MINUTES

CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, April 7, 2026 @ 6:30 PM

1. **CALL TO ORDER:**
Councilmember Goolsby at 6 p.m.

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

Present:
Councilmember Bear Goolsby
Councilmember Bernard Rubal
Councilmember William Shelby
Councilmember Phil Vaughan

Staff Present:
Michael Cassata, Development Services & EDC Director
Randy Luensmann, Public Works Director
Christina Blumenthal, Library Director
Maribel Garcia-Uribe, City Clerk

Absent:
Mayor Tom Maxwell
Mayor Pro Tem Christina Fitzpatrick
Councilmember Lori Putt

Mrs. Garcia-Uribe noted a quorum was present.

After Councilmember Goolsby explained the reasons for absences, Councilmember Shelby moved to excuse all absences. Councilmember Vaughan seconded the motion.

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

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

4. **CITIZENS TO BE HEARD:**
Thomas Mander, Gothic Drive, spoke regarding the trees cut down at the back part of the golf course. He expressed that many people in his area were upset about the trees being cut down and felt cutting these trees was unnecessary. He was surprised the City would do this considering the cost of cutting down trees and that the trees did not interfere with play as they were behind the golf tee. Furthermore, this did not seem in line with the statement on the Code Compliance website which states that properties are to be "maintained in a fashion that emphasizes an aesthetically pleasing city."

5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**
   a. **CITY MANAGER'S REPORT:**
   b. **STAFF REPORT:**
      i. **Snowfest 2026 Recap**
      After Mr. Cassata explained Staff's wish for this item to be postponed, Councilmember Vaughan moved to postpone this item to a future agenda. Councilmember Rubal seconded the motion.

      Vote: Yeas: Vaughan, Rubal, Goolsby, Shelby
      Nays: None
      Motion to postpone carried.

6. **ANNOUNCEMENTS:**
   a. **CITY MANAGER'S ANNOUNCEMENTS**
   b. **MAYOR'S ANNOUNCEMENTS**

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Rubal responded to comments made at the last meeting regarding improving the efficiency of Council. He encouraged councilmembers to utilize the Council Message Board to achieve this goal. He noted that it is a State-approved media to allow Council to discuss things as long as they do not vote on the board. He also advocated for a shorter turnaround time for Council-requested items to make it to the agenda. He reviewed Texas Gov't Code Chapter 505 - the authority of local governments to have an EDC. In particular, he listed possible uses for EDC funds. He indicated that there are more uses for EDC funds than just the Storefront Improvement Program. He wished to see the EDC look into utilization of school buildings for surrounding recreation or tourism and utilization of funds to fix road in the Aviation District.

Councilmember Goolsby reminded everyone of the Public Works Spring Cleanup which occurs from April 9-12 and April 16-19.

7. **CONSENT AGENDA:**

a. **Minutes of the 17 March 2026 Regular Meeting**

b. **Resolution 966 2026-3: Authorizing an EDC SIP Reimbursement Project at Randolph Plaza Shopping Center**

c. **Resolution 966 2026-5: Authorizing an EDC SIP Reimbursement Project at 932 Coronado Boulevard for Stomp & Play**

d. **Ordinance No. 639-C-2026: Annexing a tract of land totaling approximately 73.67 acres at the northeast corner of FM 1518 N and Maske Road and zoning said property R1-Large Lot Residential.**

e. **Ordinance No. 632-PC-634-FLUP-2026: Amending the Future Land Use Plan to change the land use designation from CC-Community Commercial to MD-Medium Density for an area of land, approximately 4.13 acres +/-, located within a larger tract of land, approximately 73.67 acres, located at the northeast corner of FM 1518 N and Maske Road, per zoning ordinance 581.**

g. **Ordinance 525-Z-2026: Second Approval for the Contract to Grant to Frontier Waste Solutions a Franchise to Operate a Solid Waste Collection and Disposal Service in the City of Universal City, Texas.**

Councilmember Phil Vaughan moved to approve all Consent Agenda items except item F, at Councilmember Goolsby's request. Councilmember Shelby seconded the motion.

