

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Tuesday, April 7, 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  
Michael Cassata, Development Services Director  
Matthew Longoria, City Attorney  
Kristin Mueller, City Clerk

Mayor Williams noted a quorum was present.

3. INVOCATION:

City Manager Kim Turner 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: None.

7. MINUTES OF PREVIOUS CITY COUNCIL MEETINGS:

Councilmember Najarian moved to approve the minutes of the Tuesday, March 17, 2020 City Council Regular Meeting and the Monday, March 30, 2020 City Council Special Meeting. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

8. CITIZENS TO BE HEARD: None.

9. NEW BUSINESS:

**A. Consider Approval of Pay Estimate #7 invoice for the Parkview Estates Drainage Improvements Phase 14 – Construction.**

Mrs. Turner stated that the approval of Pay Estimate #7 is required by City Council for the City to receive federal funding reimbursement from the Bexar County Community Development Block Grant (CDBG). Staff recommended approval of pay estimate #7 in the amount of \$20,912.85 to EX Bel Construction LLC for the Parkview Estates Phase 14 construction.

Councilmember Goolsby moved to approve Pay Estimate #7 invoice for the Parkview Estates Drainage Improvements Phase 14 to EZ Bel Construction LLC in the amount of \$20,912.85. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

- B. Consider Resolution 878-B-2020: A Resolution by the City of Universal City, Texas (“City”) responding to the application of CenterPoint Energy Resources Corp., South Texas Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities known as the “Alliance of CenterPoint Municipalities”; determining that the meeting at which the resolution was adopted complied with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date.**

Mrs. Turner explained that CenterPoint Energy has the ability to increase rates under the Gas Reliability Infrastructure Program (GRIP) annually. This year’s increase is more than 5%. The only recourse that the City has is to pass a Resolution suspending the effective date of the rate application for forty-five days for additional review. The City of Universal City will join a coalition of cities to work with Alfred Herrera with Herrera Law PLLC to spearhead the additional review.

Councilmember Shelby moved to approve Resolution 878-B-2020. Mayor Pro Tem Neville seconded the motion.

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

**Motion to approve carried.**

- C. Consider Resolution 897: A Resolution of the City Council of the City of Universal City, Texas, approving the submission of the grant application for SAUASI Supported Soft Target and Special Event Response Power and Light Project to the Office of the Governor; designating the City Manager as the authorizing official; and setting an effective date.**

Mrs. Turner stated that this Resolution would allow the Universal City Fire Department to apply for a grant through Governor’s office to receive a 100% grant for generators and light towers for the City to use in the case of emergencies or for City events.

Councilmember Maxwell moved to approve Resolution 987. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

- D. Consider the Second Amendment to the Performance Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD.**

Mrs. Turner stated that because of the COVID-19 pandemic, the international supply chain has slowed down, hindering the hotel's ability to get the fixtures and supplies needed to start construction. To accommodate, the Performance Agreement and Escrow Agreement for the property was amended to read that a certificate of occupancy must be issued 17 months from the date that permits are received or 17 months from December 31, 2020, whichever occurs first.

Mayor Pro Tem Neville moved to approve the Second Amendment to the Performance Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

**E. Consider the revised Escrow Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD.**

Councilmember Najarian moved to approve the revised Escrow Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

10. OLD BUSINESS:

**A. Consider Ordinance 581-P-2020: An Ordinance amending certain sections of Ordinance 581, Chapter 4-5 Zoning, related to the Use Table, Specific Uses and Events Centers, and amending a certain section of Ordinance 361, Chapter 1-4 Finance, related to certain fees of the Code of Ordinances, revising certain sections and paragraphs accordingly, providing severability, and setting an effective date. (2<sup>nd</sup> Reading).**

Development Services Michael Cassata informed City Council that there were a couple of changes made to the Ordinance since the first reading so that it better complied with the Religious Land Use and Institutionalized Persons Act (RLUPA). To make religious use requirements like other similar uses, it was eliminated from C1 and C4 and needs a Specific Use Permit in C3. In addition, an amendment was made to the definition of an Event Center. The "Mobile Food Truck" category needs two additional uses to classify as an Event Center.

Councilmember Goolsby stated that he did not agree with the changes to the permitted use and specific use requirements for churches. He believes that churches should be allowed in C1 and C2 zoned areas.

Mayor Pro Tem Neville moved to approve Ordinance 581-P-2020. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**CITY MANAGER COMMENTS:**

Mrs. Turner:

1. Reminded City Council and citizens to complete the 2020 Census;
2. Announced that the Universal City Egg Drop will take place on Friday. It will consist of City staff dropping off Easter baskets at up to 400 residencies in the city limits; and
3. Informed that Universal City Spring Clean Up will still take place and starts April 17<sup>th</sup>. The new guidelines for participating in that event are posted on the City's webpage.

**11. COUNCILMEMBER COMMENTS:**

Councilmember Shelby shared that he would send his background image for other councilmembers to use on the next Zoom meeting.

Councilmember Najarian made no comments.

Councilmember Maxwell appreciates City staff doing the UC Egg Drop as well as Olympia Hills making meals available for Easter Sunday.

Councilmember Goolsby thanked City staff for keeping the City running and for making video conferencing available.

Mayor Pro Tem Neville said he was working on his cyber security training. He commended City staff for keeping everyone current on information. He shared that several restaurants in Universal City and surrounding areas are selling produce boxes. Also, he wished everyone a Happy Easter.

Councilmember Volle stated that she was happy that Universal City is hosting the Egg Drop. She said that Four Kings is selling produce boxes and also thanked City staff for continuing operations during this time.

**12. MAYORAL COMMENTS:**

Mayor Williams thanked City Manager Kim Turner for her efficiency in keeping City Council updated on the COVID-19 changes and for keeping the City operating. He said that current conditions have led the City of San Antonio and Bexar County to work closely with one another. He also announced that JBSA-Randolph is closed on weekends except for official business, but is open on the weekdays.

**13. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:04 p.m.

ATTEST:

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John Williams, Mayor

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Kristin Mueller, City Clerk