

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Thursday, 09 February 2023

1. **CALL TO ORDER:** Mr. Crow, President at 5:01 P.M.
2. **QUORUM CHECK:** Kristin Mueller, City Clerk

**Present:**

Dick Crow, President  
Lenny Dagg, Vice President  
Dick Neville, Treasurer  
Roland Hinojosa, Secretary  
Christina Fitzpatrick, Director  
Bear Goolsby, Director  
Bryan Kuhlmann, Director

**Also Present:**

Kim Turner, City Manager  
Kristin Mueller, Executive Director  
Maribel Garcia, Deputy City Clerk

President Crow noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** None.
4. **OLD BUSINESS:**

a) Minutes of the 12 Januar 2023 Regular Meeting.

Mr. Dagg moved to approve the minutes of the January 12, 2023 Regular Meeting. Mr. Hinojosa seconded the motion.

**Vote: All in favor, none opposed.**  
**Motion to approve carried.**

b) Consider Bills to be Paid.

Mr. Goolsby moved to approve the bills to be paid read by Mr. Neville. Ms. Fitzpatrick seconded the motion.

**Vote: All in favor, none opposed.**  
**Motion to approve carried.**

5. **NEW BUSINESS:**

**A. Closed Session:** Closed Session pursuant to Tex. Gov't Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation regarding Real Property) regarding: The potential purchase of real property located at 520 Pat Booker Rd.

Mr. Crow began the Closed Session at 5:05 P.M.

Those in Closed Session included the following people:

Dick Crow, President

Kim Turner, City Manager

Lenny Dagg, Vice President  
Dick Neville, Treasurer  
Roland Hinojosa, Secretary  
Christina Fitzpatrick, Director  
Bear Goolsby, Director  
Bryan Kuhlmann, Director

Kristin Mueller, Executive Director

The scope and remedies provided by title insurance policies applicable to recently purchased real properties in the Aviation District was not discussed.

**B. Reconvene into Open Session and take action on items discussed in Closed Session, if necessary.**

The Board of Directors reconvened into Open Session at 5:17 P.M. Mr. Crow announced that no formal actions were taken during Closed Session.

**C. Discuss & Consider Resolution 2023-1: A Resolution of the Universal City Economic Development Corporation authorizing the purchase of real property located at 520 Pat Booker, Universal City, Texas; and providing for signatory authority.**

Ms. Fitzpatrick moved to approve Resolution 2023-1. Mr. Dagg seconded the motion.

**Vote: All in favor, none opposed.  
Motion to approve carried.**

**D. Discuss & Consider the Commercial Property Management Agreement for 110 E. Wright**

Ms. Mueller explained that the management agreement, including the one-year term of the agreement, the revenue potential of \$11,400 in a year, expenditure estimates, and the cost of the liability insurance policy.

Mr. Kuhlmann asked whether there would be the opportunity for periodic review of the status of the lease.

Ms. Mueller answered yes and stated that 30 days before the expiration of the term of the agreement, the directors would have the option to review the agreement and make changes.

Mrs. Turner added that the City has the right to inspect the property whenever they please, along with the property manager, Mr. Prater.

Ms. Mueller stated that the agreement authorizes up to \$495 for the property manager to make repairs.

Mr. Dagg moved to approve the property management agreement. Ms. Fitzpatrick seconded the motion.

**Vote: All in favor, none opposed.  
Motion to approve carried.**

**E. Next Meeting:** The Board of Directors were informed that the next meeting would take place on Thursday, 9 March 2023 at 5:00 pm, Council Chambers.

**6. STAFF REPORT:**

Ms. Mueller and Mrs. Turner gave an update on economic development projects throughout the City.

**7. PUBLIC COMMENT:** None.

**8. ADJOURNMENT:** Mr. Crow adjourned the meeting at 5:38 P.M.

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Dick Crow, President