

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, August 18, 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-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
Michael Cassata, Assistant City Manager
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Brandon Peterson, Assistant Public Works Director
Maribel Garcia-Uribe, City Clerk
Mike Saenz, Council Chaplain

Mrs. Garcia-Uribe noted a quorum was present.

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

Councilmember Shelby invited Chaplain Saenz to give the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

4. CITIZENS TO BE HEARD:

Thomas Determann, Almond Bend Dr., discussed the increased flooding which professionals have advised him is due to the apartments recently built behind his property on Pat Booker Rd. He reported that he spent a significant amount of money on repair work to combat flooding from what he asserts are issues with the apartment elevations. He felt he should not have to bear the cost of something that was out of his control. He stated his house had not experienced flooding in the past.

Mayor Maxwell referred him to Mr. Cassata to discuss his issue.

Terry Borland from Converse discussed an older home that was gifted to the City of Converse with a clause to build a museum or visitors' center. However, he felt Converse City Council had lost interest in the project. He asked Universal City Councilmembers to discuss this with him at a later time to see what could be done.

Carlos De La Cruz, running for Congressional District 35, gave a brief overview of his campaign.

5. STAFF REPORTS AND OTHER DISCUSSION ITEMS:

a. CITY MANAGER'S REPORT:

b. STAFF REPORT:

i. 2026 Q3 Financial Report

Ms. Green gave the financial report.

9. ACTION ITEMS:

- a. Ordinance 668-2026: Authorizing the issuance of City of Universal City, Texas Waterworks and Sewer System Revenue Bonds, Series 2026;" approving and authorizing an official statement, authorizing the execution of an official bid form and a paying agent/registrar agreement; and approving and authorizing other instruments and procedures related thereto.**

Eduardo Lopez with Specialized Public Finance, the City's bond consultants, gave a presentation which reviewed the bid results from this morning for both the Waterworks and Sewer System (Utility Systems) Revenue Bonds and for the General Obligation (GO) Bonds. Noel Valdez, the City's bond counsel, was also present to answer questions. Mr. Lopez reported that the GO Bonds, Series 2026 in the amount of \$5,865,000 received six responsive bids. With the City's AA+ rating from S&P, low interest rates were about

to be acquired. The lowest total "Final True Interest Cost" of 4.259839% was received from Huntington Securities, Inc for the GO bonds. This interest rate was below the 4.36% interest that was budgeted. These bonds would have a repayment term of 20 years with the first bond payment due February 15, 2027. He also reported that the Utility Systems Revenue Bonds, Series 2026 in the amount of \$19,755,000 received 6 responsive bids with the lowest total "Final True Interest Cost" of 4.502371% was received from Robert W. Baird & Co., Inc. This interest rate was also below the 5% interest that was budgeted. These bonds would have a repayment term of 25 years with the first bond payment due March 1, 2027. Mr. Lopez reviewed the timeline for approval of the bonds, with this meeting approving the award and closing the transaction. Funds would be provided to the City on September 17th.

Councilmember Goolsby moved to approve Ordinance 668-2026, awarding the bond sales to Huntington Securities, Inc. Councilmember Shelby seconded the motion.

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

Nays: None

Motion to approve carried.

- b. **Ordinance 669-2026: Authorizing the issuance of "City of Universal City, Texas General Obligation Bonds, Series 2026," levying a continuing direct annual ad valorem tax for the payment of the bonds, prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the bonds, including the approval and distribution of an official statement pertaining thereto; authorizing the execution of a paying agent/registrar agreement and an official bid form; complying with the provisions of the depository trust company's Letter of Representations; enacting and approving other provisions incident and related to the subject and purpose of this ordinance, including the engagement of bond counsel; and providing for an effective date.**

Councilmember Goolsby moved to approve Ordinance 669-2026, awarding bond sales to Robert W. Baird & Co., Inc. Councilmember Garza seconded the motion.

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

Nays: None

Motion to approve carried.

Mayor Maxwell briefly recessed the meeting at 6:52 p.m. to execute bond documents. Mayor Maxwell reconvened into open session at 7:03 p.m.

6. PUBLIC HEARINGS:

a. Proposed FY 2026-2027 Budget

Ms. Green reiterated her FY 2027 Budget presentation from the August 4th meeting. Additions to the presentation from August 4th included a line-item review of capital items in the General Fund, including vehicle and equipment purchases and streets covered under Street Bonds. She also reviewed capital items from the Utility, Stormwater, and Golf Course funds. She noted that the budget included bonds approved and awarded at this meeting.

Mayor Maxwell opened the public hearing at 7:17 p.m. There being no public comment, he closed the public hearing at 7:18 p.m.

b. Proposed 2026 Tax Rate to support the FY 2026-2027 Budget

Ms. Green reiterated her 2026 Tax Rate presentation from the August 4th meeting. She noted that the total ad valorem (property) tax rate would be the same, but the Maintenance & Operations (M&O) and Debt Service allocations of the rate would be different. This year, Staff proposed an M&O rate of \$0.425000 and a Debt Service rate of \$0.105000 per \$100 of appraised value, respectively. All other items were reiterated from her August 4th presentation.

Mayor Maxwell opened the public hearing at 7:21 p.m. There being no public comment, he closed the public hearing at 7:21:10 p.m.

9. **ACTION ITEMS:**

c. **Record Vote on the 2025 Tax Rate and schedule Public Hearings**

Councilmember Shelby moved to approve the ad valorem tax rate for 2026 at \$0.530000 per \$100 of appraised value, with a Maintenance & Operations rate of \$0.425000 per \$100 of appraised value, and a Debt Service rate of \$0.105000 per \$100 of appraised value. Councilmember Goolsby seconded the motion.

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

Nays: None

Motion to approve carried.

Mrs. Garcia-Uribe noted that the next public hearings were scheduled for September 1st.

8. **CONSENT AGENDA:**

a. **Minutes of the 04 August 2026 Regular Meeting.**

b. **Ordinance 308-F-2026: School Zone(s) Update (2nd Reading)**

Councilmember Shelby moved to approve the consent agenda as presented. Councilmember Dunlop seconded the motion.

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

Nays: None

Motion to approve carried.

9. **ACTION ITEMS:**

d. **Ordinance 251-B-2026: Industrial Waste Ordinance**

Mrs. Turner explained that while the City does not currently have any businesses that fall under the "industrial waste" category, the statute requires cities to update their ordinances regarding the disposal and tracking of certain products associated with industrial waste. This ordinance updates the City's Code to current standard.

Councilmember Dunlop moved to approve Ordinance 251-B-2026. Councilmember Putt seconded the motion.

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

Nays: None

Motion to approve carried.

e. **Ordinance 525-A-1-2026: Frontier Waste Contract Amendment**

Mrs. Turner explained that during the transition process from Waste Management to Frontier, some contractors read the contract and saw that "Excluded Waste" included construction and demolition debris. This meant that third-party waste solutions providers took this as an opportunity to provide commercial dumpster services. These contractors were contacted and the intent of an exclusive franchise was explained. While the contractors followed the intent and swapped their third-party providers for Frontier, the City wished to amend the contract to avoid future confusion.

Councilmember Dunlop confirmed that the cost impact would only be on the developer or builder; there was no City impact with this amendment.

Councilmember Shelby moved to approve Ordinance 525-A-1-2026. Councilmember Goolsby seconded the motion.

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

Nays: None

Motion to approve carried.

7. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

- i. **Public Workshop/Meeting: Universal City Reuse Water Line Model on Thursday, Sept. 17, 2026 at 4:00 p.m. at UC City Hall**
Mrs. Turner explained the Universal City Reuse Water Line Model meeting, which was a requirement of the WaterSMART grant. She reported that the City hired a new Senior Coordinator.

b. **MAYOR'S ANNOUNCEMENTS**

Mayor Maxwell reported on the success of two recent ribbon cuttings: Stomp & Play and The Grand at Oak Grove apartment complex. He reported on the status and success of his efforts to create a partnership between JBSA Randolph's Morale, Welfare and Recreation facilities and Universal City to allow base access to residents. There were still details and logistics to work out.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Shelby thanked Staff for their work on the budget. He noted that a neighboring City has had to aggressively raise their tax rate due to not keeping up with necessary rate increases. He felt that Universal City not only keeping the tax rate the same as the prior year, but also proposing this tax rate that is lower than the no-new-revenue rate, is a good sign from the City that they are running as efficiently and cost effectively as possible.

Councilmember Goolsby thanked Staff for similar reasons and added that he appreciated Staff opening their door for questions.

Councilmember Dunlop received confirmation from the City regarding the City's planned 2026 9/11 memorial event. The City would be hosting an event at the Red Horse Park Veterans Memorial at 9 a.m. on 9/11. Mrs. Turner recommended that residents who wish to attend bring a chair as there is little seating.

Councilmember Putt reported on the praises she heard about the 55+ Senior Activities Club hosted primarily at Neville Clubhouse. She was happy that the program took off fast and seemed to be quickly outgrowing the facility.

10. **ADJOURNMENT:**

Mayor Maxwell at 7:39 p.m.



APPROVED:

Tom Maxwell
Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Urbe
Maribel Garcia-Urbe, City Clerk