AMINUTES

CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, September 16, 2025 @ 6:30 PM

1. **CALL TO ORDER:**
Mayor Maxwell at 6:32 p.m.

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

Present:
Mayor Tom Maxwell
Mayor Pro Tem Christina Fitzpatrick
Councilmember Bear Goolsby
Councilmember Lori Putt
Councilmember Bernard Rubal
Councilmember William Shelby
Councilmember Phil Vaughan

Staff Present:
Michael Cassata, Development Services & EDC Director
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Maribel Garcia, City Clerk

Ms. Garcia noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
Mayor Pro Tem Fitzpatrick gave the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

4. **CITIZENS TO BE HEARD:**
William Martinez, 1438 Pat Booker Road and with Intensity Soccer Training, was expanding. They had done indoor soccer and were now providing an outdoor soccer league. The soccer club has 112 members. They hoped to book Universal City fields for practice; they were using Schertz and Cibolo facilities. Unfortunatley, fields were booked until 2026. He noted that booking within Universal City would allow for more business.

Mayor Maxwell referred him to Public Works Director Randy Luensmann to review options.

Mike Saenz, 13607 Oak Meadows, encouraged the Council to attend more public events. He saw the engagement that councilmembers received attending the East Aviation Market and the way the Mayor was able to help connect people. He wished to see more of this and felt blessed to live in the City.

Gabriel Perales, a Public Information Officer for the US Small Business Administration's Office of Disaster Recovery and Resiliance. He wished to share information on disaster relief resources, especially after the recent regional flooding. He gave more details regarding the relief programs and hoped to be able to share the information through the City's communications team.

Mayor Maxwell connected Mr. Perales with Communications Director Kathy Williams.

5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**

   a. **CITY MANAGER'S REPORT:**
   None.

   b. **STAFF REPORT**

      i. **Q3 Financials & Investment Report**
      Ms. Green presented the Q3 Financial and Investment Reports for Fiscal Year (FY) 2025.

      Councilmember Vaughan praised the golf course for its success in increasing revenues.

6. **ANNOUNCEMENTS:**

   a. **CITY MANAGER'S ANNOUNCEMENTS**
   None.

b. **MAYOR'S ANNOUNCEMENTS**

i. **Proclamation - St. Matthew's Episcopal Church 60th Anniversary**
Councilmember Goolsby read the proclamation. Mayor Maxwell presented the signed proclamation to Mrs. Jayne Creasy and Father Cristopher Robinson.

ii. **Proclamation - American Legion Post No. 667 50th Anniversary**
Councilmember Putt read the proclamation. Mayor Maxwell presented the signed proclamation to Heather Shortland, First Vice Commander of the American Legion Post 667.

Mayor Maxwell reported on his attendance at a Texas Public Policy Foundation luncheon he attended. He emphasized the disconnection between essential City functions and the foundation's legislative goals.

iii. **Proclamation - Constitution Week**
Mayor Pro Tem Fitzpatrick read the proclamation. Mayor Maxwell presented the signed proclamation to Cindy Watson, Jean Kanter, and Jeannette Kirts from the Green Mountain Boys chapter of the National Society of the Daughter's of the American Revolution, and to Bob Watson and Kevin Kanter from the San Antonio chapter of the Sons of the American Revolution.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**
Mayor Pro Tem Fitzpatrick reported on her experience in Stop the Bleed training. She hoped to be able to offer the class through the UCCPAAA in the upcoming months.

Councilmember Vaughan asked whether soccer fields were included in upcoming plans for Northlake Park.

Councilmember Putt reported on additional information in the training she attended with Mayor Pro Tem Fitzpatrick; residents are able to register their security gate and garage door codes with the PD non-emergency line so that PD has access to the home in case of an emergency. She implied that she would like this information advertised on City media. She reminded everyone that the Universal City Pumpkin Patch would begin in October, and she hoped Intensity Soccer would be able to work something out with the City. She reported on events at the golf course, including a bridal fair. She corrected a recently published article and clarified that she was not as eager as the article may have made her seem to spend money on the golf course; she wished to balance the fiscal responsibilities and investments that the City makes.

Councilmember Rubal reminded Mayor Maxwell that he wished to discuss the Venue Tax in a future meeting. He hoped to do this soon.

Councilmember Goolsby reminded the community that brush pickup would be September 22-26, hazardous and bulk cleanup October 2-5 and 9-12.

7. **CONSENT AGENDA:**

a. **Minutes of the 02 September 2025 Regular Meeting.**

b. **Ordinance 149-M-31-09-2025: Amending Fee Schedules to update Water Rates; no rate change.**

c. **Ordinance 149-M-32-09-2025: Amending Fee Schedules to update Sewer Rates; no rate change.**

d. **Ordinance 570-D-2025: Amending Fee Schedules to update Stormwater Rates; no rate change.**

e. **Ordinance No. 581-PC-621 (ZC 266)-2025 - Rezoning 8096 Agora Parkway from C2-Retail to C3-Commercial Services District**
Councilmember Vaughan moved to approve the consent agenda. Councilmember Putt seconded the motion.

Vote: Yeas: Vaughan, Putt, Fitzpatrick, Goolsby, Rubal, Shelby
Nays: None

Motion to approve carried.

8. **ACTION ITEMS:**

a. **Ordinance 656-F-2025: An ordinance setting the Ad Valorem Tax Rate for 2025 at $0.530000 per $100 of the Appraised Value; and appointing a Tax Assessor/Collector (2nd Reading).**
Councilmember Shelby moved to approve the following tax rate: a Maintenance & Operations Rate of $0.442000 per $100 of appraised value and a Debt Service rate of $0.088000 per $100 of appraised value for a total ad valorem tax rate of $0.530000 per $100 of appraised value. Councilmember Goolsby, seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt
Nays: Rubal, Vaughan
Motion to approve carried.

b. **FY25 Budget Amendments**
Ms. Green explained that at the end of each FY, funds are reviewed to ensure funds do not exceed budgeted amounts. Amendments help to ensure this for auditing purposes. Amendments would be made to the Court Security Fund, PEG Fund, State Asset Forfiture Fund and Federal Asset Forfiture Fund.

Councilmember Rubal received clarifications regarding the amendments - all four funds are restricted use funds.

Councilmember Vaughan moved to approve Resolution 961-B-2025 to approve the proposed budget amendments. Councilmember Goolsby seconded the motion.

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

c. **Resolution 966-2025-4: EDC Storefront Improvement Program re Loop 1604 & W. Byrd Blvd.**
Mr. Cassata explained that the request was for the PUD approved in 2024 on W. Byrd Blvd. and 1604. In the initial meetings the developer had with CPS, CPS indicated existing circuits would be able to provide power to the development. However, after the approval of the PUD, CPS reviewed the project again and said they would have to install a new line to provide power. Mr. Cassata specified where the line would be placed. After developers asked for financial help with the project, Staff recommended they petition the EDC for assistance. The EDC approved 100% reimbursement of the project, which would be approximately $243,000. He shared the benefits of the contract including it being an economic driver for the City, providing more ad valorem revenue, workforce housing and more jobs in the City. Approximately $100 million would be spent to fully develop the site, leaving the reimbursement amount at less than 1%.

Councilmember Vaughan asked if the line would be able to provide power for other properties as well as the mixed-use PUD. It was confirmed that it may be able to with an estimated 80% going to the PUD.

Mayor Pro Tem Fitzpatrick opined that, since Councilmember Vaughan owns property off of W. Byrd Blvd. and could potentially be impacted by the project, he should recuse himself from the conversation.

Mr. Cassata mentioned that the City could collect approximately $350,000 of ad valorem taxes from this property after full build-out.

Councilmember Shelby confirmed the amount approved by the EDC and that the line would be able to power additional development on the rest of the plot of land.

Councilmember Rubal received confirmation that no other funds were committed by the EDC or the City to this project.

Councilmember Goolsby moved to approve Resolution 966-2025-4. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Fitzpatrick, Putt, Rubal, William
Nays: None
Recuse: Vaughan
Motion to approve carried.

9. **ADJOURNMENT:**
Mayor Maxwell at 7:22 p.m.

THE CITY OF UNIVERSAL CITY TEXAS

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, City Clerk