MINUTES

CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, November 18, 2025 @ 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 Bear Goolsby
Councilmember Lori Putt
Councilmember Bernard Rubal
Councilmember William Shelby
Councilmember Phil Vaughan

Staff Present:
Kim Turner, City Manager
Michael Cassata, Development Services & EDC Director
Christine Green, Finance Director
Randy Luensmann, Public Works Director
Justin Garcia, Asst. Fire Chief/Fire Marshal
Fire Department Staff
Maribel Garcia-Uribe, City Clerk

Mrs. Garcia-Uribe noted a quorum was present.

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

4. **CITIZENS TO BE HEARD:**
John Heberling, 8434 Ulysses, wondered if the City could compile an email list for residents who care about City happenings. He thanked Council for the holiday banners on Kitty Hawk. He also wondered if there was a chance to hang a banner across the street that says Merry Christmas.

Kim Igleheart, 736 Garden Meadow, spoke on years in which Thanksgiving, Christmas, and New Years all land on Thursday. These holidays can sometimes result in businesses extending the holiday to Friday as well. For waste disposal services, this would mean missed pickups for residents that have scheduled Thursday services, with no makeup day. She noted the significant decrease in service over a short period. She asked Council to consider requiring Council consideration of deviation in services in the next waste disposal contract.

7. **ANNOUNCEMENTS:**

a. **COUNCILMEMBERS' ANNOUNCEMENTS**
Councilmember Putt was given the floor for Parks Partners UC Pumpkin Patch update. She invited Oly Schaefer from the UC Pumpkin Patch to present proceeds to non-profit organizations. Ms. Schaefer and Ms. Putt discussed the massive success of the Patch this year due to social media popularity.

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

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

b. **STAFF REPORT:**

i. **Annual Fence Update**
Mr. Cassata gave the fence update from the policy change the last year. He reviewed the changes from the prior year including cost changes and requirements for permits. He presented the change in revenue for FY 2025 compared to FY 2024. The revenue decreased due to the decrease in permit fees. The amount of permits issued and code compliance cases also decreased due to permit requirement changes. Fence variance requests increased in FY 2025.

Councilmember Rubal received confirmation from Mr. Cassata that the $25 permit fee for in-kind fence repair is causing the City to lose money. Councilmember Rubal asked Mr. Cassata to consider taking a stance on removing the permit requirement for in-kind fence repair in light of the costs to the City in time and money. It was clarified for Councilmember Rubal that, should he wish to have this change, it would need to be at the will of the Council.

Councilmember Rubal moved to allow relief of the in-kind fence repair fee, given the costs to the City in money and time and that the action is consistent with the goodwill of residents. Councilmember Vaughan seconded the motion.

Councilmember Shelby received confirmation that Council was aware that changing the permit fees would lose the City money on inspections. He noted that Staff was only following Council direction regarding permit fees; Council made this decision to reduce the impact to residents.

Mayor Pro Tem Fitzpatrick noted that the changes reported came after hours of deliberation by Council. She summarized deliberations saying the permit fee was reduced for the benefit of residents while also continuing to require the permit to ensure proper installation of fences. She agreed with Councilmember Shelby regarding the cost to the City, reiterating that the loss was not the City's fault but a result of the direction by Council.

Councilmember Goolsby noted he would be voting no because he was present for the lengthy deliberations and had not received resident complaints or feedback asking the Council to reconsider.

Councilmember Rubal moved to place the following item on a future agenda: to allow for relief of the in-kind fence repair fee, given it costs the City money and time and is consistent with the good will of residents. Councilmember Vaughan seconded the motion.

Vote: Yeas: Rubal, Vaughan
Nays: Fitzpatrick, Goolsby, Putt, Shelby
Motion to place on a future agenda failed.

6. **PUBLIC HEARINGS:**

a. **Consideration of the Universal City Vision 35! Comprehensive Plan Update**
Celeste Boccieri-Werner, Project Director for the UC Vision 35 Comprehensive Plan, hereafter the "Plan", presented an overview of the Plan. She defined a comprehensive plan as general, overarching, and citizen-driven policy for a long-range vision. It is not a regulatory document. She shared the vision that the community came up with: "Universal City is a versatile, leading-edge and forward-looking community that honors its military heritage while embracing innovation, revitalization, and fiscally responsible growth. It offers vibrant public spaces, diverse housing and a resilient economy that supports connection and opportunity for all who live, work, and visit - today and for generations to come." She shared that the Plan was made up of three components: the Future Land Use Plan (FLUP), goals and policies, and an implementation plan. She briefly explained each. The implementation plan was not prioritized, but she said this was the next step.

Ms. Boccieri-Werner explained the components of engagement to make the Plan. She reviewed some feedback heard by the team from the community under all Plan categories:
- Land Use: support for mixed-use development, revitalizing Pat Booker, and providing diverse housing
- Transportation: addressing traffic congestion and increasing connectivity
- Economic development: diversifying businesses, incentivizing, and focusing on branding UC
- Parks and Open Space: noting that the Parks Master Plan was complete and comprehensive, the community expressed interest in small public gathering spaces
- Community Facilities and Infrastructure: reliability of water and wastewater, stormwater drainage, flood preparedness, and wanting a community center

- Image, Identity: embracing innovation but wanting to maintain the sense of small-town community, wanting unified branding

Ms. Boccieri-Werner noted that the Plan comes to a consensus based on community input for the goals of the community. The Plan has nine chapters, which she reviewed. She noted that comprehensive plans used to be very thick, including existing conditions and narrative. However, the Plan has the existing conditions as a separate document. This makes the Plan more palatable and understandable for developers.

She presented the FLUP map and reiterated that it was not a zoning map. She noted that the opportunity for development is mainly in redevelopment. She reassured Council that the residential categories did not change. She noted that the team created a FLUP that was balanced and fiscally sound and explained how use categories provided flexibility that provides for a fiscally sound plan. Furthermore, there are guardrails in the mixed-use category to ensure fiscal sustainability of the community, which she reviewed. She explained and clarified the AICUZ zones in protecting the public health and welfare of the community. She also explained the recommended use for the ETJ — multi-family residential. Further opportunity for development came from the Northeast Lakeview College area, the Pat Booker corridor, and the Aviation District. The Aviation District Masterplan was incorporated into this Plan. Following the presentation of the FLUP, Ms. Boccieri-Werner reviewed the build-out population potential chart. This chart included low-, medium-, and high-density scenarios.

Ed Boic, Project Manager, emphasized that everything in the Plan was the community's voice. He reviewed the goals and policies recommended to achieve those goals in each categorized section. He advised Council to read the goals as descriptions of what UC is, which directly ties to the vision. The policies are the mechanism to achieve the goals.

Ms. Boccieri-Werner explained the next steps for the implementation of the Plan. This included Council having a strategic planning work session which would focus on the Implementation chapter of the Plan. Council would then prioritize the plan in the short-, mid-, and long-term. This session should provide unified direction to Staff for the implementation of the Plan. The work session may also identify partnerships, funding, and metrics for measurement. She noted that priorities may change as community needs evolve. She emphasized the need to keep the community engaged with the progress that is made on the Plan.

Mayor Maxwell opened the Public Hearing at 7:38 p.m.

John Hebberling, 8434 Ulysses, commended the HR Green staff for their work in gaining community feedback, especially through the community work sessions. He and his wife endorsed the vision.

Kim Igleheart, 736 Garden Meadow, shared her experience asking about social services, which she was told should be provided by churches and families. She noted that not everyone has those support systems. She noted the demographics of the City and their needs for transit, housing, and affordable food options. She was unsure that the social/human needs of residents were being met and that City was doing what they could to help everyone grow with the City, leaving no one behind.

Mayor Maxwell closed the Public Hearing at 7:43 p.m.

7. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

Mrs. Turner informed Council of the Tree Lighting on December 2nd, which would also be a Council meeting night. She gave an update on street bond projects, which would be going out to bid soon and would be up for Council consideration early in 2026. She reported that Mrs. Garcia-Uribe was working on a new sound system for the Council Chamber, which would be installed early in 2026. She noted the massive success of the Municipal Court's warrant reduction program.

b. **MAYOR'S ANNOUNCEMENTS**

i. **PROCLAMATION: Small Business Saturday**
Mayor Maxwell noted Judson ISD's recognition of Universal City. He read the Small Business Saturday Proclamation, which he dedicated to the Tri-County Chamber. He read the National Nurse Practitioner Week Proclamation, which he dedicated to the nurse practitioners of Universal City.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**
Mayor Pro Tem Fitzpatrick encouraged the public to support the Blue Santa program. She reported on the TML Annual conference, which was a great opportunity to learn ways to be better elected officials.

8. **CONSENT AGENDA:**

a. **Minutes of the 7 October 2025 Regular Meeting.**

b. **Minutes of the 21 October 2025 Regular Meeting.**

c. **Res No. 966 2025-5: Resolution Authorizing EDC Project at Randolph Plaza Shopping Center (2nd Reading)**

d. **Res No. 969 2025-6: Resolution Authorizing EDC Project re Universal City Blvd Improvements (2nd Reading)**

i. **Ordinance 361-AH-2025: Deleting Fees for Amusement Redemption and Coin-Operated Machines (2nd Reading)**
Councilmember Vaughan moved to approve items A, B, C, D, H and I, which was then amended to approve only items A, B, C, D, and I. Councilmember Shelby seconded the motion.

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

e. **Ordinance 655-W-2025 re SUP for Valvoline at 460 Kitty Hawk (2nd Reading)**
Councilmember Goolsby requested this item be pulled from the Consent Agenda to be able to recuse himself. Property he owns is within 200 feet of the subject property.

Councilmember Vaughan moved to approve Ordinance 655-W-2025. Councilmember Shelby seconded the motion.

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

f. **Ordinance 361-AI-2025: Establishing a Multi-Event Temporary Food License (2nd Reading)**

g. **Ordinance 620-2025: Amusement Redemption Machine Update (2nd Reading)**

h. **Ordinance 332-2025: Deleting Coin-Operated Machines Ordinance (2nd Reading)**
Councilmember Rubal requested items F, G, and H be pulled from the Consent Agenda for a separate vote with no comment.

Councilmember Vaughan moved to approve items F, G, and H of the Consent Agenda. Councilmember Shelby seconded the motion.

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

9. **ACTION ITEMS:**

a. **Consideration of the Universal City Vision 35! Comprehensive Plan Update**
Mayor Maxwell agreed with having a work session to prioritize the plan and felt there should be a proctor for the session.

Mrs. Turner clarified that Mayor wished to have Staff plan a collaboration session to prioritize the strategic initiatives identified in the Plan. She received clarification that Council is directing Staff to get a consultant for facilitation. She said she would like to have HR Green submit a proposal for facilitation given they know the Plan the best. She received Council consensus for this.

At the inquiry of Mrs. Turner, Council discussed having the EDC prioritize their own initiatives in the Plan.

Councilmember Rubal moved to have the consulting question be a separate agenda item on the next agenda. He did not receive a second.

Regarding how the EDC would consider the Plan, Mayor Pro Tem Fitzpatrick said they could either have a separate discussion for the economic development goals in the plan, or they could be part of the initial prioritization workshop.

Councilmember Rubal commented that the Planning & Zoning Commission could also be involved, to which Staff clarified that this Commission had already fulfilled their role with the Plan by being the sound board throughout the creation process.

Mrs. Turner received clarification on Council consensus to direct Staff to only procure a facilitator for the Council to prioritize implementation.

Councilmember Shelby moved to approve Ordinance 672-A-2025, adopting the UC Vision 35! Comprehensive Plan and direct Staff to procure a third-party facilitator through HR Green to facilitate a strategic planning collaborative workshop at a future date. Councilmember Goolsby seconded the motion.

Councilmember Rubal moved to table the facilitation and strategic planning topic to the following agenda as he had Texas Open Meetings Act concerns.

Councilmember Vaughan received clarification from Ms. Boccieri-Werner that the standard for most assessments mentioned in the Plan are contracted to third-party vendors. Mrs. Turner clarified that this is often due to needing third-party expertise for technical aspects. Councilmember Vaughan asked whether approving this Plan would imply that he would need to approve everything in line with the Plan. He noted that he did not agree with some things in the Plan.

Ms. Boccieri-Werner cited her presentation and stated that the document is a policy document and not regulatory. Furthermore, each zoning application would still need to be considered individually. There may be circumstances not considered in the Plan and each item should be considered in the best interest of the community. Most communities use comprehensive plans to guide their decisions, but still make informed decisions that could be outside of the Plan.

Councilmember Vaughan confirmed that the prioritization meeting would be public. He discussed scheduling the strategic planning meeting with Mrs. Turner.

Mayor Maxwell noted that the Plan was a living document.

Councilmember Rubal moved to amend the motion to include the words "nonregulatory policy." He did not receive a second.

Council voted on the following motion: Councilmember Shelby moved to approve Ordinance 672-A-2025, adopting the UC Vision 35! Comprehensive Plan and direct Staff to procure a third-party facilitator through HR Green to facilitate a strategic planning collaborative workshop at a future date. Councilmember Goolsby seconded the motion.

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

b. **Guadalupe Appraisal District Official Ballot for the GAD Board of Directors.**
Mayor Maxwell explained that the Council has only 1 vote whereas other entities in Guadalupe County have more. He recited the names of candidates and said he did not have a recommendation.

It was indicated that no one on the Council had a recommendation for casting the ballot.

Councilmember Shelby moved to have the City of Universal City abstain from casting a ballot for the Guadalupe Appraisal District Board of Directors. Councilmember Putt seconded the motion.

Vote: Yeas: Shelby, Putt, Fitzpatrick, Goolsby, Rubal
Nays: None
Abstain: Vaughan
Motion to approve an abstention from the ballot carried.

10. **DISCUSSION ITEMS:**

a. **A Combined Municipal Sales Tax Ballot Proposition for "the reduction of the Venue Sales Tax rate authorized by the City of Universal City from the rate of one-half of one percent to the rate fo one-eighth of one percent; and the adoption of a local sales and use tax in the City of Universal City at the rate of three-eighths of one percent to provide revenue for maintenance and repair of municipal streets." (From Councilmember Rubal)**
Councilmember Rubal said that the essence of the item was to put the item before the City for a vote. He reviewed the history of a streets assessment conducted in 2009 and ratings of streets that were made as a result. Many streets needed repair and the bond that was then passed only included around 25% off the streets identified in the 2009 streets assessment. Based on the pattern of repair, it would take around 80 years to conduct all repairs. Most cities identify streets for repair every 7 years. He noted that interest accrued on bonds are funds that could not be applied to streets maintenance. The proposed motion would allow approximately $1 million in sales tax revenue to be applied to streets repairs and could replenish funds lost to accrued interest. The proposal would also reduce the need for future bond issuance and furthermore lower resident property taxes. He also felt this would eliminate the need to use what he opined as convoluted funding mechanisms for parks. He moved to put this agenda item on a ballot.

Mayor Maxwell said that Council has the power to move monies from the General Fund to where is needed. He also noted that the proposed tax would move the money to where it cannot be used for anything else.

Councilmember Vaughan agreed that this is another similar situation. However, Council could go to the public and ask the public to approve a general sales tax to be spent on anything. He wondered what Council thought of an open-ended general sales tax. He noted that the streets sales tax needs to be reauthorized every four years.

Councilmember Shelby received clarification that property tax cannot be used for any venue project. Sales tax may be used for the golf course. Sales tax, if the funds are depleted, could not be supplemented with the General Fund if the golf course were short.

Mrs. Turner noted that a venue project does not go away without a venue tax.

Staff clarified that the Venue Tax is currently split more than 50% toward parks projects and not the golf course.

Mrs. Turner said that, long-term, splitting the venue tax is not a bad idea. It just depends on when it is done.

Mayor Pro Tem Fitzpatrick noted that Council has gathered information regarding the golf course, including recommendations for several big projects. She said that this is the first time that the Council has really gotten the opportunity to consider getting rid of the Venue Tax, but has not considered which golf course projects it wants to invest in. She felt this was not the time to get rid of the Venue Tax, but that the time to do this was getting closer. She also commented that not every street can be completed at the same time, which is why the streets bond projects are phased to minimize resident impact.

Mrs. Turner noted that the renovation projects at the golf course were coming up, which Council directed Staff to go forward with. However, the renovations would put the course in a good position to operate for another 20 years.

Councilmember Rubal said the proposed motion preserves approximately $500,000 for the Venue Tax, which was the highest payment toward the last bond. He emphasized the need for street repair. He reiterated that this preserves money for the golf course and also addresses the need for critical infrastructure. He noted that enough money was in the golf course reserves to pay for renovation projects and that infrastructure goals were in the Plan.

Councilmember Vaughan and Staff disagreed on whether the attorneys supplied the option to remove the venue project designation from the golf course. He proposed a way to move forward with a ballot proposition to change the venue tax while also moving forward with the current projects and recommendations. He said the agenda item to consider a ballot proposition could be at the same meeting and in conjunction with the consideration of golf course renovation projects to assess golf course funding needs.

The Council voted on the following motion: Councilmember Rubal moved to place an action item for a ballot proposition with the same language as the agenda item on a future agenda. Councilmember Vaughan seconded the motion.

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

11. **ADJOURNMENT:**
Mayor Maxwell at 8:40 p.m.

THE CITY OF UNIVERSAL CITY TEXAS

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk