MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, December 16, 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
Maribel Garcia-Uribe, City Clerk

Mrs. Garcia-Uribe noted a quorum was present.

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

4. **CITIZENS TO BE HEARD:**
Catherine Tolbert, 110 Quivera and president of the Friends of the Library spoke regarding Action Item C. She reported that she understood and appreciated wanting to keep costs down. However, the $1,000 received annually by the Friends of the UCPL was much needed. She listed uses of the funds such as funding library programs. She noted that the Friends of the UCPL accrue more than 4,000 volunteer hours annually. She emphasized the importance of having a public library and felt the non-profit helped make this possible. While cutting costs on the RFP would have little effect on the cost to residents, it would greatly affect the non-profits.

Mike Hoffman,426 Crestwind Drive, spoke on behalf of Homes for the Homeless, which he explained was a non-profit working with the UC Animal Shelter. He also voiced his concern regarding taking out the donation provision from the contract in Action Item C. He shared the history of Homes for the Homeless, established in 1974 and operating to support the animal control programs at the shelter. Later, the non-profit was instrumental in building a new shelter in 1983 and contributing $300,000 toward the construction of the current shelter. Recently, Homes for the Homeless contributed over $211,000 to the operation of the animal shelter between 2020 and 2024. This has paid various essential operating costs at the UC Animal Shelter. In 2025, the non-profit contributed approximately $42,000. Mr. Hoffman noted that the costs covered by the non-profit do not need to be covered by taxpayers. He reviewed the sources of funds given to the non-profit and noted that all funds are reinvested into the City through the animal shelter. All Homes for the Homeless members are volunteers.

Sue Reinikka, 102 Forest Trail and future President of the UCCPAAA, shared that after learning that a few councilmembers wished to discontinue the waste services donations to City non-profits, she researched and said their belief that it may lower the cost of waste services was untrue. She shared the UCCPAAA's contributions over the years to the Police and Court departments. This included various PD equipment such as gym equipment, cameras, headshots, water and snacks. For court, this included approximately 85 work hours per month, which saved the City approximately $3,000 monthly. Furthermore, the UCCPAAA offers classes to residents and business owners which help create a positive relationship between them and Police Department. They also run the Blue Santa program for the City and would have 142 children receiving gifts. She reviewed the UCCPAAA's various fundraising efforts which go right back to the City. She asked Council to consider what would be lost should the City's non-profits not exist. She opined sponsors were more likely to donate to City non-profits because of the unity of the city. She also asked Council to considered when the last time was they volunteered.

Debbie Hernandez, 8474 Ulysses, shared that she is a volunteer of two of the City's non-profits. Regarding Action Item C, she felt disappointed that some councilmembers were not on board with the donation clause of the contract. She felt that waste services companies had a longstanding tradition of giving back to the communities they serve which was not out of the norm to include in the contract. The clause ensured that the City non-profits benefit from the waste services partnership. She echoed earlier points that emphasized the effect non-profits have on the City budget. She reiterated the services the UCCPAAA provide to the Court and Animal Shelter. She strongly encouraged Councilmembers to become more familiar with the role UC non-profits play in the City and participate themselves. She felt the contractual donation was a smart investment in the City's future.

Charles Lovett, 2600 FM 1518, shared that he had come to represent the 11 families in the ETJ. He shared that they were grateful for the five-year extension of the non-annexation agreements. Two families had owned property in the ETJ since before Guadalupe County was created. He personally shared his gratitude for the extension. He also asked, on behalf of several seniors in the group, to see if garbage services could be extended for door-to-curb services. He opined the difference in services between ETJ properties was odd.

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

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

None.

b. **STAFF REPORT:**

i. **Golf Course Parking Lot—Project Update**

Ms. Green reviewed the initial cost estimate and changes. Council approved a contract with D&D Contractors in the amount of $579,222.24 on May 12th. The final billing amount reflected adjustments for completed work, materials, and project close-out costs. Additionally, light poles were an additional capital expenditure. The final billing amount was $586,636.16, including the light poles.

ii. **FY 2025 4th Quarter Financials**

Ms. Green gave the Q4 financial report. She shared year end totals.

6. **ANNOUNCEMENTS:**

a. **CITY MANAGER'S ANNOUNCEMENTS**

None.

b. **MAYOR'S ANNOUNCEMENTS**

Mayor Maxwell congratulated Mrs. Turner for winning the AACOG Lifetime Achievement Award. He acknowledged the loss at Falcon Ridge Apartments due to a fire. He commended the generosity of the community and the collaboration of area first responders. There was no loss of life, loss of pets, or injury to first responders.

c. **COUNCILMEMBERS' ANNOUNCEMENTS**

Councilmember Putt congratulated the UCCPAAA on their fundraiser through the Pumpkin Patch. She commended the efforts of their current president in increasing membership and community awareness about the organization. She noted that all proceeds are reinvested into the City. She felt the nickel-and-diming regarding City volunteer organizations needed to stop. She opined the non-profits encouraged people to live in the city.

Councilmember Rubal was appreciative of those that spoke during Citizens to Be Heard and of the work of the City's volunteer organizations. He listed his own 31 years of volunteer service in Civil Air Patrol and other organizations, including after retirement at Brooke Army Medical Center. He said he has gained gold, silver, and bronze Presidential Awards for his volunteer service. He hoped that though his service was not within the City, it was recognized that he had the volunteer spirit and understood the importance of volunteerism. He wished the City would prioritize more resident benefits regarding infrastructure needs.

Councilmember Goolsby wished everyone a Merry Christmas.

Mayor Pro Tem Fitzpatrick thanked the volunteer organization representatives for the way they explained how they benefit the community, especially when it came to monetary value. By saving money in City administration, they saved taxpayer dollars and benefited residents. She reported a successful FD Pancake Breakfast and informed everyone of the upcoming Jingle and Mingle Happy Hour at the golf course.

7. **CONSENT AGENDA:**

a. **Minutes of the 02 December 2025 Regular Meeting.**
Councilmember Shelby moved to approve the minutes as presented. Councilmember Goolsby seconded the motion.

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

8. **ACTION ITEMS:**

a. **Resolution 827-A-2025: First Amendment to the 2016 Non-Annexation Development Agreements**
Mrs. Turner explained that all property owners with non-annexation agreements had signed their respective five-year extensions. Moving forward, property owners would be reminded by mail annually of how many years were left on their non-annexation agreement. The agreements also included a form to notify and gain City Council's blessing should property owners decide to sell. This ensured that new owners are aware of the agreement. She reviewed legal fees, including $2,500 to record agreements at the county.

Councilmember Shelby gained clarification that language and recitals in the agreements were unchanged.

Mayor Pro Tem Fitzpatrick gained clarification that all but one property's uses had stayed the same.

Councilmember Rubal and Mrs. Turner discussed a Texas Senate Bill that allowed property owners within an ETJ to petition to be removed from the ETJ. However, Mrs. Turner clarified that this excludes the City's ETJ as it is within a certain mile radius from a Department of Defense base.

Councilmember Goolsby moved to approve Resolution 827-A-2025 and all ETJ Non-Annexation Agreements. Councilmember Vaughan seconded the motion.

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

b. **Resolution No. 966 2025-11: Land Donation Acceptance re 3600 E. FM 1518 North**
Mr. Cassata clarified the location of the land. The property affronts the Orchard Park neighborhood and is platted as part of the subdivision; it is designated for commercial use. The City had previously worked with the property owners. However, the property owners found issues with removing the property from the 100-year floodplain and building a very expensive retaining wall to do so. The EDC approved the land donation.

Mrs. Turner noted that the property owners were residential developers and not commercial developers, which left them generally unconcerned for this parcel.

Councilmember Shelby moved to approve Resolution 966-2025-11. Councilmember Vaughan seconded the motion.

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

c. **Municipal Solid Waste Contract: Donation Provision**
Councilmember Rubal reviewed the legal definition of a donation. He felt that several deserving non-profits in the City do not receive donations and it was strange to contractually require a donation to specific non-

profits. He clarified that the request was not to prohibit donation but for it not to be included contractually.

Mrs. Turner reported that, after discussion with the RFP consultant and with the current contractor, Waste Management, they both assured her that all trash companies make donations and every contract that they hold has a "float" or donation fund that is not worked into the price of services. This amount is based on service volume. At the end of the year, the company writes off the donation amount in their taxes. They reported that Universal City is well below average in their contractual float amount, and they recommended asking for more.

Councilmember Vaughan assured the non-profits of the City that this consideration was not an affront to them or their work. He explained that it felt inappropriate to contractually obligate a donation, especially to specific non-profits. He felt the question of why the enumerated non-profits were chosen may come up. He indicated he would be amenable to including a float amount in the contract without the enumeration of non-profits, giving the company the flexibility to choose where to donate in the City. He proposed two options: 1) to have Staff recommend a general float amount to include in the contract without obligating amounts to specific non-profits, or 2) to not include a float amount and instead solicit the company directly for donations for specific events or non-profits. This could allow for donation based on merit.

Councilmember Goolsby explained that he agreed to discuss this item to learn more about the contractual obligation and the float. However, after learning more, he could easily explain the contractual requirement for donation to specific non-profits as each one directly contributes to City services. He indicated that he typically always agreed to discussion topics because it encouraged learning about the topics.

Councilmember Putt emphasized that the non-profits listed in the contract directly give back to specific departments in the City which help the budget. She felt the difference of enumerating certain non-profits and not keeping it open was that these non-profits work for specific City departments.

Mayor Pro Tem Fitzpatrick felt that Council could sometimes focus on minutia, noting that this is a discussion over $7,000. However, that $7,000 is a significant amount for the non-profits of the City which reported how they turn that money into more significant budget savings. She noted that Mrs. Turner mentioned how standard operating procedure is to have a float amount in a contract; she felt the City must speak the language of those they are contracting with when writing the contract.

Councilmember Shelby explained that he would make a motion considering that the professionals reported that Universal City's requested donations are well below average.

After inquiry from Councilmember Goolsby, Mrs. Turner said she did not know the amounts requested by other cities. She noted the current waste contractor provided more services to the City that were not in the contract, such as extra pick-ups and service for several events.

Councilmember Shelby noted that the contract was approximately $1.5 million per year.

Councilmember Rubal received clarification regarding the contract amount versus profits and franchise fees received by the City.

Councilmember Shelby moved to change the required donations from $7,000 to $14,000, breaking down to $2000 per non-profit and $4000 to Snowfest. Councilmember Putt seconded the motion.

Councilmember Vaughan moved to amend the motion to make the $14,000 a pot rather than enumerating the non-profit donation requirements. After the motion was made, Council discussed the logistics behind distribution of the donation or who would make the decision about which non-profits received the money. **The motion to amend failed due to lack of a second.**

For the original motion, the following vote was recorded.

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

d. **Resolution No. 966 2025-7: Authorizing EDC SIP Project re 512-520 Bowie Dr. & 213-217 E. Wright Blvd.** Mr. Cassata explained that the item regarded two properties under one ownership in the Aviation District. The properties included King's Plaza shopping center and two triplexes. The requested improvements included a new wall sign and repaving the parking lot for King's Plaza and a new ground sign, replacing privacy fencing, conducting painting improvements, and repaving a parking lot for the triplexes. The total cost of the project would be $61,700, $31,000 of which was approved for reimbursement by the EDC.

Councilmember Shelby received confirmation that SIPs had typically not been awarded to apartments or triplexes. He received clarification from Mrs. Turner and members of the EDC regarding EDC discussion of this question. The EDC discussion focused on the property's proximity to the Aviation District. There was some concern of increased applications for SIP improvements toward high-density residential facilities.

Mr. Cassata reminded Council that while the EDC had approved this SIP, each SIP is considered individually and does not rely on precedence. He discussed the tangible and non-tangible benefits of improvements leading to revitalization of an area. After inquiry by Councilmember Shelby, he clarified that images in the packet of interior remodeling already finished was not included in the application and was just included for context of ongoing improvements done by owners.

Councilmember Rubal asked if the City had done a cost analysis of improvements in the area. He also wondered why improvements like these were not part of a comprehensive plan for the area. His concerns were how this fit into the Aviation District Masterplan and if the investment would be cost effective.

Mr. Cassata explained that the Masterplan provided the framework for the area. The City is limited in what they can do for the properties as they are private properties. The SIP gives an avenue for private property owners to ask the City to invest in their properties. He discussed the nature of private and public properties. Infrastructure investments in this area could be reviewed during budget season. Addressing the cost analysis concern, he noted that hard numbers were not available so pragmatic common sense regarding investment in revitalization needed to be used.

Councilmember Fitzpatrick noted some intangible effects from the Bowie Street parking lot, which had already facilitated growth with surrounding businesses.

Councilmember Shelby moved to approve Resolution 966-2025-7. Councilmember Vaughan seconded the motion.

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

e. **Resolution No. 966 2025-9: Authorizing EDC SIP Project re 113-117 E. Wright Blvd.** Mr. Cassata clarified the location. He explained that the property owner wished to paint the front and side, repave the front parking lot and create a new parking lot behind the building. This property was also in the Aviation District. It would improve the curb appeal of the property. It would also increase parking spaces in the area. The EDC approved $10,000 reimbursement of the approximately $20,000 project.

Councilmember Vaughan moved to approve Resolution 966-2025-9. Councilmember Shelby seconded the motion.

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

f. **Resolution No. 966 2025-10: Authorizing EDC SIP Project re 1201 Pat Booker Rd.**
Mr. Cassata explained that this item had been approved by Council before. This item was an adjustment to an existing EDC agreement. The EDC's original reimbursement commitment was $50,000 so long as the property owner spent $125,000. Unfortunately, once improvements commenced, they found that the property had many other issues. He discussed unique property attributes and its location on the Pat Booker corridor leading into the Aviation District. The investment would benefit a dilapidated property. After the project increase to approximately $187,000 and reconsideration by the EDC, the EDC approved an increase of reimbursement to total $100,000.

Councilmember Putt felt encouraged regarding the EDC projects in the Aviation District.

Councilmember Rubal wondered why the property became so dilapidated, especially with ADA compliance.

Mr. Cassata explained that the property was owned by the same owner for about 25-30 years. ADA compliance standards had changed since then. After inquiry regarding inspections, Mr. Cassata clarified that inspections were up to both property owner and prospective buyer. The City offers voluntary inspections and third-party inspections were also available, but they did not opt for these.

Councilmember Shelby moved to approve Resolution 966-2025-10. Councilmember Putt seconded the motion.

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

9. **DISCUSSION ITEMS:**

a. **Vape Store Discussion--Cm Fitzpatrick**
Mayor Pro Tem asked the City to conduct research regarding what the City of San Antonio had done about this topic. She asked Mrs. Turner to explain.

Mrs. Turner explained that like many cities, San Antonio had identified an issue with a large amount of CBD and vape stores. The 89th Texas Legislature also saw this issue but did not come to an agreement, instead having two separate agencies conducting research to make policy recommendations. Cities are left with the option to regulate vape and CBD stores regarding how close they can be in relation to other uses and each other. San Antonio made policies based on this. Universal City has this option. The City has regulated other businesses, such as game rooms and adult beverage locations, in this same way. It is up to the Council if they wished for Staff to conduct more research or put together a policy proposal that would be considered before the Planning and Zoning Commission and subsequently Council.

Mayor Pro Tem Fitzpatrick noted that the regulation on whether the stores would continue to exist in their same form would be up to State and Federal governments. However, Cities still had the ability to regulate the location of these stores, which she felt was worthwhile to explore. She wanted to focus on their proximity to schools, churches, and daycare and their distance from another store, as she felt the City had too many of these shops.

After inquiry from Councilmember Goolsby, Mrs. Turner clarified the different considerations for writing the policy including the distance from schools and each other, and how to measure this distance by definition. All these policy details were up to the Council to decide.

Councilmember Goolsby gained clarification that the City could not regulate the type of business in place.

Councilmember Shelby received confirmation that the City could not regulate the amount of vape shops in the City, they could only regulate their distance from each other. He commented on the sale of vapes at convenience stores given that vapes are not their primary business. He felt that, given vape availability at convenience stores which are able to be near schools and churches, his focus was more about the overabundance and would be regulated by the distance between one shop and another.

Mayor Pro Tem Fitzpatrick stated that she was more concerned about the presence of THC products. She and Councilmember Shelby agreed that this may be a separate issue.

Mrs. Turner further explained the State's lack of a decision on stores that sell THC products.

Councilmember Shelby suggested that vape stores and stores that sell THC products be treated as separate entities. He agreed with THC stores being limited from being within a certain distance from a school. However, his comments on vape stores still stood given the availability of vape products at convenience stores.

Mayor Maxwell asked if the goal was to limit the amount of stores in which their primary business is selling vape or THC products.

Mayor Pro Tem Fitzpatrick felt that the City was behind the ball in regulation to limit the overabundance of THC and vape shops.

Mrs. Turner noted the definition included in the San Antonio policy of a "vape shop." She emphasized that in this policy making process, it seems the Council was headed in the same direction as San Antonio in that their policy will come down to defining the type of store being regulated and determining distances included in the policy.

After discussion, Mr. Cassata suggested that Council approve direction to Staff to present a few policy options for Council to consider.

He gained consensus from Council to explore policy options to present at a future Council meeting.

Councilmember Shelby reminded Council that this policy would not change everything immediately as no current UC business would be affected; they would most likely be grandfathered.

Councilmember Rubal recommended following leaders in this area regarding vape shop regulations.

11. ADJOURNMENT:

Mayor Maxwell at 8:11 p.m. after wishing everyone happy holidays.

THE CITY OF UNIVERSAL CITY TEXAS

APPROVED:

Tom Maxwell

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe

Maribel Garcia-Uribe, City Clerk