

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, August 4, 2026 @ 6:30 PM

1. **CALL TO ORDER:**

Mayor 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 Mark Dunlop (Virtual)
Councilmember Andy Garza
Councilmember Bear Goolsby
Councilmember Lori Putt
Councilmember William Shelby

Staff Present:

Kim Turner, City Manager
Michael Cassata, Assistant City Manager
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Brandon Peterson, Asst. Public Works Director
Katie Rein, Food & Beverage Director, OHGC
Sal Garcia, Golf Operations Director, OHGC
Mia Scott, Event Sales & Operations Manager, OHGC
Maribel Garcia-Urbe, City Clerk

Mrs. Garcia-Urbe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**

Councilmember Putt invited Mrs. Turner to give 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:**

b. **STAFF REPORT:**

i. **Olympia Hills Update**

Mr. Garcia reported that the golf course renovation projects following the National Golf Foundation assessment were approximately 95% complete. He reminded Council that these renovations included bunkers, irrigation, and tee box improvements. He reviewed each individually. He reported on course performance; average revenue per round of golf increased despite offering a 10-15% discount due to construction on the golf course since May. Finally, he noted that the Junior Golf Camps were a success again this year.

Ms. Rein reported that food and beverage sales had exceeded expectations and the average amount of money spent per golfer also increased to \$11.62. Golf course happy hours had been successful. She reviewed wedding and event sales; they hosted a total of 32 events in quarter two of the fiscal year. They also expanded their community programming with a father-daughter dance and several large themed happy hours. To increase and market weddings, they hosted Twilight Tours. These acted as styled open houses to highlight the space, services, and vendor partnerships. They also hosted styled shoots onsite, which allowed vendors to promote both their services and Olympia Hills as a wedding venue.

Several councilmembers commented that the renovations at the golf course proved effective in the outcome of the resilience of the golf course after major weather events. Additionally, the Twilight Tours had been very successful.

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

Mrs. Turner reported on the generally positive outcome of the transition to Frontier Waste Solutions. She shared some frequently asked questions and provided tips and clarification for the new Frontier service.

	Maintenance & Operations	Debt Service	Total Tax Rate
2025 Adopted Tax Rate	0.442000	0.088000	0.530000
2026 Proposed Tax Rate	0.425000	0.105000	0.530000
2026 No New Revenue Rate	0.454639	0.102000	0.556639
2026 Voter Approval Rate	0.606607	0.102000	0.708607
2026 De Minimis Rate	0.535753	0.102000	0.637753

She noted that the City can keep the rate the same as the prior year due to the proposed use of the City's fund balance. The amount of fund balance used would be determined near the end of FY 2027. She reminded Council and the public that a one-cent change in the tax rate was equivalent to \$200,000 gain or loss in City revenue. For the homeowner, a one-cent increase was about \$10 per year per \$100,000 of taxable property value. For a home valued at \$300,000, this would be a change of \$30 a year.

She asked Council to consider the following:

- City growth increases demand for additional staffing
- The Consumer Price Index (CPI) stands at 3.5% increase, aligning with the proposed FY 2026 budget
- For every one-cent reduction in the tax rate, it takes at least a year for the City to recover the lost revenue (assuming property values remain stable)
- Maintaining the current tax rate of \$0.530000 requires the use of fund balance to offset lower property appraisal valuations

Mrs. Turner reviewed the budget calendar, including upcoming public hearings on the tax rate and budget on August 18th and September 1st, a record vote on the tax rate on August 18th, and the adoption of the budget and tax rate on September 1st.

b. Resolution 997-2026: TXDOT Advanced Funding Agreement

Mrs. Turner explained TXDOT has federal funds to use for grants. The City's match would be approximately \$17,000. However, due to the cash flow from the federal government to TXDOT to Universal City, the City must pass a funding agreement.

Councilmember Goolsby moved to approve Resolution 997-2026 as presented. Councilmember Shelby seconded the motion.

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

Nays: None

Motion to approve carried.

c. Ordinance 149-M-31-09-2026: Amending Fee Schedules to update Water Rates (1st Reading)

d. Ordinance 149-M-32-09-2026: Amending Fee Schedules to update Sewer Rates (1st Reading)

e. Ordinance 570-D-2026: Amending Fee Schedules to update Stormwater Rates (1st Reading)

Mrs. Turner reminded Council of the presentations from rate consultant Grady Reed. The above three ordinances adopt the recommended water, sewer and stormwater rates accordingly. She noted that the second reading of these ordinances would be on the September 1st agenda.

Councilmember Shelby moved to approve Ordinances 149-M-31-09-2026, 149-M-31-09-2026, and 570-D-2026 as presented. Councilmember Goolsby seconded the motion.

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

Nays: None

Motion to approve carried.

f. Ordinance 308-F-2026: School Zone(s) Update (1st Reading)

Mrs. Turner reported that the City Public Works staff had reviewed where school zone signs were needed and what times the school zones would be active. This ordinance amends and updates the Code of Ordinances accordingly.

APPROVED:



Tom Maxwell, Mayor

ATTEST:



Maribel Garcia-Urbe, City Clerk

