

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, March 3, 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-Urbe, City Clerk

Present:

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

Excused Absence:

Councilmember Phil Vaughan

Staff Present:

Kim Turner, City Manager
Michael Cassata, Development Services & EDC Director
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Johnny Siemens, Police Chief
Steve Mihalski, Asst. Police Chief
Maribel Garcia-Urbe, City Clerk

Mrs. Garcia-Urbe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
Councilmember Rubal gave the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.
4. **CITIZENS TO BE HEARD:**
None.
8. **ACTION ITEMS:**
 - b. **FY 2025 Audit Report**
Janet Pitman, CPA and auditor from ABIP, presented the audit report for FY 2025. She reviewed legal requirements for an audit and penalties for cities who do not comply. She stated that they are required to follow two standards, Generally Accepted Auditing Standards and Government Auditing Standards. Furthermore, the audit was issued with an unmodified opinion, which is the highest level of assurance and means there had not been any modifications to financial statements. She reviewed financial highlights in the audit, including listing the following:
 - Assets of the City exceeded Liabilities by \$109.8 million
 - This was a net position increase of \$8.8 million from 2024 due to a sale of land and increased charges for services in special revenue funds including the golf course
 - The net position is divided between business and governmental activities; there are some restricted assets in this total.
 - Total Fund Balances for Governmental Funds were \$28.1 million
 - The General Fund had \$18 million which was about a year of operating reserves
 - Restricted funds had \$490,000 for park improvements, \$5 million for capital projects, and \$337,000 for debt services
 - General Fund highlights included:
 - Revenues totaled \$21.2 million. This was 111% of the adopted budget due to the unbudgeted and unforeseen sale of land. Without the sale of land, the budgeted amount was \$19 million, and revenue actuals would be \$19.3 million. Ms. Pitman emphasized that the budget and actuals were very close.
 - Expenditures totaled \$3.2 million less than budget with the budgeted amount at \$19.4 million and actual expenditures at \$18.7 million. She said this indicates strong fiscal oversight and responsible stewardship of public funds by departments and finance staff.
 - Water, Sewer, Stormwater, and Golf Funds all had positive increases in net position. These funds were deemed healthy by Ms. Pitman.

Regarding compliance and internal controls, Ms. Pitman reported that auditing staff found no material weaknesses or significant deficiencies in internal controls. She reviewed the Letter of Conduct of Audit. She reported that the City complied with their Public Funds Investment Act Policy. She thanked Ms. Green, Mrs. Turner and their Staff for their assistance and compliance with the audit. She noted it was their work that assisted them in getting the audit to Council in a timely manner.

Councilmember Rubal inquired regarding streets infrastructure and how the City complies with GASB and Government Accounting Standards of depreciation.

Ms. Pitman explained that in 2005, the City implemented GASB 34 after which they conducted a study on all streets and infrastructure. Bonds are acquired over time to maintain these streets. New streets are put on the books annually. Repairs on streets are expensed.

Councilmember Rubal felt there was a paradox in this procedure because depreciating the value of the streets, in his opinion, would lead to a higher unseen cost for repair later.

Ms. Pitman responded that repairs should be in the City's budget.

Mrs. Turner explained that streets are not depreciated until the City has issued a bond for it. She also explained that infrastructure is depreciated over a set amount of time, after which the infrastructure has zero value. However, this does not mean the infrastructure is at the end of its life; it continues to be used. The audited or 'book' value of the street does not influence the usability of the street.

After discussing the intricacies of auditing standards for streets infrastructure, Councilmember Rubal expressed his concern that he felt the City was deferring the cost of nearly \$100 million in streets maintenance. He felt this needed to be weighed when considering UC Vision 35! Comp Plan projects.

Mrs. Turner responded that street repairs will never go away. While a total reconstruction should last much longer than a repair, there will always be repairs needed.

Councilmember Shelby gained clarification that while businesses depreciate assets to have less taxable value, cities depreciate to keep track of the value only. He noted that this is completely separate from the cost of maintaining the street. Regarding repairs, he deferred to City and engineer expertise for when to conduct repairs or reconstruction.

Councilmember Shelby moved to approve the FY 2025 Audit as presented. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Rubal

Nays: None

Motion to approve carried.

5. STAFF REPORTS AND OTHER DISCUSSION ITEMS:

a. CITY MANAGER'S REPORT:

None.

b. STAFF REPORT:

- i. Universal City Comprehensive Safety Action Plan (CSAP) Update — to include overview of work completed to date, ongoing analysis and engagement efforts, and upcoming milestones and next steps.**

Dawniele Metsker-Galarza with Kimley Horn gave an overview on the UC Safety Action Plan. This program is part of the SS4A or Safe Streets for All federal grant to support the elimination of fatal and serious crashes through comprehensive safety action plans (CSAPs). The program emphasizes public

engagement in its creation of CSAPs. She reviewed funding sources for all phases of a complete SS4A program, including planning, demonstration, and implementation. She noted that CSAPs sets the foundation for future funding, and is also grant funded itself. She reviewed the SS4A components. She then reviewed the UC SS4A processes that have already happened. This included the grant being awarded in November 2024, the kick-off meeting in June 2025 following the procurement of Kimley-Horn as a consultant, and two pop-up events for community input at the Pumpkin Patch and Tree Lighting at the end of 2025. She said Kimley-Horn had reviewed the last five years of crash data and identified UC's high-injury network - a set of streets and intersections where the most serious crashes occur. Ms. Metsker-Galarza went over the engagement and collaboration portion of the plan which included three safety task force meetings made up of members of staff, Council, and the Police and Fire Departments. It also included the community pop-up events mentioned earlier, a community survey, and the UC Safety Dashboard making crash data publicly available. She reviewed the safety analysis and the strategy of implementation. She emphasized that the implementation projects are targeted and not meant to redesign UC street networks. The recommendations from the analysis included the following intersections:

- Loop 1604 & Pat Booker Road
- Pat Booker Road & Athenian
- Athenian & Centerbrook
- Universal City Blvd. and Kitty Hawk Road
- Kitty Hawk Road & Old Cimarron Trail
- FM 78 & Pat Booker Road

Recommendations also included the following corridors:

- Athenian from Pat Booker to Universal City Blvd.
- Universal City Blvd. from Kitty Hawk to Pat Booker
- Old Cimarron Trail from Kitty Hawk to Adolph Scheel Way

The systemic safety countermeasures for these recommended locations would include intersection safety with dedicated turn lanes and emergency vehicle preemption, roadway or lane departure mitigation with flashing LED chevrons, and pedestrian and bicyclist safety measure like rectangular rapid flashing beacons and school zone flashers. She conveyed to Council that her team needed feedback for policies and programmatic safety actions such as an ADA transition plan, traffic calming policies, street design standards, traffic signal design standards and crosswalk design guidance. Ms. Metsker-Galarza reviewed next steps including finalizing implementation actions with the guidance of Council at this meeting, providing the draft CSAP publicly, having the plan adopted by City Council in late April and publicizing the final plan shortly after.

Councilmember Rubal asked whether they were able to produce a heatmap of crashes with the data they procured. He also asked about crosswalks near parks and limited sight areas.

Ms. Metsker-Galarza showed a heatmap of the data to show crash hotspots. She said her team has the data for each crash including what type of crash it was.

Councilmember Rubal stated the heatmap does not seem to support a recently proposed traffic mitigation project in the Aviation District, referencing a TXDoT project.

Ms. Metsker-Galarza noted that the analysis considers an equitable approach to safety, including where vulnerable users are most likely to use infrastructure. In response to Mayor Maxwell's inquiry, she confirmed that traffic considerations are part of considerations when making recommendations, but in an indirect way, e.g. the causes of crashes at intersections.

Council gave their consensus to proceed with the program.

ii. Flock Camera Update

iii. Crime Statistics Presentation

Asst. Police Chief Steve Mihalski gave a review of crime trends following the 5-year review he gave the prior year. Total group A offenses went down by approximately 3% from 2024 to 2025 following a massive decrease of approximately 16% in 2024. Group A offenses are broken down into three groups: crimes against persons, crimes against property, and crimes against society. Asst. Chief Mihalski reported a decrease in sexual assault, aggravated assault, and simple assaults, and increases in murder (2 up from 1 in 2024), intimidation, fondling, and kidnapping or unlawful restraint. He explained that the increases in unlawful restraint are mainly due to added charges in family violence cases. These charges are seldom prosecuted because of low severity. There was an overall 1.88% increase in crimes against persons, primarily due to unlawful restraint cases. He noted most of these offenses are known offenders, meaning known to the victim, especially in kidnapping/unlawful restraint cases, assuring the public that they are not in any heightened danger.

Councilmember Shelby received clarification that charges that are dropped are still in reporting numbers because the crime did occur and is listed in the report.

Asst. Chief Mihalski reported a decrease in 2025 in robbery, arson, larceny/theft, motor vehicle theft, forgery, and criminal mischief such as destruction of property. There was an increase in burglary, fraud, embezzlement, and stolen property offenses. He explained that stolen property offenses come about when stolen property is recovered, so it is a positive that there was an increase in these statistics. Overall, there was a 1.9% decrease in crimes against property. He reported a decrease in narcotic/paraphernalia violations and weapons offenses. There was an increase in prostitution charges from zero to one and an increase in charges for pornography or obscene material. The latter is primarily due to a known individual, again "known" to the victim, where lewd personal photos are threatened to be released after a conflict. For crimes against society, these statistics result in a 10.6% decrease. Overall, crime trends were in line with the usual for Universal City. The three most frequent crimes are theft, simple assault, and drug violations. There were no patterns indicating high-crime neighborhoods, and he assured Council and the public that the Police Department would continue their focus on being proactive and vigilant.

Asst. Chief Mihalski gave a brief report on Flock cameras. He opined they were an invaluable tool for the Police Department. Their most recent audit demonstrated 100% compliance with all policies and procedures; he reminded Council that this included requiring a case number to conduct any action through Flock. The department's next audit would be May 2026. There were, on average, over 2 million vehicle reads per month with approximately 200 searches by the UCPD per month. There were over 1,000 hotlist alerts per month. He reviewed the types of hotlist alerts including protective orders, stolen plates, stolen vehicles and more. He reviewed the highlights of the Flock system and the outcomes it has enabled, such as leads that would not have been possible without the system, officers being alerted to sex offenders, missing persons, etc. in real time, and several vehicle theft cases being solved. He gave examples including locating a missing suicidal person resulting in successful emergency detention, numerous stolen vehicle and license plate recoveries, and a case where a stolen vehicle was used in a homicide and officers were able to apprehend the culprit in UC.

Councilmember Shelby gained clarification for how Flock cameras would be used in protective orders. Vehicles are not pursued based on a protective order, but the cameras can be used to confirm the location of a person when an alleged victim of a protective order reports that the person was in the area.

Councilmember Rubal questioned the number of Flock cameras in the City.

Asst. Chief Mihalski reported that the UCPD currently had 12 cameras and they focused placement on ingress/egress points of the City. He said that there are locations that are not covered by the

Flock cameras and he would like to see more in the future.

Councilmember Rubal asked whether the cameras make an impact on the clearance rate of cases and why the statistics do not show an increase in case clearance after Flock camera installation.

Asst. Chief Mihalski clarified that detectives are still catching up on the case work from before Flock camera installation. He felt that Flock was having success in assisting with casework.

Chief Siemens noted that the cameras had only been around for a relatively small period of time. He felt that there would be noticeable change in case clearance in the next year or so.

Councilmember Rubal asked Asst. Chief Mihalski to make a comparative statement regarding the crime statistics of the surrounding area, Texas and the national average.

While he did not have the numbers in front of him, Asst. Chief Mihalski shared that Universal City fared either on average or better than the surrounding areas and national averages.

Councilmember Rubal commented that several websites state that Universal City has a higher crime rate than surrounding cities and the national average.

Asst. Chief Mihalski explained that those websites use proprietary software and algorithms which skew data to determine how "safe" an area is. He noted that Randolph AFB has the same crime rating that Universal City does.

Chief Siemens shared his experience that when a City partners with and pays to partner with these sites, their crime ratings suddenly improve.

Mayor Pro Tem Fitzpatrick made a point of order to state that she had not been "inundated" with the crime ratings that Councilmember Rubal said Council was inundated with.

Mayor Maxwell asked Councilmember Rubal whether he had verifiable information not from the internet that had been vetted by UC Police. Councilmember Rubal was instructed to ask a question to Staff.

Councilmember Rubal asked whether it was fair to use the National Incident-Based Reporting System that surrounding communities are using to compare UC to surrounding communities and if they would say it is an accurate resource.

Asst. Chief Mihalski stated it was an accurate source but opined the comparison would not be the same. After Councilmember Rubal asked how to compare to other cities, Asst. Chief Mihalski asked him if he felt unsafe and to reference how he feels in his community.

Councilmember Rubal shared anecdotes of UC residents and their experiences with crimes in the City.

Asst. Chief Mihalski noted that with 20,000 residents, Universal City only had 66 burglaries last year. With Universal City located in a major corridor between I-35 and 1604, there will be outside people coming into the City and committing crimes.

After Councilmember Rubal confirmed that the statistical data reported by UCPD is comparable to other cities' data, the UCPD chiefs asserted that adding context to comparison was important. They used the example of the secluded location of Boerne compared to the corridor location of Universal City.

iv. Public Works Project Updates: Parks & Public Works Center

Mr. Luensmann gave the presentation on parks updates. He shared that each park is master planned before proceeding with the project. He presented Northlake Park as an example and went on to present Aina Blake Dog Park's master plan. He presented all parks and improvements either completed at each park or improvements that are in progress or planned at each park. After displaying a map of Universal City and the locations of parks, he presented the future parks. Summit Park would be proposed in the FY 2027 budget which would serve the Pat Booker/Universal City Blvd. residents. Northlake Park would serve the apartment complexes in progress in this area. Mr. Luensmann reviewed the amenities and artistic renderings of Northlake Park.

Councilmember Rubal confirmed that the fish in Northlake are edible.

Councilmember Putt commended Mr. Luensmann for his ability to acquire grants and funding for parks. She opined no other city has parks like UC.

Mr. Luensmann thanked Parks Partners for their support and funding. He reported that there would be a Texas Parks and Wildlife Trails Grant that should be released to the City soon. He confirmed for Councilmember Rubal that the century oaks in many parks and along the trails are protected and inspected annually.

Mr. Luensmann moved on to present the future Public Works Center. He reported that the current Public Works building was built in 2005 and houses two functions: vehicle maintenance and administration. The "old yard" where the proposed Public Works Center, or annex building, will be, is currently being utilized primarily as storage. He reminded Council that the plan for the new Public Works building had been in the works for the past 15 years. Actions completed included buying required land and installing required utilities connections for the building. He displayed a 3D rendering of the proposed building and architectural plans for the building. The building would be designed for growth and the ability to provide vehicle storage and expanded space to all sub-departments. Right now, vehicles sit outdoors and are continuously damaged by the elements. Sub-departments such as the sign and mechanic shops would have much-needed space at the new facility. The construction of the building would be a phased project.

Mrs. Turner noted Staff is already planning for the FY 2027 budget. She asked Council for consensus to authorize Victor Quiroga, the City's bond counsel, to provide a presentation on the next \$6 million in street bonds, what this would do to the debt service tax rate, and what the presented annex building project would look like financially if Council decided to authorize revenue bonds from the Utilities and Stormwater Funds to fund the project. This would need to be considered well before the utilities consumer rates are set so that debt service obligations can be taken into account.

Council gave their consensus to Mrs. Turner for these presentations.

While he recognized the need for a larger space, Councilmember Rubal questioned the magnitude of the space and used the proposed large conference room as an example. He felt Universal City may not need such a large space and should not be building to provide training to other agencies.

Mr. Luensmann responded that Public Works will need a room like this regardless for daily Staff briefings. The room could also be used in the case of emergencies as a command center for PD. In response to Councilmember Rubal's question about staffing levels at city build-out, Mr. Luensmann stated the proposed building was in preparation for build-out.

Staff and Councilmember Rubal discussed staffing increases for build-out.

Council gave their consensus for the stated presentations from Mr. Quiroga.

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

Mrs. Turner reported the following events:

- March 18th Fire Department Brush Truck Push-In Ceremony
- March 25-28 FOUCPL Book Sale
- April 6th Splashpad Opens
- May 2nd JBSA Air Show at Randolph AFB and Universal City General Election Day.
- May 9th Fire Department Pancake Breakfast

b. **MAYOR'S ANNOUNCEMENTS**

Mayor Maxwell reported on the success of Snowfest.

After inquiry from the mayor, Mrs. Turner reported that there would be a presentation on Snowfest on an upcoming agenda.

Mayor Maxwell reported on his visits to a few area schools and their programs - Wagner High School's culinary charter school and Harmony Public School's STEM program. He reminded everyone that daylight savings time was coming up and that the Comprehensive Plan Workshop would be on March 21st.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Rubal congratulated Councilmember Goolsby's wife who was receiving an award at a different function this evening.

Mayor Pro Tem Fitzpatrick re-emphasized some words shared by Ms. Pitman, the City's auditor. These included that "departments show great discipline in their spending," and that the City is a "good example of good stewardship of public funds." She felt this was important to remember when placing trust in Staff and relying on Staff to execute Council's guidance.

7. **CONSENT AGENDA:**

a. **Minutes of the 17 February 2026 Regular meeting.**

Councilmember Goolsby moved to approve the Consent Agenda as presented. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Fitzpatrick, Putt, Rubal

Nays: None

Motion to approve carried.

8. **ACTION ITEMS:**

Resolution 930-B-2026: Mobile Food Truck Park Agreement at 214 Rosewood Drive

Mr. Cassata presented a map to clarify the location of the proposed food truck park. The applicant had met all requirements of the City's Code. He presented a proposed site plan for the park.

Councilmember Shelby asked for the distance between the last food truck and the following property, to which Mr. Cassata confirmed there would be at least 25 feet and an 8-foot fence toward the alley. Councilmember Shelby confirmed that this food truck park would not be using generators.

Councilmember Goolsby received confirmation that the City was not being over-saturated with food truck parks.

Mr. Cassata emphasized that the market would dictate this. However, he did discuss this with the owner, and the owner was confident in his food truck park's demand.

Mrs. Turner noted that the existing and proposed food truck parks each serve their own residential communities.

Councilmember Rubal received confirmation that Mr. Cassata did not get buy-in from the adjoining residential properties since the subject property is commercially zoned. He expressed concern about this and competition with nearby businesses. He discussed trash pick-ups in the alley with Staff.

Mayor Maxwell confirmed that the City would receive sales tax from the food trucks.

Councilmember Shelby confirmed that the land would increase in value, leading to an increase in ad valorem taxes.

Councilmember Shelby moved to approve Resolution 930-B-2026. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt

Nays: Rubal

Motion to approve carried.

9. ADJOURNMENT:

Mayor Maxwell adjourned the meeting at 8:40 p.m.



ATTEST:

APPROVED:

Tom Maxwell
Tom Maxwell, Mayor

Maribel Garcia-Urbe

Maribel Garcia-Urbe, City Clerk