

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, June 2, 2026 @ 6:30 PM

CALL TO ORDER:

Mayor Tom Maxwell at 6:30 p.m.

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 (Virtual)
Councilmember Andy Garza
Councilmember Lori Putt
Councilmember William Shelby

Staff Present:

Kim Turner, City Manager
Michael Cassata, Development Services & EDC
Director
Randy Luensmann, Public Works Director
Maribel Garcia-Uribe, City Clerk

Absent:

Councilmember Bear Goolsby

Mrs. Garcia-Uribe noted a quorum was present.

INVOCATION AND PLEDGE OF ALLEGIANCE:

Council Chaplain Mike Saenz gave the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

CITIZENS TO BE HEARD:

Jerry Browning, 138 Sage Drive and president of Homes for the Homeless Pets, discussed the Rainbow Bridge project at the dog park. He presented the sign that was made for the bridge and noted that there were places on the bridge to hang collars of pets who have passed.

Thomas Aguillen, 1900 Bluecrest Lane with Charter Communications (Spectrum), expressed concerns regarding Action Item C. He reported that usually, they are able to work with cities to shape the Utility Code. His concerns about the proposed ordinance included the monetary impact to Spectrum. He asked Council to postpone the consideration of the item to allow time for Spectrum staff to visit with the Public Works Direct to review the language in the ordinance.

Paige Johnson, 105 Auditorium Circle with AT&T, also expressed concerns regarding Action Item C. She said that the ordinance departed from State law and would slow or stop broadband investment in Universal City. She reviewed provisions in the ordinance that would have significant cost impact on AT&T and emphasized her concern regarding shifting 100% of relocation costs to broadband providers. She said this provisions went against State law and would divert AT&T funds from network upgrades. She also expressed concern regarding equal access to the right-of-way, asserting that the ordinance did not provide this. She also asked Council to postpone adoption of the Ordinance until they could convene a stakeholder work session.

Veronica Rosas-Tatum, 11750 Parrigin and Campaign Treasurer for Carolyn DeLecour, a candidate for the Alamo Colleges Board of Trustees, District 9. She shared her background as a faculty member of Alamo Colleges. She gave Ms. DeLecour's background and shared that she came out of retirement of an extensive history in education to run for the trustee position at the request of colleagues, students and the community. She felt that Ms. DeLecour had the essential experience

to align community priorities within the college system. She encouraged everyone to look up and elected Ms. DeLecour.

STAFF REPORTS AND OTHER DISCUSSION ITEMS:

CITY MANAGER'S REPORT:

Mrs. Turner shared a video reviewing important dates for the City's transition to waste services from Frontier Waste Solutions. Services would begin August 3rd. More information would be published on the City's website, in the Gateway Magazine, on UC TV, and through mail. The Spectrum customer service number is 210-807-8555. Mrs. Turner noted that there would be two town hall meetings; one on June 17th and another on July 1st, both at 6:30 p.m. Frontier would have representatives present information at these meetings and answer questions.

STAFF REPORT:

Development Update

Mr. Cassata presented a map of all current construction. Maps presented during the December development update were updated. Four projects previously presented under "future construction" are now currently under construction. He reviewed current construction projects.

ANNOUNCEMENTS:

CITY MANAGER'S ANNOUNCEMENTS

Mrs. Turner shared that the donation for the Opticom System had been completed. She reviewed upcoming City events including the First Responders Youth Cadet Academy, the Library's summer reading program, and Junior Camps at Olympia Hills.

MAYOR'S ANNOUNCEMENTS

Mayor Maxwell welcomed a young scout present who was working on her Citizenship and Public Service merit badge. He encouraged her to attend other cities' council meetings. He reminded everyone of the upcoming Alamo Colleges Board election; voting would be a Northeast Lakeview.

COUNCILMEMBERS' ANNOUNCEMENTS

Mayor Pro Tem Fitzpatrick gave an overview of the First Responders Youth Cadet Academy.

Councilmember Putt reported that she was excited to see the progress of the greens at the golf course.

Councilmember Dunlop reviewed facts and advice regarding the deer population in the City. Regarding population control, he reported that there was no cost-effective way to control the population of deer in the City. However, it was important not to encourage the growth of the population by avoiding feeding the deer through deer feed, having plants that are deer food, and keeping trash enclosed. He reminded everyone to drive slow to avoid deer. Moving on, he reported on an article he read regarding new police and first responder required reporting and training. He hoped any costs associated with the new requirements would be reflected in the budget. Additionally, he noted that while he was virtual due to a trip he was taking, he wanted to assure everyone he was still working, taking Council emails and voicemails.

Councilmember Garza thanked the Police Department for their work in taking down dangerous criminals this past weekend.

CONSENT AGENDA:

Minutes of the 12 May 2026 Special City Council Meeting.

Minutes of the 19 May 2026 Regular City Council Meeting.

Resolution No. 966-2026-7: Authorizing Railroad Grant Project Approved by the EDC

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

Vote: Yeas: Shelby, Putt, Fitzpatrick, Dunlop, Garza

Nays: None

Motion to approve carried.

ACTION ITEMS:

Ordinance No. 542-A-2026: Amendments to Food Establishment Regulations related to Mobile Food Trucks

Mrs. Turner explained that the State had made legislative changes that move the inspection and permitting authority to the State rather than local governments for food trucks specifically. This was done considering that food trucks are mobile and operate across multiple legislative authorities. This ordinance and the following consideration item regarding permit and inspection fees update the City's Code of Ordinances accordingly.

Councilmember Shelby moved to approve Ordinance 542-A-2026. Mayor Pro Tem Fitzpatrick seconded the motion.

Vote: Yeas: Shelby, Fitzpatrick, Dunlop, Garza, Putt

Nays: None

Motion to approve carried.

Ordinance No. 361-AI-2026: Amendments to Food Establishment Fees

Councilmember Shelby moved to approve Ordinance 361-AI-2026. Councilmember Garza seconded the motion.

Vote: Yeas: Shelby, Garza, Fitzpatrick, Dunlop, Putt

Nays: None

Motion to approve carried.

Ordinance No. 536-A-2026: Amendment to Chapter 3-8 Telecommunications related to Rights-of-Way Management, Utility Standards, and Relocation Requirements

Mr. Cassata explained that the ordinance clarifies regulations for utility work within the City's rights-of-way. It improves the coordination between the City, utility providers and residents and businesses. It also ensures that the City does not share the financial burden of non-city utility work. He gave a summary of key changes, including clarifying the responsibility of non-city utility providers in locating their utilities. It also prohibits micro-trenching, which is a specialized saw cutting of the road about 2.5 inches wide and 24 inches deep; the ordinance would require a burial depth of 72 inches. Micro-trenching can become a problem with road cracking. Additionally, with the City's upcoming road reconstruction projects, the City wished to protect their investment in streets infrastructure from micro-trenching. The ordinance would also include the following:

- setting minimum vertical clearance standards for overhead lines at 16 feet
- clarifies that utilities must relocate facilities at their expense with 30 days' notice

- identifies relocation primary triggers such as street reconstruction and utility replacement projects
- mandates removal of abandoned infrastructure at the provider's expense

Mr. Luensmann noted that this was a must-needed revision for an out-of-date ordinance considering the upcoming fiber projects from utility providers. He reminded Council of the history of utility companies holding up construction projects. He expanded on the issue of micro-trenching, noting that future road repair ends up disrupting utilities for customers that were placed through micro-trenching. He noted that there is only so much space in a right-of-way and opined that essentials such as water, sewer, electricity and gas need to be prioritized. He emphasized to Council that it is the City's right-of-way to control and set parameters. He noted that the ordinance attempts to put distance between the City's utilities, power utilities and communications utilities because communications utilities often use blind directional boring; there have been incidents with directional boring damaging sewer lines and other utilities. By increasing the depth requirement of boring, these utility disruptions can be prevented. Mr. Luensmann noted that the ordinance was well reviewed and researched by Staff and attorneys.

Councilmember Shelby agreed and provided examples of utility providers boring through and damaging their own lines. He agreed in the prioritization Mr. Luensmann laid out. He did not see a problem with increasing boring depth requirements. He felt it was important to ensure that residents' investments through tax dollars were not damaged.

Mayor Pro Tem Fitzpatrick asked if additional time and conversations with third-party stakeholders would change Staff's mind and the ordinance, considering comments made during Citizens to be Heard. She agreed that residents' property and the City's rights-of-way needed to be protected.

Mr. Luensmann stated that appointments can be made between the first and second reading of the ordinance to discuss with stakeholders. Any changes between the first and second reading would be reviewed with Council. He emphasized the need for an ordinance to support current practices of prohibiting micro-trenching through the permit process.

Councilmember Shelby confirmed that there may be variances and flexibility in enforcement of the ordinance on situational basis.

Councilmember Shelby moved to approve Ordinance 536-A-2026. Councilmember Dunlop seconded the motion.

Vote: Yeas: Shelby, Dunlop, Fitzpatrick, Garza, Putt

Nays: None

Motion to approve carried.

Cibolo Crossing Unit 3 Final Acceptance

Mrs. Turner noted that there are a few small pending items, but that they are very close to final acceptance of the public improvements. With Council approval with conditions, Staff could move forward.

Councilmember Shelby moved to approve the petition for final acceptance of public improvements for Cibolo Crossing Unit Three, authorizing the City Manager to execute the petition, with the following conditions: 1) Staff approval of any outstanding items. Councilmember Putt seconded the motion.

Vote: Yeas: Shelby, Putt, Fitzpatrick, Dunlop, Garza

Nays: None

Motion to approve carried.

Ordinance No. 581-PC-641: New Official Zoning Map

Mr. Cassata explained that this item updates the official zoning map with all zone change requests that have been approved by Council in recent years.

Councilmember Dunlop moved to approve Ordinance 581-PC-641. Councilmember Shelby seconded the motion.

Vote: Yeas: Dunlop, Shelby, Fitzpatrick, Garza, Putt

Nays: None

Motion to approve carried.

Interlocal Agreement: Railroad Crossing Safety Study

Mrs. Turner reminded Council of their actions approving submittal of federal railroad safety crossing study grant applications. Schertz has agreed to be the project manager. An Interlocal Agreement (ILA) solidifies the agreement with Schertz.

Councilmember Putt moved to approve the ILA for a Railroad Crossing Safety Study. Mayor Pro Tem Fitzpatrick seconded the motion.

Vote: Yeas: Putt, Fitzpatrick, Dunlop, Garza, Shelby

Nays: None

Motion to approve carried.

ADJOURNMENT:

Mayor Maxwell at 7:26 p.m.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk