

MINUTES  
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Tuesday, June 19, 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 Bear Goolsby  
Councilmember Tom Maxwell  
Councilmember Paul Najarian  
Councilmember William Shelby  
Councilmember Beverly Volle

**Present:**

Ken Taylor, City Manager  
Kim Turner, Asst. City Manager  
Jameene Williams, City Attorney  
Manuel Casarez, Fire Chief  
Pat Collins, Finance Director  
Randy Luensmann, Public Works Director  
Kristin Mueller, City Clerk  
Gary Speer

Mayor Williams noted a quorum was present.

3. **INVOCATION:** Councilmember Maxwell 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:**
6. **AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:**

Mayor Williams mentioned that the City of Universal City had a float in the Armed Forces River Parade. He showed a video clip of the parade. The Purkiss family, representing all branches of the military, were the stars of the float. Councilmember Goolsby and Councilmember Shelby as well as Veterans Park Committee members Barbara Cummings and Mary Eddy also rode on the float.

7. **MINUTES OF PREVIOUS MEETING:**

Mayor Pro Tem Neville moved to approve the Tuesday, June 5, 2018 Regular Meeting and the Tuesday, June 5, 2018 Special Meeting minutes. Councilmember Shelby seconded the motion.

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

Motion to approve carried.

8. **CITIZENS TO BE HEARD:**

Charles Mulvihill, 838 Horseshoe Trail, stated his support for the request for Conditional Use at 613 Pat Booker Road. He would like Pronto Insurance to be his tenant and requested that City Council consider allowing the Conditional Use Permit.

Frederico Roesch, 613 Pat Booker Road, is responsible for the development of Pronto Insurance in South Texas. He explained the Pronto Insurance business model and how it differs from the standard insurance company. He asked for City Council to support the Conditional Use Permit.

9. **NEW BUSINESS:**

**A. PUBLIC HEARING: P.C. 512 (CU 148) – A request for a conditional use permit at 613 Pat Booker Rd (CB 5768 BLK 50 LOT 14 (UNIVERSAL CITY) for an Administrative and Business Office use in a C2 Retail District per zoning Ordinance 581.**

City Manager Ken Taylor alluded to the most recent City Council Vision Session regarding the increased pressure that the City will face to convert current retail space to office space and the negative impact that would have on the long-term sustainability of the City. He asked Assistant City Manager Kim Turner to expound.

Ms. Turner stated that the request for conditional use is to allow an insurance office into a C2-Retail district. She explained that there have already been several conditional use permits granted in that retail area, specifically the entire 500 block of Pat Booker. She is concerned that in continuing to issue conditional use permits, the synergy and energy needed for a retail district to survive is eroding away.

Mr. Turner informed City Council that the Planning & Zoning Commission did not approve the proposed Conditional Use Permit, by a 5-3 vote, at their last meeting. For City Council to overturn their ruling, City Council would need a super majority vote.

Mayor Williams opened the Public Hearing at 6:51 p.m.

Frederico Roesch, 613 Pat Booker Road, reiterated that the business model of Pronto Insurance differs from a standard insurance business model because they offer a prepaid service. They rely on the walk-in customer for their business. They even offer drive-thrus. They mostly insure the high-risk clients that the standard insurance companies will not insure.

Charles Malvihill, 838 Horseshoe Trail, echoed that the Pronto Insurance business model functions more like a retail business than an insurance office.

Mayor Williams closed the Public Hearing at 6:55 p.m.

**B. Consider P.C. 512 (CU 148) – A request for a conditional use permit at 613 Pat Booker Rd (CB 5768 BLK 50 LOT 14 (UNIVERSAL CITY) for an Administrative and Business Office use in a C2 Retail District per zoning Ordinance 581.**

Councilmember Volle asked to confirm the property and building shape.

Mayor Pro Tem Neville questioned the use of the building square footage. Ms. Turner confirmed that the potential tenant would utilize only half of the building.

Councilmember Maxwell stated that the available retail space in Universal City is dwindling and that City needs to be mindful of how future development in surrounding areas will affect the City.

Councilmember Shelby shared that his biggest concern was that the Conditional Use permit is tied to the property, not the owner. Unless the property is vacant for over 120 days, another non-retail space could utilize the property if Pronto Insurance vacates.

Mayor Williams stated that approximately 50% for Conditional Use Permits brought before City Council in the past have been approved. The timing of this request might not be ideal.

Councilmember Najarian asked what the terms of the lease would be. It was confirmed that the lease was for five years with a potential for a five-year extension.

Councilmember Volle suggested that Pronto Insurance look at an incubator location, a smaller facility in the beginning.

City Attorney Jameene William stated that if the City Council motions to approve the Conditional Use Permit and overrule the suggestion of the Planning and Zoning Commission, it must be a super majority vote, at least a 5-1 vote.

Councilmember Maxwell moved to uphold the decision of the Planning and Zoning Commission. Councilmember Shelby seconded the motion.

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

**Motion to approve carried.**

**10. OLD BUSINESS:**

- A. Discuss & Consider Ordinance 525-S-2018: An Ordinance amending Ordinance 525-R-2015 [Codified as Chapter 2-3 – Garbage and Trash Collection and Disposal] to prescribe an additional residential waste service provided by Waste Management of Texas, Inc.; to make other necessary changes; to amend the Universal City Codes accordingly; and to provide an effective date. (Second Reading).**

Mr. Taylor stated that there were no changes made to Ordinance 525-S-2018 since the first reading.

Mayor Pro Tem Neville moved to approve Ordinance 525-S-2018. Councilmember Goolsby seconded the motion.

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

**Motion to approve carried.**

- B. Discuss & Consider Ordinance 652: An Ordinance of the City Council of the City of Universal City, Texas, granting an electric transmission and distribution, and communications franchise to the Guadalupe Valley Electric Cooperative, Inc. For the use of City streets, alleys, and public ways for a twenty-year term commencing on the effective date; containing various terms and conditions with regard to the grant of such franchise; containing a severability clause; providing for the superseding of any and all kinds of ordinances, regulations, rules, or policies that are in conflict with this ordinance; and providing an effective date. (Second Reading).**

Mr. Taylor said Ordinance 652 remained the same as it was at the first reading.

Councilmember Shelby moved to approve Ordinance 652. Councilmember Maxwell seconded the motion.

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

**Motion to approve carried.**

**11. CITY MANAGER COMMENTS:**

Mr. Taylor asked Public Works Director Randy Luensmann to give an update on the status of the Northview Park Splash Pad project and the Street Bond project. Mr. Luensmann stated that the splash pad construction will be in July. He also detailed the progress made on the street bond project.

**12. COUNCILMEMBER COMMENTS:**

Councilmember Maxwell joked that Domino's Pizza is doing a promotion to fill potholes.

Councilmember Volle reiterated that she thinks that Waste Management could do a better job on brush pick-up.

Councilmember Goolsby thanked City Council for excusing his absence from the last meeting. His children were receiving awards for the end of their school year. Also, he stated that the Father Daughter Dance was a huge success and thanked everyone involved in putting the event together.

Mayor Pro Tem Neville commented that the street project was progressing well on his street until the rain started and delayed it. He also invited everyone to attend the Hangar Doors are Open luncheon at Olympia Hills on the third Wednesday of the month from 11:30 a.m. – 1:30 p.m. The lunches are \$12.

Councilmember Najarian reiterated that the Father Daughter Dance was an excellent event. He and his daughter attended. In addition, he stated that he has spent more time at Olympia Hills recently and believes that it is a great facility doing great things.

Councilmember Shelby mentioned that he attended Splashfest and that it was a fantastic event. Event Coordinator Regina Carmona did an excellent job. The layout was fantastic, and it was a sold-out event. He also invited everyone to attend the Universal City Library Concert Series. The concerts are one of his favorite events.

**13. MAYORAL COMMENTS:**

Mayor Williams:

1. Stated that an active military father who had just flew in from Syria was able to attend the Father Daughter Dance and was so grateful for the special time that he got to spend with his daughter;
2. Commended Olympia Hills for their success with the recently added Happy Hour on Thursday evenings;
3. Informed that Universal City won the Golden Trowel Award from the San Antonio Masonry Council. Several councilmembers will be attending the award banquet to accept the award;
4. Mentioned that tomorrow is the last meeting of the Air Improvement Resources Committee at Alamo Area Council of Governments (AACOG). Funding to continue the committee was vetoed by the Governor. The responsibilities of that committee will be absorbed by the AACOG Board of Directors;
5. Shared that he attended the funeral of Kitty Chauret, Grandmother of Olympia Hills Food & Beverage Director Katie Rein. He extended his condolences to her family; and
6. Specified that there are several Board and Commission appointments that will be considered in July and asked City Council to refer anyone interested in serving to him.

**14. ADJOURNMENT:** Mayor Williams adjourned the meeting at 7:18 p.m.

ATTEST:

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Kristin Mueller, City Clerk

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John Williams, Mayor