MINUTES

CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, January 6, 2026 @ 6:30 PM

1. **CALL TO ORDER:**
   Mayor Maxwell at 6:30 p.m.

2. **QUORUM CHECK AND VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (IF APPLICABLE):**
   Maribel Garcia-Uribe, City Clerk

   Present:
   Mayor Tom Maxwell
   Mayor Pro Tem Christina Fitzpatrick
   Councilmember Bear Goolsby
   Councilmember Lori Putt
   Councilmember Bernard Rubal
   Councilmember William Shelby
   Councilmember Phil Vaughan

   Staff Present:
   Kim Turner, City Manager
   Michael Cassata, Development Services & EDC Director
   Christine Green, Finance Director
   Randy Luensmann, Public Works Director
   Jeremy Laak, Golf Superintendent
   Maribel Garcia-Uribe, City Clerk

   Mrs. Garcia-Uribe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
   Mayor Maxwell gave the invocation and led everyone in pledges to the United States and Texas flags.

4. **CITIZENS TO BE HEARD:**
   Jeff Gawlik, 222 Beachwood Avenue, wondered if it was possible to get the contract for National Blvd. He wondered what his expectation should be as there is a lot of dust.

   Mrs. Turner stated she could assist him with this inquiry.

   Michael Meyer, Flairwood Street, San Antonio, wanted to talk about the constitution as it pertains to the City and its court. He shared several instances where he felt the constitution was not followed in and outside the courtroom. These instances included recording in public spaces, being assigned a date for a trial by jury without delay, and being asked to remove his hate in a public space.

   CJ Linehan, 114 Cortes Drive, expressed her discontent with the City's trash service. She noted consistent missed pickups and delays, and opined the service had worsened since October. She felt the contract was not working, especially for Monday/Thursday pickups. She commented on code compliance, which she wished was more proactive. She also worried about Pat Booker Road lane paint and how unclear it was.

5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**
   a. **CITY MANAGER'S REPORT: None.**
   b. **STAFF REPORT: None.**

6. **ANNOUNCEMENTS:**
   a. **CITY MANAGER'S ANNOUNCEMENTS**
   Mrs. Turner reported on the I-35 closures that will soon affect Universal City. Weekly closure information will be posted on the City's Facebook and INEX will also post weekly updates. The closures may affect the City for the next seventeen months.

   b. **MAYOR'S ANNOUNCEMENTS**
   Mayor Maxwell reported that the prior Bexar County Appraisal District Board vote was won by Ms. Ivaliz Meza Gonzalez who received three of the City's six votes. He also reported on his work with JBSA leadership regarding the Morale, Welfare, Recreational (MWR) activities. He worked with them to bring some of their recreation activities to Universal City.

   c. **COUNCILMEMBERS' ANNOUNCEMENTS**
   Councilmember Putt wished everyone a happy new year. She acknowledged how much Council had grown

as a team over the last year and hoped to continue on that trend.

Councilmember Rubal wished to follow-up on the UC TV funding report that was to be published in the Gateway Magazine. This report will review funding mechanisms for UC TV including staffing. It will also review viewership. He wished for more transparency in the Council budget and wanted a quarterly breakdown. He talked about private swimming pool regulations; he worried about health hazards with poorly maintained pools.

7. **CONSENT AGENDA:**

a. **Minutes of the 16 December 2025 Regular Meeting.**

b. **Resolution No. 966 2025-7: Authorizing EDC SIP Project re 512-520 Bowie Dr. & 213-217 E. Wright Blvd.**

c. **Resolution No. 966 2025-9: Authorizing EDC SIP Project re 113-117 E. Wright Blvd.**
Councilmember Goolsby moved to approve Items A-C, Item A as amended. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Fitzpatrick, Putt, Rubal, Vaughan
Nays: None
Motion to approve carried.

d. **Resolution No. 966 2025-10: Authorizing EDC SIP Project re 1201 Pat Booker Rd.**
Councilmember Goolsby moved to approve Item D. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Fitzpatrick, Putt
Nays: Rubal, Vaughan
Motion to approve carried.

8. **ACTION ITEMS:**

a. **Flintstone Ln. CDBG Pay App #1**
Mrs. Turner explained that this must be approved to apply for reimbursement for the Flintstone project.

Councilmember Vaughan moved to approve Flintstone Lane CDBG Pay Application #1. Councilmember Goolsby seconded the motion.

Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Putt, Rubal, Shelby
Nays: None
Motion to approve carried.

b. **Resolution 978-2026: ILA with Live Oak for Trunked Radio System**
Mrs. Turner said renewing the ILA would ensure the City continues to have the current radio system.

Councilmember Rubal received for clarification regarding how the LCRA became involved with providing radio services to cities. He received further clarification from Mr. Luensmann and Councilmember Shelby regarding the services provided by the LCRA including tower maintenance and ensuring that local emergency services are all on the same system to provide mutual aid.

Councilmember William Shelby moved to approve Resolution 978-2026 and the Interlocal Agreement with Live Oak for the trunked radio system. Councilmember Christina Fitzpatrick seconded the motion.

Vote: Yeas: William Shelby, Christina Fitzpatrick, Bear Goolsby, Lori Putt, Bernard Rubal
Nays: None
Abstention: Vaughan
Motion to approve carried.

c. **Resolution 909-G-1-2026: Golf Course Budget Amendment**
Mrs. Turner explained that the budget amendment was to pay cash for the 30 golf carts instead of getting a loan. She reminded Council that the intention was still to move toward the golf course's comprehensive

assessment recommendation and purchase all carts at once. This round of golf carts would be smaller to move toward that goal.

Councilmember Rubal asked how the golf carts were incorporated into the golf course operational costs.

Mrs. Green explained that the carts are capital items which are capitalized at the end of the year. The golf carts are in the budget under Capital Items.

Councilmember Rubal received clarification that the City is not getting a loan. He gained clarification from Mrs. Turner and Ms. Green regarding golf course fees covering golf cart expenditures. A specific amount is not set aside, but the cost to operate the cart is worked into the fee.

Councilmember Vaughan moved to approve Resolution 909-G-1-2026. Councilmember Goolsby seconded the motion.

Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Putt, Shelby
Nays: Rubal
Motion to approve carried.

d. **Award Construction Contract for Olympia Hills Golf Course Renovations**

Mrs. Turner reminded Council that they had authorized Nathan Crace with Watermark Golf to go forward with an RFP process for renovations at the golf course. These renovations would include bunkers, new irrigation, sprinkler heads, controllers, leveling, sodding tees, replacement of some concrete cart paths, and select pruning and thinning of trees and underbrush. Nine firms attended the pre-bid conference, after which several contractors said the project was too small for their companies. Four bids were received with the lowest responsive bidder being Verde Sports Construction in the amount of $2,371,548.74. She noted that Ms. Green and she had provided Council with itemized funding sources for the project.

Councilmember Shelby asked about the difference in mobilization price and overhead lodging compared to other vendors. He also wondered if he should be concerned with the substantially lower price.

Mrs. Turner stated that she was unsure why there was a higher cost for mobilization, but noted the bid was still the lowest of the bids received. Regarding the lower price, she said that Mr. Crace was familiar with the firms and vetted all pricing. The contractors were required to be certified with the National Golf Association. After inquiry from Councilmember Shelby, she clarified that while he would not have direct liability for his recommendation, he would be managing the construction.

Councilmember Goolsby received clarification regarding a BB bunker and bunker drainage.

Councilmember Rubal expressed his unease with the project considering that it would be about $2 million without voter approval for an enterprise operation. He read an excerpt: "with the assurance of the Mayor and others, the golf course was the last best chance for the City to move into the 21st century with a bonafide vehicle to provide a source of revenue for years. The residents approved building the golf course convention center that year by a 1706 to 829 vote." He felt an enterprise should minimally be self-sustaining. He said there was division on Council regarding whether the golf course was an amenity to the people of Universal City considering most patrons are from outside the city. He opined that this was a prolongation of the debt process for the golf course.

Councilmember Goolsby asserted it was the intent that the golf course brings in people from outside the City with the idea that people would get to know the city, spend their money in the city and potentially move to the city.

Councilmember Putt reminded Council that the golf course economic impact study showed that the course produces $8 million worth of revenue to the city.

Councilmember Vaughan explained that he would vote "no" because of the relationship of raising property taxes for this project. He felt this was not an essential project to fund, though he would be in favor of funding the project out of golf course fund balance and not touching the Venue Tax.

Mayor Maxwell commented that the Venue Tax is a sales tax to fund the golf course and parks; no property tax would be supporting this project.

Mayor Pro Tem Fitzpatrick said that the economic impact study and the assessment of the golf course solidified the need to support the golf course. She felt it was an asset bringing in both money and people to the community.

Councilmember Goolsby moved to award the Olympia Hills Golf Course renovation contract to Verde Sports Construction in the amount of $2,371,548.74 and authorizing the City Manager to sign the contract. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Fitzpatrick, Putt
Nays: Rubal, Vaughan
Motion to approve carried.

e. **Proposal for Council Comprehensive Plan Workshop**

Mayor Maxwell introduced the item and explained that, with the UC Vision 35 Comp Plan being completed, it was time to prioritize the goals in the plan. With all the moving parts, he requested a collaborative workshop to help Council with goal prioritization.

Mrs. Turner explained that Council received a proposal from HR Green, the same firm who helped create the Comp Plan. The proposal included a recommendation for moving forward and options for Council to choose. She reviewed the options, including a "Value Per Acre" Map (Fiscal Resilience Tool), a Transportation Gap Hunter (Connectivity & Safety Tool), a "Corridor Friction" Map (Redevelopment Tool), and a "Missing Middle" Opportunity Map (Housing Tool).

Mayor Maxwell opined that transportation should be one of the issues reviewed.

Mrs. Turner noted that the Corridor Friction Map would be beneficial for the EDC.

Councilmember Rubal asked where the statement of work provided by HR Green originated from. He felt Council had not determined priorities and now an outside agency was presenting them with a statement of work. He asked that Council gather in a workshop to discuss the city's priorities before considering the options provided by the outside agency. He felt the statement of work was not created by Universal City and for the City. He reviewed elements that were not identified in the comprehensive plan, such as the diverse housing options provided by Universal City. Tenancy was also not provided in the report. He felt they were being driven by outsiders and commented that he had yet to receive the data that supported the Comp Plan.

Mayor Maxwell interjected that the Comp Plan was designed by the input of residents. He noted that there were numerous meetings as part of the Comp Plan creation process that Councilmember Rubal attended. He felt the workshop proposed tonight would assist Council in beginning to work on the goals set forth in the Comp Plan.

Councilmember Rubal made a point of order to say that he was not provided with the raw data that went into the Comp Plan. He asserted that the meetings he attended where 35 people voted on a bulletin board were not statistically valid.

Councilmember Goolsby acknowledged Councilmember Rubal's points but felt that asking HR Green, who creates comprehensive plans, to come up with a proposal for workshop was favorable. He liked that they had already identified the biggest impact segments to discuss immediately and given them four options to choose from.

Mrs. Turner clarified for Council that while the Council will get additional data through their options, the core component of the proposal involves reviewing the initiatives in the Comp Plan and prioritizing them by picking five priority projects. They would then come up with policy and an action plan for these priorities. She further clarified that the options were additional data that they thought would be useful to Council from the data that came out in the Comp Plan.

Councilmember Vaughan feared that Council may be hiring a consultant for something that could be simple. He feared they would create something indirect which would lead to hiring the consultant again for another policy development.

Councilmember Shelby moved to approve and authorize execution of a professional services contract with HR Green for the recommended package in the amount of $31,050 which includes Option B and C of the decision exhibit options. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt
Nays: Rubal, Vaughan
Motion to approve carried.

f. **Ordinance 593-D-2026: Impact Fee Advisory Committee**

Councilmember Goolsby questioned the necessity of the committee. It was clarified for him that the State mandated this advisory committee.

Mrs. Turner informed Council that appointments would be approved by Council, but the State required specific qualifications for this committee. After inquiry from Councilmember Rubal, it was clarified that impact fees are for water and wastewater only; they are one-time fees upon new construction when they connect to the City's water system. The connection fee is an impact fee as it is based on covering the cost of the impact to the water system. The fees go to a Special Revenue Fund which are utilized for added capacity projects.

Councilmember Rubal confirmed that losing the impact fee may lead to a detriment on improving capacity in the future.

Councilmember Vaughan moved to approve Ordinance 593-D-2026 to establish the Impact Fee Advisory Committee. Councilmember Goolsby seconded the motion.

Vote: Yeas: Vaughan, Goolsby, Fitzpatrick, Putt, Rubal, Shelby
Nays: None
Motion to approve carried.

g. **Resolution 930-A-2026: Mobile Food Park Agreement at 1980 Universal City Blvd**

Mr. Cassata reviewed the EDC's public improvements that would be made to allow the feasibility of the food truck park. A sidewalk and fire hydrant would be installed; a curb cut would be moved and improved. While Council considered those EDC improvements for the food truck park at an earlier meeting, this item would approve the agreement allowing the food truck park at this location. Mr. Cassata reviewed the food truck park plans which met all code requirements. There would be six food trucks closer to the strip center with the patron eating area near the center. The plan was flipped from prior iterations to mitigate any noise from generators for the multi-family residential units adjacent to the park.

Councilmember Vaughan received clarification on the difference between this item, an agreement between the City and the food truck park provider, and the public improvements previously approved. It was explained that the Code requires permission to establish a food truck park to ensure certain standards are met. This Code update was in response to a growing trend at the time of food truck parks being unregulated and popping up anywhere with no requirement for restrooms, sufficient parking, etc.

Councilmember Rubal asked why there was a need for generators as opposed to stationary power provided by the park.

Staff answered that it was common practice to have generators as the businesses are mobile.

Councilmember Rubal asked if there had been an analysis of rough order of magnitude to estimate the potential property tax collection and if a comprehensive land use fiscal analysis had been completed per the Comp Plan.

Mr. Cassata answered no, responding that conducting this analysis on every project would be expensive and sometimes unnecessary. While it is necessary in some cases such as for much larger developments and has been done for large PUDs and mixed-use developments, Staff felt it was unnecessary for smaller sites.

Councilmember Rubal asserted it should be done given that value added to the tax base is in the Comp Plan.

Councilmember Shelby thanked the developers for their redesign to swap the generators from the apartment side to the strip center side. He received confirmation that there were no expected major changes to the plan. Any significant change would be brought back to Council. He felt positively about this development given it was a vacant parcel now.

Mayor Pro Tem Fitzpatrick said that while she loves the concept of a food truck park there, she was concerned about traffic on Universal City Boulevard as it is already congested during rush hour.

Councilmember Goolsby confirmed that the developers would not have to return to Council if they decided to put up sunshades over eating areas.

The developers confirmed they planned to put shades over the eating areas.

Councilmember Vaughan moved to approve Resolution 930-A-2026 for a Mobile Food Unit Park at 1980 Universal City Boulevard. Councilmember Goolsby seconded the motion.

Vote: Yeas: Vaughan, Goolsby, Putt, Shelby
Nays: Fitzpatrick, Rubal
Motion to approve carried.

ADJOURNMENT:
Mayor Maxwell adjourned the meeting at 7:47 p.m.

APPROVED:

Tom Maxwell

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk