

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, December 2, 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-Urbe, 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
Sal Garcia, Golf Operations Director
Katie Rein, Food & Beverage Director
Maribel Garcia-Urbe, City Clerk

Mrs. Garcia-Urbe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
Councilmember Rubal gave the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.
4. **CITIZENS TO BE HEARD:**
Paul Najarian, 107 Rimsdale, shared that though he has been away from Council he has still been paying attention, and he loves this city. He felt that what made the city special was the ability to agree to disagree. He commented on the growth of the city. He wished everyone a Merry Christmas and a Happy New Year, and thanked Staff, Council and the Mayor for the time they dedicate to the City.
5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**

a. **CITY MANAGER'S REPORT:**

b. **STAFF REPORT:**

i. **Golf Course Update**

Mr. Garcia thanked Council for their decision to resurface the greens. He reported that, since then, overall sales and rounds had gone up, and their online reputation had increased to 4.6 stars out of 5. With Council's continued support, he felt the golf course could continue to better itself and the City.

Ms. Rein reported that with the increased rounds of golf, food and beverage sales had gone up. This was beneficial given the decrease in weddings due to the state of the economy and the federal government furlough. She reported that the amount spent per golfer increased. She also reported changes in the target audience for the wedding industry and how different marketing strategies must be utilized for the younger generation.

Councilmember Putt commented that her friend in Washington, D.C. who has had the opportunity to golf around the country stated Olympia Hills Golf Course is still the best course he has golfed at.

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

Mrs. Turner reviewed events that would take place Saturday, December 6th including a VFW Pearl Harbor Commemoration at the Library, the FD Pancake Breakfast, and the Aviation District Market.

b. **MAYOR'S ANNOUNCEMENTS**

Mayor Maxwell reported that Converse had joined the Northeast Partnership. He also reported that new

training would be occurring at Randolph AFB for the new planes. There would be a ribbon cutting on Friday for Grill House Burgers, which he encouraged Council to attend.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Rubal reflected on the last two years and thanked Staff and Council for answering his questions and for their commitment. He wished things were further along, but hoped the future would bring more progress in ensuring the best cost value for residents. He noted that he never doubted the commitment of Staff.

Councilmember Putt commended Staff and volunteers for their work on Tree Lighting.

Mayor Pro Tem Fitzpatrick also commended Staff for their work in getting the community ready for holiday events such as Tree Lighting and the Pancake Breakfast.

7. **CONSENT AGENDA:**

a. **Minutes of the 18 November 2025 Regular Meeting.**

Councilmember Shelby moved to approve the minutes as written. Mayor Pro Tem Fitzpatrick seconded the motion.

Vote: Yeas: Shelby, Christina Fitzpatrick, Goolsby, Putt, Rubal, Vaughan

Nays: None

Motion to approve carried.

b. **Ordinance 672-A-2025: Universal City Vision 35! Comprehensive Plan Update (2nd Reading)**

Mayor Maxwell explained that he pulled the item because, though the item passed by unanimous vote on first reading, he felt that some members were not fully on board and wanted to give anyone the opportunity to vote against the item.

Councilmember Shelby moved to approve Ordinance 672-A-2025 approving the UC Vision 35! Comprehensive Plan. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Vaughan

Nays: Rubal

Motion to approve carried.

8. **ACTION ITEMS:**

a. **Council Input on Municipal Solid Waste RFP**

Lynn Lantrip with Solid Waste Specialists, the consultant creating the disposal services RFP for the City, presented the process of creating the RFP. He reviewed the timeline of creating the RFP including the dates for Staff and Council feedback, publishing the RFP, getting responses, reviewing responses, interviewing finalists and presenting the recommendation to Council. He noted that a key outcome of a successful waste disposal contract is improving the appearance of the city. He explained that all RFP options would include all new carts so that the incumbent does not have an advantage and so that the appearance of the carts are improved. The two options for waste collection would be once a week or twice a week in new 96-gallon carts. He explained that twice a week may be overkill since the City provides the option to purchase "pink tags" or tags for excess trash that does not fit into one of the carts. Furthermore, weekly brush and bulk options would return. Recycling options included once a week or once every other week. He explained that many recycling facilities report that they receive the same amount of recycling whether it is picked up once a week or every other week. He encouraged Council to allow him to include both recycling options so that bids can be received, and price differences can be determined. He also reported that the RFP would include the requirement for household hazardous waste pickup once a month. All options would include the continued use of pink tags and allow for 'unusual accumulation collection' which is special collection larger than the allotted bulk pickup.

After Councilmember Rubal asked if consideration had been given to providing residents with the option of smaller carts, Mr. Lantrip explained that it could be included, but it could cause unnecessary conflict for

those picking up trash. He noted that the smaller bins take up the same storage space.

Mrs. Turner added that there are door-to-curb services in the RFP requirements for elderly and/or disabled people who may want a smaller cart due to the weight. She clarified for Councilmember Rubal that there were no prerequisites to meet for the door-to-curb program and there was no cap on how many could participate.

Mr. Lantrip clarified for Councilmember Rubal that the contractor will clarify in their submittal what medical waste would be accepted as part of "household hazardous waste."

Councilmember Vaughan received clarification regarding the costs for services in the proposals. It was clarified that the high service level required in the RFP would not result in egregiously high prices returned; Mr. Lantrip expected comparable prices to what surrounding cities received for their proposals. Furthermore, Councilmember Vaughan received confirmation that Council would not be able to cherry-pick the proposals, but would get proposals that included pricing for the options included in the RFP.

Councilmember Goolsby received clarification regarding the timeline of pickup for brush and bulk items.

Mrs. Turner noted that Code Enforcement plays a role in ensuring items are not left out too long.

Councilmember Goolsby expressed his concern that items or brush would be left out too long. He also noted that all residents who gave him feedback wished to keep their twice a week pickup for solid waste. He commented that he did not like pink tags for trash because it leaves trash vulnerable to wildlife.

Mr. Lantrip responded that there would be the option to purchase another cart, which may solve the problem of once a week pickup for larger families. This would allow most residents to pay less.

Mayor Maxwell also noted that residents who spoke to him prefer pickup twice a week. They comment that there is less smell from the accumulation of trash. He also noted that while surrounding cities had changed their pickups to once a week, the communities' negative view of this decisions was reflected in the results of their most recent elections.

Councilmember Shelby added that he preferred once a week recycling pickup because his family fills the recycling bin every week. However, he knew this may mean he would need to purchase an additional recycling can and was open to considering all options presented to them in the RFP. He said that having all pricing options presented to them would allow Council to make an informed decision after knowing all costs. He suggested that, if there was only once a week bulk and brush pickup, perhaps do not provide this on Saturdays, because many families do their yard work on the weekend. Not having a brush and bulk pickup on Saturday could prevent having rubbish on curbs for a full week.

Councilmember Shelby, Staff, and Mr. Lantrip discussed having pickups Monday through Friday, with only commercial pickup on Saturday.

Mr. Lantrip discussed the flexibility of issuing an RFP as opposed to a bid which has strict requirements.

Mrs. Turner confirmed that the goal was to have all "rubbish" picked up by Friday at 5 p.m. so that the City was in pristine shape for the weekend.

Mayor Maxwell and Staff discussed the use of pink tags, which are sold at the utility window in City Hall. Mrs. Turner noted that most pink tag users are those who are attempting to dispose of many leaves at once.

Mrs. Turner, after inquiry by Councilmember Rubal, clarified that the brush and bulk cleanup events

conducted by Public Works are only conducted every 6 months. They have found that residents need brush and bulk pickup more frequently. While the weekly brush and bulk pickup may eventually replace Public Work's programs, it may not do so immediately.

Councilmember Rubal was assured regarding commercial dumpster pickups near residential areas; the standard was not to pickup until daylight hours. He also gained clarification regarding residential dumpster services for remodels; the price would be the same as for commercial dumpsters of the same volume.

Mr. Lantrip explained that while the price may be lower for the resident on the open market, the contract would only allow trash services in the city by one provided. This decreases liability confusion if there is damage to property and allows the City to collect a franchise fee.

Councilmember Goolsby expressed his concern regarding commercial services and both the competitiveness of commercial prices and the response time for commercial needs. He noted that the lack of a dumpster may slow construction. He felt that if the contracted company was not responsive, a business should be able to contact a competitor for services.

Mr. Lantrip responded that if the contracted company is not responsive, that is when the business requesting services should contact the City Manager, as she would have the access to correct the situation. He explained how commercial prices would be kept competitive during the proposal process, as this is a frequent issue for cities that he has dealt with. He noted that there were always angles that companies may take to try and make certain things more expensive, and it was his job as the consultant to find all of those angles to ensure the best value for the City.

Mayor Maxwell received clarification regarding the proposal process.

Mr. Lantrip reviewed the general provisions and requirements in the RFP, including collection equipment requirements, liquidated damages requirements for when the vendor commits specific failures, and GPS-tracking requirements. This also included daily reporting requirements to the City for things such as missed service. He then reviewed the evaluating criteria for proposals. A single company would be recommended to City Council following the evaluation process, which includes interviews, and then Council would decide on the options for services presented tonight.

Councilmember Rubal discussed alleyway pickups with Staff.

Mayor Pro Tem Fitzpatrick noted that regardless of the options chosen, she felt there would be improvements to the community with the addition of weekly bulk and brush pickup.

Councilmember Vaughan expressed his preference to remove the donation requirements from the RFP and contract. He favored once a week trash and once a week recycling services. He gained confirmation that the liquidated damage requirements would include damages for missed pickups such as not providing a makeup day after a holiday.

Mr. Lantrip discussed the necessity and effectiveness of liquidated damages as an enforcement mechanism.

Councilmember Vaughan and Mrs. Turner discussed the impossibility of dumpsters for the fourplexes and duplexes at Dukeway and Mathom Landing. They also discussed the downsides to dumpsters, seeing as they are frequently tagged and damaged.

Councilmember Vaughan expressed his wish to reduce the franchise fee to about 5%.

Mrs. Turner and Councilmember Vaughan discussed utility billing fees.

Mrs. Turner asked how the franchise fee revenue would be made up in the budget. She clarified that the franchise fee goes to the General Fund. She advised caution when considering reducing the franchise fee.

Mr. Rubal asked to have a conversation on the December 16th agenda regarding the contract's inclusion of required donations.

Councilmember Shelby moved to include all options presented in the RFP with the addition of bulk and brush pickup only from Monday through Friday. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Rubal, Vaughan

Nays: None

Motion to approve carried.

Councilmember Rubal moved to discuss and consider the required donations included in the RFP on the December 16th agenda. Councilmember Vaughan seconded the motion.

Vote: Yeas: Rubal, Vaughan, Goolsby, Maxwell

Nays: Fitzpatrick, Putt, Shelby

Motion to approve carried.

b. Resolution 895-N-2025: Retiree Health Benefits

Councilmember Shelby moved to approve Resolution 895-N-2025. Councilmember Vaughan seconded the motion.

Vote: Yeas: Shelby, Vaughan, Fitzpatrick, Goolsby, Putt, Rubal

Nays: None

Motion to approve carried.

c. Resolution 966-2025-11: Land Donation Acceptance re. 3600 E. FM 1518 North

Mayor Maxwell informed Council that this item had been postponed to the December 16th Regular Meeting.

d. Bexar County Appraisal District Board of Directors Ballot

Councilmember Goolsby stated that after reviewing each candidate's resumes, he was comfortable with voting for Dr. Ralph E. Barksdale (an incumbent) and Ivalis Meza Gonzalez.

Councilmember Shelby moved to allot 3 votes for Dr. Barksdale and 3 votes for Ms. Meza Gonzalez. Mayor Pro Tem Fitzpatrick seconded the motion.

Vote: Yeas: Shelby, Fitzpatrick, Goolsby, Putt, Rubal

Nays: None

Abstentions: Vaughan

Motion to approve carried.

9. ADJOURNMENT:

Mayor Maxwell at 8:00 p.m.



APPROVED:

Tom Maxwell
Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Urbe
Maribel Garcia-Urbe, City Clerk