MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, February 17, 2026 @ 6:30 PM

1. **CALL TO ORDER:**
Mayor Tom 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

Staff Present:
Kim Turner, City Manager
Michael Cassata, Development Services & EDC Director
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Sal Garcia, Golf Operations Director
Katie Rein, Food & Beverage Director
Maribel Garcia-Uribe, City Clerk

Excused Absence:
Councilmember Phil Vaughan

Mrs. Garcia-Uribe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
Mike Saenz, at the request of Councilmember Putt, gave the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

4. **CITIZENS TO BE HEARD:**
None.

5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**

a. **CITY MANAGER'S REPORT:**
Mrs. Turner reminded Council of early voting for the March 3rd primary elections. Voting locations had changed from the library and City Hall to Northeast Lakeview College for early voting and election day and Neville Clubhouse at 368 Wagon Crossing for election day. For a smaller place to vote during early voting, Converse Community Center is available.

b. **STAFF REPORT:**

i. Olympia Hills Presentation
Mrs. Turner noted that it had been 3-4 months since the last golf course update, with several things changing during this time.

Mr. Garcia reported strong growth from the golf operations side of Olympia Hills. This included the following:

- 136 rounds a day (up from 108 rounds last year)
- Average green fee of $51.30 up from $43

He said this indicates more people are playing golf and revenue is increasing. While construction began recently, feedback from golfers has been positive and excited for upgrades. The most recent resurfacing of greens attracted many events including corporate events and fundraisers. Junior events have increased, including booking eight elite level junior tournaments. He thanked Council for their support in recent improvement projects that have produced the growth seen in his report. He felt Olympia Hills was building a future that grows them as a place the community can be proud of.

Ms. Rein explained that last year, they were concerned at how the government shutdown and economic turndown would affect events; many brides were holding off on planning wedding, and several events were canceled due to the shutdown. During this time, Staff underwent training and pushed upselling on the golf food & beverage side. They pushed the golf food & beverage experience, with golfers averaging $10.34 per golfer. Four months into the year, they are at 45% of their projected revenue. With weddings and events, they began to explore different approaches for booking events. Her events team, including her Events Salesperson and her Executive Chef, attended the Wedding MBA conference where they learned about wedding trends, marketing, and industry changes. She explained industry changes with Gen Z, who are stressed and prefer a less active marketing approach with heavy guidance from industry professionals and full transparency. This led to their new Twilight Tours – showcases of the golf course events center that show creative wedding trends by fully setting up the events center, providing some champagne and sampling food. They are meant to be a completely stress-free environment that shows everything the event center is capable of, including flexibility. Because of the tours, Ms. Rein's team was able to book 13 contracts - $132,000 in four weeks. They plan to continue Twilight tours once a month.

Mayor Maxwell commented that both Ms. Rein and Mr. Garcia were given a challenge a year ago and they have exceeded expectations. He had never seen the enthusiasm they both brought to the golf course, and he commended them for it.

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

b. **MAYOR'S ANNOUNCEMENTS**

Mayor Maxwell reported that March is Meals on Wheels month. They are looking for volunteers. Regarding Judson ISD, he addressed their consideration of closing 4 schools. They decided on February 16th to close Judson Middle School. They are still considering which of the elementary schools to close, with Olympia Hills Elementary up for consideration. He and other councilmembers have been attending their public meetings to stay informed and voice concerns. He appreciated residents who had been emailing the board to voice concerns and hoped they would continue.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Putt expressed her pride for Olympia Hills. She felt between Ms. Rein and Mr. Garcia, they had the best team at Olympia Hills.

Councilmember Rubal wished Judson ISD's board the best in solving their problems. Regarding an article in the Express New referencing Flock cameras, he noted that the City had 12 Flock cameras but felt it was time to review whether all 12 were needed. He did not believe they impacted local crime rates, which he stated were still above the national average. On another note, he moved to put the following on a future agenda for discussion: a proposal for the City to cover the cost of rate adjustments to solid waste services rates with funding from the existing franchise fees. The motion failed due to lack of a second. He moved to put the following discussion item on a future agenda: that Council publishes all expenses in a quarterly manner. The motion failed due to lack of a second. He moved to put the following discussion item on a future agenda: term limits for Council. The motion failed due to lack of a second.

Councilmember Rubal moved to put the following on a future agenda: periodic updates on streets and sealing repairs that are no associated with ongoing bond-funded repairs. Councilmember Goolsby seconded the motion. After discussion, it was clarified that reports were to be given quarterly.

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

Councilmember Goolsby thanked Councilmember Rubal for proposing and passing the name change of Cimarron Park and Clubhouse to Neville Park and Clubhouse He was happy that Mr. Dick Neville was able to see this happen.

In light of the reminder to vote at Neville Clubhouse, Mrs. Turner reminded everyone to sign up for

CivicReady, the City's mass notification system. Voting locations were sent out through this on the first day of early voting given the change of usual voting locations.

Mayor Pro Tem Fitzpatrick felt that recent events with Judson ISD could be very impactful to the community, and public comments make a difference. She encouraged everyone to get involved and take action.

7. **CONSENT AGENDA:**

a. **Minutes of the 03 February 2026 Regular Meeting.**
Councilmember Shelby moved to approve the Consent Agenda. Councilmember Goolsby seconded the motion.

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

8. **ACTION ITEMS:**

a. **Resolution 979-B-1-2026: First Responder Mental Health Grant for Fire Department**
Mrs. Turner explained that this is a request to extend the grant for another year. After inquiry, she clarified that the grant funds a contract employee who would not be maintained if the grant is not received.

Councilmember Goolsby moved to approve Resolution 979-B-1-2026. Councilmember Shelby seconded the motion.

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

b. **Resolution 976-2026: Authorizing the Submission of a Recreational Trails Grant Application**
Mrs. Turner explained that this was a trails grant that required a 20% match.

Mr. Luensmann clarified after inquiry that the grant would be for approximately $160,000. The City has budgeted to match up to $40,000. He also clarified that the trail would eventually tie into the Great Springs Trail project, but is not currently a part of the plan to avoid grant funding competition within the organization. The work is done in-house to stretch funding further than if the project was done through contractors.

Councilmember Rubal commended an Eagle Scout project that had begun installing benches along the trails. He also commended an elder gentleman who diligently cleaned the trails.

Councilmember Goolsby moved to approve Resolution 976-2026. Councilmember Shelby seconded the motion.

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

c. **Flintstone Ln. CDBG Pay App #2**
Mrs. Turner explained that this was for a Community Development Block Grant which would be submitted for reimbursement to the County. This was the second pay application for this project.

Councilmember Shelby moved to approve the Flintstone Lane CDBG Pay Application. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Rubal
Nays: None

Motion to approve carried.

d. **Resolution 989-2026: Post-Annexation Provision of Services Agreement for the 73.67-Acre Biegert Property in City's ETJ**

Mr. Cassata explained that the item was related to post-annexation provisions for services agreements. The agreement would be one that the property owner and developer would enter into with the City regarding City public services such as police protection, Fire emergency services, emergency medical services, solid waste collection, maintenance of roads and streets, street lighting, and other public utilities and services. Texas requires cities to enter into these agreements prior to annexation. The property would be annexed after working with Meritage Homes for another single-family subdivision like Orchard Park. Meritage has submitted an application for annexation with all require legal provisions to the Planning & Zoning Commission who would consider this on March 2nd. City Council would receive Planning & Zoning's recommendation at a future meeting.

After inquiry, Mr. Cassata clarified that while this property, the Biegert property, had signed the 5-year extension for non-annexation agreements as a contingency knowing they had an interested developer and were going to come forward with a voluntary petition for annexation through the developer. Meritage Homes will only buy the property if it is annexed by the City.

Councilmember Rubal received confirmation after inquiry that this was a large enough project for an economic impact analysis. The economic impact analysis would be done by the City through the Development Services Department.

Councilmember Shelby confirmed that the houses, including lot sizes and styles, would be similar or equivalent to the existing Orchard Park subdivision.

It was confirmed for Council that JBSA had been contacted; they had no issues with the development.

Councilmember Shelby moved to approve Resolution 989-2026. Councilmember Putt seconded the motion.

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

9. **ADJOURNMENT:**

Mayor Maxwell adjourned the meeting at 7:20 p.m.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk