, he mentioned that he had a great time at Snowfest this year and thanked everyone who played a part in making it a success.

Councilmember England agreed that Snowfest was a great success and an outstanding effort by City staff and volunteers. He also agreed with Councilmember Volle that great things were accomplished in this meeting.

Councilmember Maxwell gave kudos to Public Works Director Randy Luensmann and his staff for getting the bathrooms at Universal City Park opened in time for Snowfest.

Councilmember Goolsby dittoed that Snowfest was a great success and said the event gets bigger and better every year.

Mayor Pro Tem Neville:

1. Announced that early voting started today;
2. Reiterated that he would like Aviation Blvd to have the honorary name "Veterans Park Way";
3. Stated that The Hangar Doors are Open meeting will be held at Olympia Hills on February 21, 2018 at 11:30a. It is \$12 for lunch and the meeting is open to the public;
4. Mentioned that his family attended Snowfest and they had a great time;
5. Specified that he shared with Will Reece, a previous councilmember, the recent accomplishments of Universal City. Mr. Reece thanked all the councilmembers for their hard work and hopes to see the same councilmembers on the dais in June.

**12. MAYORAL COMMENTS:**

Mayor Williams:

1. Reminded everyone that Early Voting for the Primary Election began today;
2. Echoed that Snowfest was a great event. His grandkids attended and they had a wonderful time. He thanked all the volunteers and staff for their hard work;
3. Shared that he will be attending the Alamo Area Council of Government 50<sup>th</sup> Anniversary Gala next week. Universal City is a sponsor of one of the activities there; and
4. Said that he will be attending the Judson ISD Bond Oversight Meeting tomorrow morning at 8:30 a.m.

**13. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:47 p.m.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor

