**MINUTES**
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**
Regular Meeting, Tuesday, May 19, 2026 @ 6:30 PM

1. **CALL TO ORDER:**
Mayor Maxwell at 6:31 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 Mark Dunlop
Councilmember Andy Garza
Councilmember Bear Goolsby
Councilmember Lori Putt
Councilmember William Shelby

**Staff Present:**
Kim Turner, City Manager
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Maribel Garcia-Uribe, City Clerk

Mrs. Garcia-Uribe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
Mayor Maxwell invited Pastor Kelly Conkelton from Universal City's United Methodist Church to give the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

4. **CITIZENS TO BE HEARD:**
Bernard Rubal, 635 Balboa, noted that the last Impact Fee Resolution update was in 2019. He said the State requires updates to the fees every five years to adjust for current costs of providing services. He felt this meant that thousands of dollars of impact fee moneys have been lost by the City. He asked Council to use Georgetown's impact fees as an example as one of the fastest growing cities in Texas. He noted the initial cost is covered by the developer and would be reflected in the prices of houses or facilities. He asked Council to follow Georgetown's motto: "growth pays for itself." He noted the recent ETJ expansion and the need for water rights for the area. Moving on, he shared a video of what he claimed were seven shots fired "150 paces from [his] house" and presented to the Mayor a bullet shell recovered by a neighbor the day after.

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 noted that the FY 2027 budget schedule was given to Council. Additionally, the Library's summer events for June and July were also shared. The First Responders Youth Cadet Academy will start June 1st with graduation on June 6th. Junior Camp at the golf course starts June 8th with multiple weeks of camp.

   b. **MAYOR'S ANNOUNCEMENTS**
      i. **PROCLAMATION: National Poppy Day**
      Councilmember Putt read the proclamation, which was presented to veteran Bill Fitzpatrick. Mayor Maxwell warned everyone of the heavy rain to come in the next days. He received the consensus of City Council to appoint Mr. Michael Saenz as the City Council Official Chaplain for invocations.

   c. **COUNCILMEMBERS' ANNOUNCEMENTS**
   Councilmember Garza asked Mr. Rubal where he got the shell basing from and why it and the video recovered by a resident was not turned into the police. He noted that any fingerprints on the casing would no longer be any good.

   Councilmember Shelby apologized for his absence at the Canvassing meeting. He thanked former

Councilmembers Rubal and Vaughan for their service, time and effort in organizing while they served. He welcomed new Councilmembers Dunlop and Garza.

Councilmember Putt formally withdrew her request for a discussion on Councilmember speaking time limits.

Councilmember Dunlop reported that he was having some trouble with his Council voicemail. He would be getting it fixed over the next few days.

Mayor Pro Tem Fitzpatrick reported on a presentation by Judson ISD regarding the repurposing of Coronado Village Elementary, which had been recently closed. The presentation was made by middle school students at Kitty Hawk Middle School. The interim Superintendent was adamant about repurposing the closed schools in the district, and it seemed this would be explored over the summer. They talked about involving City partners. She reported on the First Responders Youth Cadet Academy which would begin in June. She also reported on a ribbon cutting for benches installed by an Eagle Scout project at Veterans Park along the trail.

Councilmember Goolsby thanked former Councilmembers Vaughan and Rubal for their service.

7. **CONSENT AGENDA:**

a. **Minutes of the 21 April 2026 Regular Meeting**
Councilmember Shelby moved to approve the minutes as presented. Councilmember Putt seconded the motion.

**Vote: Yeas: Shelby, Putt, Fitzpatrick, Dunlop, Garza, Goolsby**
**Nays: None**
**Motion to approve carried.**

8. **ACTION ITEMS:**

a. **The Assignment of Non-Annexation Development Agreement by Landowner: Wehman Revocable Trust**
Mrs. Turner explained that Mr. Wehman, the original owner of the property, sold his property to his grandson. The request is for authorization to transfer the five-year Non-Annexation Development Agreement to his grandson, with his grandson fully understanding the terms of the agreement.

Councilmember Goolsby moved to approve the assignment of the Non-Annexation Development Agreement by landowner. Councilmember Putt seconded the motion.

**Vote: Yeas: Goolsby, Putt, Fitzpatrick, Dunlop, Garza, Shelby**
**Nays: None**
**Motion to approve carried.**

b. **Resolution No. 991-2026: Resolution Expressing Intent to Finance and Reimburse Expenditures**
Mrs. Turner reminded Council of the actions taken to authorize Utility Revenue Bonds for water infrastructure. She also reminded them that some of these assets may become available prior to bond monies being provided to the City. The resolution commits the bond monies to reimburse project costs, which would be covered by the fund balance of the General Fund. While the resolution is good for three years, it would only be needed until bond funds become available in September.

Councilmember Shelby moved to approve Resolution 991-2026. Councilmember Dunlop seconded the motion.

**Vote: Yeas: Shelby, Dunlop, Fitzpatrick, Garza, Goolsby, Putt**
**Nays: None**
**Motion to approve carried.**

c. **Appointments to Impact Fee Advisory Committee**
Mrs. Turner reported that the City had received five applications for the Impact Advisory Committee. The

Committee is mandated by State Law, which provided specific requirements for members; three are to be professionals from related fields and two are to be from the public. However, all five applicants meet the State's requirements.

Councilmember Putt moved to approve the appointments to the Impact Fee Advisory Committee to include Steven McCumber, Fran Daniels, Steven Tennis, Brian Bourdreaux, and Caleb Schaefer. Councilmember Shelby seconded the motion.

**Vote: Yeas: Putt, Shelby, Fitzpatrick, Dunlop, Garza, Goolsby**
**Nays: None**
**Motion to approve carried.**

d. **Resolution No. 966-2026-6: Authorizing a Storefront Improvement Project Approved by the EDC**
Mrs. Turner state this was for an EDC project for two businesses on West Wright Boulevard. The drive aisle where garbage trucks pickup has been degraded and is in need of repair. The recommendation to businesses is to pour concrete to avoid future issues. The total project would cost $6,850 and the EDC approved 100% reimbursement for the project.

Councilmember Shelby moved to approve Resolution 966-2026-6. Councilmember Garza seconded the motion.

**Vote: Yeas: Shelby, Garza, Fitzpatrick, Dunlop, Goolsby, Putt**
**Nays: None**
**Motion to approve carried.**

e. **Resolution No. 992-2026: Approving Applications for CRISI & RCE Grants From Federal Railroad Administration**
Mrs. Turner explained both items E and F, as they pertain to the same grants. The first has to do with railroad crossings and passenger railroad improvements. She discussed the railroad crossings on FM 78 for Universal City and surrounding cities. Cibolo indicated they would also be applying for this grant, and after discussions with Schertz, they agreed to join as well. Joining with other cities for the grant application increases the odds of being awarded the grant. The local match for the grant is 20%. The cost was divided as follows:

| City | Project Portion | 20% match |
|---|---|---|
| Cibolo | $600,000 | $120,000 |
| Schertz | $800,000 | $160,000 |
| Universal City | $200,000 | $40,000 |

The City and the EDC would be splitting Universal City's portion of the project equally as it affects the Aviation District. If this resolution passes, then an Interlocal Agreement between the three cities would be considered at the following Council meeting. Item E is the resolution for the City and Item F approves the EDC's participation and funding.

Councilmember Goolsby moved to approve Resolution 922-2026. Councilmember Putt seconded the motion.

**Vote: Yeas: Goolsby, Putt, Fitzpatrick, Dunlop, Garza, Shelby**
**Nays: None**
**Motion to approve carried.**

f. **Resolution No. 966-2026-7: Authorizing Railroad Grant Project Approved by the EDC**
Councilmember Dunlop moved to approve Resolution 966-2026-7. Councilmember Shelby seconded the motion.

**Vote: Yeas: Dunlop, Shelby, Fitzpatrick, Garza, Goolsby, Putt**
**Nays: None**
**Motion to approve carried.**

g. **Resolution No. 993-2026: Requesting Financial Assistance from the Texas Water Development Board for the Water Supply and Infrastructure Grants**

Mrs. Turner explained this grant would have no local match; the grant covers 100% of the project cost. The City's application was for a water reuse expansion project which covers the planning and cost of extending reuse lines from CCMA and SARA to City parks. The application is for $21 million to fund the project.

Councilmember Dunlop confirmed the grant would offset the current use of potable water in City parks.

Mr. Luensmann reminded Council that the City had been awarded $100,000 for the design of this project. The grant application under this item would provide the capital dollars.

Councilmember Putt moved to approve Resolution 993-2026. Councilmember Garza seconded the motion.

**Vote: Yeas:** **Putt, Garza, Fitzpatrick, Dunlop, Goolsby, Shelby**
**Nays:** **None**
**Motion to approve carried.**

h. **Flintstone Ln. CDBG Pay App #5**

Mrs. Turner reminded Council of this ongoing project and said this application would be for reimbursement to the approved grant project. This is the final pay application for the Flintstone CDBG project.

Councilmember Shelby moved to approve Flintstone Lane CDBG Pay Application #5. Councilmember Goolsby seconded the motion.

**Vote: Yeas:** **Shelby, Goolsby, Fitzpatrick, Dunlop, Garza, Putt**
**Nays:** **None**
**Motion to approve carried.**

9. **ADJOURNMENT:**

Mayor Maxwell at 7:03 p.m.

**APPROVED:**

Tom Maxwell, Mayor

**ATTEST:**

Maribel Garcia-Uribe, City Clerk