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

f. **Ordinance No. 581-Y-PUD-2026-101: Amending the Zoning Map for approximately 73.67 acres at the northeast corner of FM 1518 N and Maske Road from R1-Large Lot Residential to PUD 2026-101 District and adopting the related Development Agreement and PUD Final Plans, per zoning ordinance 581.**

Councilmember Goolsby requested this item to be considered separately. Councilmember Goolsby moved to approve the item with the caveat that the totality stays at 4 units or less per acre, and that the amenity center not be located in the AICUZ.

Mr. Cassata reassured Councilmember Goolsby that his conditions were met in the PUD. They will likely have a total of 278 units instead of 285. Furthermore, due to comments from JBSA, the amenity center will not be in the AICUZ.

Councilmember Shelby confirmed that with Councilmember Goolsby's conditions, the proposed site plans would be reduced to two possible site plans. This should not have any impact. He seconded the motion.

Councilmember Rubal expressed concern about having enough water for the development.

Mr. Cassata confirmed that the City has done analysis that shows that the City is prepared to support all developments with their water rights acquisition.

Councilmember Rubal asked if Staff was prepared to terminate the project if the appropriate water rights to support the development were not acquired.

Mr. Cassata responded that he could not make that commitment for Council.

Mr. Luensmann assured Mr. Rubal that the City has the capacity to sustain a certain length of time in Stage 4 water restrictions. However, the City does not have water rights for a long period of Stage 4 restrictions. He reminded Council of discussions regarding acquisition of water rights but reminded them that these were Closed Session discussions. In terms of capacity, the City has the capacity to sustain Stage 4 restrictions through the budget process and acquisition of water rights. The City has taken account of the growth and new developments in acquisition plans.

Councilmember Shelby noted that when the City hits their water capacity limit, the water does not stop flowing but it becomes very expensive for the City due to fines.

Councilmember Rubal moved to have an Executive Session regarding water rights and water capacity. Councilmember Vaughan seconded the motion. There was consensus to have an Executive Session at a future meeting.

Councilmember Goolsby moved to approve the item with the caveat that the totality stays at 4 units or less per acre, and that the amenity center not be located in the AICUZ. Councilmember Shelby seconded the motion.

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

8. **ACTION ITEMS:**

a. **Resolution 878-E-2026: A resolution suspending CenterPoint's proposed rate increase effective date for 45 days (June 2, 2026).**
Mr. Cassata explained that CenterPoint is requesting an interim rate increase. He reminded Council that the City is part of an alliance, and the alliance's attorneys are reviewing this proposal. They are requesting a 45-day pause on the rate increase to do so.

Councilmember Shelby moved to approve Resolution 878-E-2026. Councilmember Vaughan seconded the motion.

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

b. **Resolution 889-N-2026: Library Computer Usage and Internet Access Policy**
Councilmember Rubal and Ms. Blumenthal discussed provisions in the policy for USB usage, the type of Wi-Fi available to patrons, and the new printer policy to accommodate the new technology. Councilmember Rubal commented on ransomware being an issue for libraries.

Ms. Blumenthal noted that the ransomware issue was mainly due to phishing on Staff emails. City Staff receive monthly training to combat this issue.

Councilmember Vaughan encouraged Ms. Blumenthal to make policy changes internally.

Councilmember Shelby addressed concerns mentioned by Councilmember Rubal. Regarding USB drives, he confirmed that patrons do not have administrator rights on computers and would not be able to install applications. He equated the public-access Wi-Fi at the library to a coffee shop Wi-Fi, meaning it is the patron's responsibility to stay safe on the Wi-Fi. Furthermore, this Wi-Fi is isolated from the rest of the City's network, keeping the City's network safe.

Councilmember Vaughan moved to approve Resolution 889-N-2026. Councilmember Shelby seconded the motion.

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

c. **Flintstone Ln. CDBG Pay App #3**
Mr. Cassata explained that this item was to get the City reimbursed for a County grant.

Councilmember Shelby moved to approve Flintstone Lane CDBG Pay Application #3. Councilmember Goolsby seconded the motion.

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

9. **ADJOURNMENT:**
Councilmember Goolsby at 7:08 p.m.

THE CITY OF UNIVERSAL CITY TEXAS

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk