

# **THE UNIVERSAL CITY, TEXAS STORY**

**“Pride in the Past, Confidence in the Future”**

**A History Written in Celebration of the 50<sup>th</sup> Anniversary of the City’s  
incorporation.**

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**With the assistance of Jerry A. Geyer and Cesilia Huron**

## PREFACE

*This version of the history of Universal City, Texas, was released in draft form in 2010 to coincide with the 50<sup>th</sup> anniversary of the incorporation of the town. It was not formally published in print.*

*This was a volunteer effort and was not an official product of the government of Universal City.*

*It was written by Michael P. Hoffman, with the assistance of Jerry Geyer and Cesilia Huron. All were residents of Universal City at the time. The effort took about four years. Much of that time was committed to research, which included finding private and public sources, and conducting oral histories. A lot of the information came from collections of local newspapers, and the files of the City Hall. Some came from archives at Randolph AFB.*

*The team enjoyed trips to libraries, public offices, and archives. Visits with people who lived here in the beginning, or were relatives of the founding group, earliest developers, and earliest businesses (as far back as the 1930s) were very rewarding. A number of those people are deceased.*

*An earlier history, written by volunteer Jack Strickland, coincided with the 25<sup>th</sup> anniversary of the incorporation of the town. A number of the entries in this 50<sup>th</sup> anniversary document came from Jack Strickland's work.*

*Those interested in a reading treat should be able to access a large collection of early local newspapers in the Schertz, Texas library. More of the local papers are in a collection in the San Antonio, Texas main library, associated with the Texana section.*

*There is a companion document, called "UC Businesses", that is a spreadsheet that list every Universal City business referenced in various source documents. This helps explain why Universal City was once the hub of MetroCom commercial activity. Over the years, growth in neighboring areas changed all of that.*

*This effort was akin to finding the pieces to assemble a large puzzle. Working without the benefit of the "box top illustration" that shows what the completed puzzle is supposed to look like, the team built the picture as the pieces were found.*

## INTRODUCTION

Unlike its sister cities in northeast Bexar County, Universal City, Texas, was a planned community from the beginning. Land speculators laid out its basic design in the early 1930s, and few of the families who owned the original plats of land before the speculators arrived were involved in its growth and development.

Although it began with promise, Universal City languished for nearly three decades, weathering the Great Depression, World War II, post-war doldrums, and the Korean War. It wasn't until the late 1950s that the area began to grow, and the city was incorporated. For over a quarter of a century Universal City was one of the fastest-growing cities in Texas—a modern day phenomenon. As the city matured, however, the growth slowed as the economy faltered, revived, and then faltered again.

At the half-century mark, the leadership and citizens of UC look to the future with a determination to explore ways to develop and improve what it has in order to make the city a great place in which to live and prosper.

# CHAPTER ONE

## THE YEARS BEFORE INCORPORATION

### EARLY HISTORY

The area that would become Universal City (UC) was a land of flat land, rolling hills, trees, and dry creeks. The Comanche Indians came into this area in the early 1700s. A pond on what was later the Edward C. Dobie property attracted the Indians because of its dependable, cool, spring-fed water. Since the pond was located among trees on the high ground above a creek, it was a popular campground because it was possible to observe approaching strangers without being seen. Later, Lipan Apaches lived along the banks of the creek. Archeologists have found evidence of Indian campsites all along the creek.<sup>1</sup> In 1721 the expedition of the Marquis de Aguayo named the creek Arroyo del Cibolo or Rio Cibolo (Buffalo).<sup>2</sup>

When the Spanish settled the area in the early 1700s, they established several missions and a presidio in a community that later became San Antonio, about 15 miles southwest of the future site of UC. The mission priests sought to pacify and convert the indigenous people to Catholicism, while the soldiers guarded the missions from attacks by the fiercer Indian tribes to the West. For nearly a century the lands of the UC area belonged to the church. Then, at the end of the 18<sup>th</sup> Century, the land was secularized, and after the Texas Revolution divided into land grants, called surveys.<sup>3</sup>

Juan Vasquez, Toribio Herrera, G. Herrera, Francisco Villarreal, Maria Lucia Torres, Richard Bushel, and Genobera Malpaz originally owned the surveys that fell partially or wholly within the limits of present-day UC. The Malpaz, T. Herrera, G. Herrera, and Torres surveys were platted in 1839. The Villareal, Vasquez, and Bushel surveys were completed in 1847.<sup>4</sup> Very

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<sup>1</sup>“U.C. history interesting,” *Herald-News (Universal City)* 29 Aug. 1985: clipping on file in City Library, Schertz TX.

<sup>2</sup> “Cibolo Flood Plain Hearing Held,” *Weekly Herald (Universal City)* 27 Jun. 1973: clipping in Universal City (UC) Archives.

<sup>3</sup> *The Handbook of Texas Online, Bexar County*:  
<<http://www.tshaonline.org/handbook/online/articles/hcb07>>

<sup>4</sup> Information provided in 4 Oct. 2011 e-mail from Texas General Land Office Archivist Kevin Klaus.

quickly the first four surveys were bought in May 1839 by land speculators Enoch E. Jones, John W. Smith, William Steele, Ludovic Colquhoun, and William E. Howth.<sup>5</sup>

Over the ensuing decades these lands passed from person to person and were broken up and subdivided until 1931, when the first developers platted UC. Despite all of these different owners, even today, when property in UC is bought or sold, somewhere in the deed one of the seven original survey names will be mentioned in the description.

In the 1840s early settlers passed through the UC area. They too, were attracted by the invaluable water supply. Indian raids, however, made the living dangerous, with frequent killings, kidnappings, and thefts of horses and cattle. The settlers often took refuge in caves along Cibolo Creek. The Spanish were evidently familiar with the creek because gold coins and a musket have been found there.<sup>6</sup>

In the 19<sup>th</sup> Century communities formed in northeast Bexar County. On the main road from San Antonio to the capital city of Austin and right on the banks of the Cibolo a small farming community, Selma, appeared in 1847.<sup>7</sup> Across Cibolo Creek from what is now UC, the farming community Cibolo Valley Settlement began to be populated between 1860 and 1880 by German farmers. The community was known by other names (Cibolo Pit and Cut Off), before settling on the name Schertz in 1899.<sup>8</sup>

Viktor Bracht wrote in his book *Texas in 1848* about the land along Cibolo Creek:

**"I was offered seven thousand acres of land, on the Cibolo Creek, between the roads from Seguin to San Antonio and from New Braunfels to San Antonio. In order to inspect the land and water, I took the road to Seguin. Because of the drought during the past six weeks, the creek is almost dried up in places; but it is still flowing, and contains very deep pools. There seems to be many springs. The water does not taste bad, and is quite clear.**

**There is little good timber, but there is plenty of cottonwood, willow, pecan, live oak, hackberry and an abundance of mesquite, most useful for fences. On the opposite bank of the creek,**

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<sup>5</sup> Map of Bexar County made by Texas General Land Office June 1, 1896.

<sup>6</sup> "U.C. history interesting," *Herald-News* 29 Aug. 1985: clipping on file in City Library, Schertz TX.

<sup>7</sup> *City of Selma, Texas Website*: < <http://www.ci.selma.tx.us/>>

<sup>8</sup> Schertz Historical Preservation Committee. *Schertz Texas: The Story of Great Ancestry, Legacy and Development* (2008) 20.

are charming heights from which ones enjoys fine views of the regions to the south, and of the Salado Mountains to the west, and of the fertile Cibolo valley to the southeast. The valley seems well adapted for fruit growing, as it has a southern exposure and is protected on the north by considerable heights rising from three to four hundred feet above the far plain. It seems to me that the soil, which contains coarse sand, is well adapted to the growth of tropical and northern fruit trees. The distance (from the "heights") is 20 miles to San Antonio, 15 miles to New Braunfels, and to Sequin about the same."

In the late 1800s the Galveston, Harrisburg, and San Antonio Railroad Company came in from the east, reaching San Antonio in 1877.<sup>9</sup> The GH&SA Railroad merged into the Texas and New Orleans Railroad Company in 1934, and the T&NO Railroad became part of Southern Pacific in 1961.<sup>10</sup> Union Pacific Railroad absorbed Southern Pacific in 1996.<sup>11</sup>

Sparked by the railroad, another community formed a few miles west of Cibolo Creek, the town of Converse. Triangulated by the three towns of Selma, Schertz, and Converse, the future site of UC was sprinkled with several small farms, mostly settled by German immigrants or their offspring. By 1897 these farms were owned by people named Fischer, Rittiman, Boettinger, Davenport, Schmidt, Rhodius, Edens, Sahm, Winkelmann, Stachelhausen, Dietz, Keller, Friesenhahn, Henry, and Staudenberger.<sup>12</sup>

The only major roads in the area were Davenport Road and Edens Road. Davenport ran north from Sequin Road (now Farm to Market (FM) 78) under the railroad tracks, paralleled the tracks, turned north, made a sharp right (east) at what is now Kitty Hawk Middle School and another sharp left (north) at what is now McCoy's Building Supply, and continued on north to the Austin Road, now Interstate 35. Davenport Road later became Converse Road, which later was renamed in three sections, Old Cimarron Trail, Kitty Hawk, and Old Converse Road. The construction and growth of Loop 1604 has transformed most of Old Converse Road into the southbound access road. At the point where Davenport Road turned north (at McCoy's), Edens Road began and ran east until making the sharp turn north, which still exists at the entrance to UC's Public Works area. The Eden farm was located south of that turn and a short distance below where the Eden Cemetery is now. After a few hundred yards of going north, Edens Road

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<sup>9</sup> Schertz 106.

<sup>10</sup> *The Handbook of Texas Online*:  
<<http://www.tshaonline.org/handbook/online/articles/GG/eqg6.html>>

<sup>11</sup> *Wikipedia, The Free Encyclopedia*:  
<[http://en.wikipedia.org/wiki/Southern\\_Pacific\\_Transportation\\_Company](http://en.wikipedia.org/wiki/Southern_Pacific_Transportation_Company)>

<sup>12</sup> Map of Bexar County by John D. Rullmann, 1897.

angled to the northeast and then descended to Cibolo Creek. It then ran north along the west side and then crossed the usually dry creek, and eventually led into Selma, hence the name “Old Selma Road” given to Edens Road later. Old Selma Road eventually became Kitty Hawk Road.<sup>13</sup>

For the next three decades, nothing changed much in the area. Properties were bought and sold as people moved, got married, or died, but for the most part farming went on.

In 1926, after the famous General Billy Mitchell court martial, the administration of President Calvin Coolidge responded to public criticism about the condition of military aviation by appointing a board, headed by Dwight W. Morrow, to review how aircraft could be used in national defense. The Morrow Board’s recommendations led to several changes, two being to change the name of the air arm from the Army Air Service to the Army Air Corps, and the other a five-year expansion of the Air Corps. In order to expand the Air Corps, there needed to be more pilots, and that meant flight training had to be increased.<sup>14</sup>

At that time all primary flying training was conducted at Brooks Field (located south of San Antonio) and advanced flying training at Kelly Field (located west of San Antonio). The War Department decided that either Kelly or Brooks should be improved, or another field would be needed to meet the Air Corps’ expansion requirements. Brooks and Kelly were eventually considered inadequate for improvement/expansion, so an alternate location was sought.<sup>15</sup>

In April 1927 General Frank P. Lahm, who commanded the Air Corps’ flying training operations in San Antonio, appointed a board of officers to look for a suitable site for the new airfield. The board determined that a site at Calf Hill (south of present-day Woodlake Country Club) would best fill the needs; however, negotiations for purchase of the land fell through.<sup>16</sup>

General Lahm convened another board in October 1927, and it submitted 19 sites for his consideration. Lahm narrowed down the choices to one—a 2,300-acre tract of farmland across Cibolo Creek from Schertz. Since two-dozen different owners made up the tract, Lahm kept the final selection secret to prevent speculation that would drive up the prices. The San Antonio

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<sup>13</sup> Map of Bexar County, 1897.

<sup>14</sup> Air Education and Training Command (AETC) History Office. *A History of Military Aviation in San Antonio* (2000) 74.

<sup>15</sup> AETC 74.

<sup>16</sup> AETC 75.

Chamber of Commerce worked behind the scenes to secure options on all the properties. By the last week in December, all land had been optioned. The combined price tag was \$546,000 when all the legal fees and commissions were added, or about \$230 an acre.<sup>17</sup>

After some judicious fundraising to purchase the land, on December 31, 1927, the City of San Antonio informed Congress that the land was available to the Air Corps as a gift. The State of Texas officially ceded the land to the Secretary of War on August 4, 1928. A few weeks later on September 27, 1928, the War Department approved the name Randolph Field for the new installation in honor of Captain William M. Randolph, a native of Austin and former student at the Agricultural and Mechanical College of Texas, who had died in an airplane crash on February 17, 1928. On October 11, 1928, work began on Randolph Field.<sup>18</sup>

Randolph Field was dedicated on June 20, 1930, when construction was only about half completed. By the autumn of 1931 Randolph was ready to begin operations. The Air Corps Training Center moved its headquarters from Duncan Field (later a part of Kelly Field) to Randolph on October 1. The flying school at Brooks Field transferred on October 25. Training began at Randolph on November 2, 1931.<sup>19</sup>

The main entrance of Randolph opened onto Seguin Road, which paralleled the GH&SA railroad tracks. By turning east on the road, a driver would pass over a low-water crossing into Schertz, then continue on through Cibolo, Marion, Seguin, and on to Houston. By turning west a driver would pass through the small town of Converse, pick up Gibbs Sprawl Road and stay on it until reaching Binz-Engleman Road, which led on to Fort Sam Houston and eventually San Antonio. There was no road across the railroad track directly in front of the main gate, but that would soon change. Although the train passed right by the front gate, there was no railroad station built until World War II.

In 1929, the year construction began on Randolph Field, developers already had plans in mind to build nearby. A plat was submitted to Bexar County officials for "Airport City," located in the southwest quadrant of present-day Loop 1604 and FM 78. It was an ambitious plan with a grid of roads that covered many blocks.<sup>20</sup> History would prove that this attempt to capitalize on the establishment of Randolph would be a failure, and only a few streets and houses were ever built. Airport City was eventually absorbed by Converse.

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<sup>17</sup> AETC 75-76.

<sup>18</sup> AETC 76-77 & 80.

<sup>19</sup> AETC 81-82.

<sup>20</sup> Bexar County Clerk Records.

The Stock Market crashed in October 1929, setting off a chain of events that led to the Great Depression. The downturn in the economy, however, did not immediately discourage some people.

## THE SPECULATORS

On December 30, 1929, three San Antonio doctors, Henry H. Ogilvie (1885-1945), Witten B. Russ (1874-1964), and Samuel P. Cunningham (1876-1930), bought the tract of land that would become the original “Universal City.” Fritz and Frieda Fischer previously owned the land.<sup>21</sup> Dr. Cunningham died August 25, 1930, and afterwards the Commercial Loan and Trust Company in San Antonio handled his share of the project.<sup>22</sup>

In late 1931 E. A. Baetz and Z. D. Bonner, officers from the Commercial Loan and Trust Company, filed a land plat with Bexar County for what was titled “Universal City.”<sup>23</sup> Aubrey Milner, Samuel H. Schaefer, and Waldo M. Lewis, all of the Milner Company, began advertising and developing the new subdivision. In a *Herald* article some years ago, Mrs. Emmamay Schaefer said that her father, Mr. Milner, thought up the name “Universal City” because of the expected relationship with the universally-important Randolph Field, soon to be called the “West Point of the Air.”<sup>24</sup>

The original plat covered a roughly rectangular piece of land directly across Seguin Road and the GH&SA railroad tracks from the front gate to Randolph Field. The east-west streets of the plat were named for aviation-related subjects. The first street, which paralleled the railroad, was Aviation Boulevard. To the north of Aviation were parallel boulevards named after aviation heroes: Charles A. Lindbergh, Wilbur and Orville Wright, Admiral Richard E. Byrd, and Samuel P. Langley. The north-south streets were generally named after Texas heroes. The north-south streets were, from west to east: Universal, Texas, Austin, Travis, Houston, Randolph, Bowie, Crockett, and Milam. All except Randolph were titled drives; Randolph was a boulevard and was directly opposite the Randolph main gate, thus making it the principal north-south street in

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<sup>21</sup> Bexar County Clerk Records.

<sup>22</sup> Obituary in card file at Main Library, San Antonio TX.

<sup>23</sup> “Universal City” Plat on file at UC City Hall.

<sup>24</sup> Lynn Catalano, “Universal City turns eighteen on September 6,” *The Herald (Universal City)*, 6 Sep. 1979: 17.

UC. Most of these streets still exist, except that Randolph Boulevard is now the first five blocks of Pat Booker Road, and Milam Drive was renamed Trudy Lane.<sup>25</sup>

Frank Stiles, who had a restaurant business, sold lots in UC on the side before the arrival of Claude Ivey in the late 1940s. Ivey, acting as an agent for the trust department of Alamo National Bank, finally sold most of the original plots.<sup>26</sup>

On April 7, 1932 M. Riley Wyatt filed a plat with Bexar County for an addition to the original UC plat. It added a rectangular area to the north side of the original plat and ran from about a half block west of Travis Drive east to Bowie Drive, straddling Randolph Boulevard. It included new east-west streets named National, Federal, State, Universal, Military, and North Boulevards. Most of this area was replatted in the 1950s and 1960s and only National, State, and North Boulevards eventually came to fruition, but it took over two decades before they materialized.<sup>27</sup>

The Bexar County Infrastructure Services Department has on file a copy of the combined plats of land, an inverted, T-shaped “Universal City” with streets delineated and lots sectioned off. In one corner of the plat is an advertisement where The Milner Company (Subdivision Specialists) in the Travis Building in San Antonio announced:

<p><b>THE OPPORTUNITY OF A LIFETIME</b> <b>UNIVERSAL CITY</b> <b>NOT INCORPORATED</b></p>
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It ballyhooed, “A Complete New City in the Making.” It boasted the construction of “A Complete New Business District” for “5,000 New Customers” (Randolph Field personnel). For those who could not find living quarters on Randolph, the Milner Company suggested “A Complete New Residence District.” But hurry, because something like this comes along “Only Once in a Lifetime.”

Photographs of the UC area in the early 1930s, however, show very little progress towards Mr. Milner’s dream, probably due to the Depression more than anything. There were a few businesses scattered along Randolph Boulevard and the first three cross-streets, Aviation,

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<sup>25</sup> “Universal City” Plat on file at UC City Hall.

<sup>26</sup> Catalano 17.

<sup>27</sup> “M. Riley Wyatt” Plat on file at UC City Hall.

Lindbergh, and Wright.

One of the earliest, if not the earliest, of the businesses in UC was the Post Tailors, which eventually evolved into Randolph Laundry and Cleaners. The business was started by Louis F. Sirianni (1899 - 1973), who was joined by his brothers John B. (1903 - 1994), Joe F. (1913 - 1993), and Octavius (1915 - 2002). Post Tailors originated on Randolph Field, but soon "spilled over" into UC, and was located primarily on the block bounded by Pat Booker Road, East Aviation Boulevard, Bowie Drive, and East Lindbergh Boulevard. Louis bought this land over a period of time from 1935 to 1945.<sup>28</sup> Although it currently is unclear when the landmark "Quonset hut" was erected, a photograph taken in the mid-1940s shows the structure, although somewhat truncated from its present length. Aerial photos taken in the late 1930s do not show the hut, so apparently it was erected during World War II. Randolph Cleaners is still operational, making it the oldest continuous business in UC; however, the Sirianni family no longer owns it.

The largest building in UC before the Quonset hut was at the southwest corner of Aviation and Randolph and was, according to "old-timers," a skating rink.<sup>29</sup>

The little building at 312 Pat Booker Road, currently the UC Barbershop, has been around since 1932, according to Bexar County records. It has been a variety of things through the years, including a pawnshop. It is the oldest commercial building in UC.

The oldest structures in UC were not in the original plat. Rather, they were absorbed into the city after incorporation. For the record, the oldest structure, according to Bexar County records, is the Wallace house at 137 Kitty Hawk Road. Although it has been expanded many times, the original house was built in 1885. The second oldest is the Day farmhouse at 11005 Old Cimarron Trail, built in 1903. The third oldest is the Seibel farmhouse at 25 Kitty Hawk Road; it was built in 1924.

Most of the residences within the boundaries of the first plat of UC were small houses built on West Wright Boulevard for Randolph civilian workers. There were just a few houses east of Randolph Boulevard. The remaining streets of UC remained as ghostly outlines that eventually faded away, except on the plats filed at the Bexar County Courthouse.

The biggest event for early UC development occurred in the mid-1930s. Randolph officials were looking for a faster way to get to the other military bases in Bexar County. After reviewing several options, officials decided that the solution was a new road that would connect the front

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<sup>28</sup> Bexar County Clerk Records.

<sup>29</sup> Myrtle Nietzsche Boenig, Personal interview, 15 Oct. 2008.

gate of Randolph Field with the “new, high-speed” State Highway 2 (later replaced by U. S. Highway 81, then Interstate 35), three miles away. Once on State Highway 2, Randolph vehicles could quickly reach the other military bases.<sup>30</sup> Consequently, the State of Texas built what was to eventually be designated State Highway 218. In 1935 between Byrd and Langley Boulevards, the highway surveyors plotted a curve to the west, running diagonally across the properties of several farmers, and, except for a slight bend to the north between what is now UC Boulevard and Coronado Boulevard, straight to State Highway 2. The highway incorporated the first five blocks of Randolph Boulevard.

Landowners, and farmers in particular, hate to sell land for roads, but if they must, they would prefer the roads to run at right angles, following the boundaries of their properties. State Highway 218 was a farmer’s nightmare. It cut across properties diagonally. The names of the owners affected read like a *Who’s Who* of families in northeastern Bexar County: Fritz Kraft, Christian Koch, Park Houston, Richard Schertz, Bula E. Marmion (or Marmon), a group of Friesenhahns (Alvin, Martin, Leo, Joe, Ottmar, and Dan), Clara and Elmo Gleitz, Annie & Andrew Bludau, and Otto Fey.<sup>31</sup> A long-time resident of this area, Adolph Scheel, recalled that Fritz Kraft was particularly incensed about the highway cutting across his land. He received \$5,000 for “damages” to his property because of the diagonal cut the highway made.<sup>32</sup>

In late 1936 Air Corps officials at Randolph Field urged that the new road be named for Captain Francis Pascal “Pat” Booker. The Texas Highway Commission subsequently approved this request on December 22, 1936.<sup>33</sup>

Captain Pat Booker was born July 22, 1896, in San Antonio to Edward and Mary Booker. He entered the Air Service (as the Air Force was then called) as an enlisted man on May 12, 1917, and accepted a commission as a second lieutenant on September 17, 1918. He was honorably discharged from the Air Service on August 18, 1919.

Captain Booker accepted an appointment as a second lieutenant in the Regular Army on September 1, 1920. He subsequently graduated from the Air Service Pilot School and

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<sup>30</sup> Office of the Historical Editor, Army Air Forces Central Instructors School, Randolph Field Texas, *History of Randolph Field, Texas* (1944) 31.

<sup>31</sup> Adolph Scheel, Personal interview, 27 Mar. 2007.

<sup>32</sup> Office of Division Engineer, San Antonio, Texas, “Bexar County Right of Way Map of Feeder Road (SH 218) from State Highway No. 2 to Randolph Field,” February 1935.

<sup>33</sup> Texas State Highway Commission Resolution, Minute No. 13125, 22 Dec. 1936.

Bombardment School in 1921. In the 1920s he was assigned to Langley Field, Virginia and France Field in the Panama Canal Zone. While in Panama he served under Captain William Randolph, the namesake of Randolph Field. Upon returning to the United States, Booker was stationed at Kelly Field and at Randolph Field. He was promoted to captain on October 1, 1934. While at Randolph he was famous for his athletic prowess, excelling in football, boxing, and swimming. He also coached a champion football team at Kelly.

In August 1936, Captain Booker transferred from Randolph Field to Maxwell Field, Alabama to attend the Air Corps Tactical School.<sup>34</sup> In the evening of September 15, 1936, Captain Booker was flying a Boeing P-12C, an obsolescent pursuit aircraft of that era. As he approached the Maxwell runway, his plane hit trees about 700 yards west of the airfield, crashed, and burned.<sup>35</sup> Although he survived the crash, Captain Booker succumbed to his injuries the next day. His body was shipped back to San Antonio, and he was interred in the Fort Sam Houston National Cemetery.<sup>36</sup> His wife Caroline died in 1952 and is buried near him.

Pat Booker Road should have brought prosperity to UC, but it didn't. A few businesses cropped up here and there, but nothing significant was built, and no new housing developments came along either.

In 1937 David A. and Lucille I. Beaty moved to UC and two years later opened Beaty's Cafe on the corner of Pat Booker Road and West Lindbergh, where Martinez Tire and Muffler is currently located. At Beaty's you could buy a lunch consisting of meat, two vegetables, salad, and drink for 35 cents. A bottle of beer cost a dime. The original restaurant had only two tables, three benches, and three stools at the counter, and all meals were prepared over a coal oil (that's kerosene to the youngsters out there) stove.<sup>37</sup> The Beatys operated their cafe on Pat Booker until December 1956 when they sold the land to the TREMARCO Corporation, which built a Gulf service station there. The Beatys moved their cafe just around the corner to 109 West Lindbergh, and it was there in late 1959 and early 1960 that meetings were held concerning the incorporation of UC. It was also there in March 1960 that the citizens of UC voted to incorporate. The Beatys turned the business over to their daughter and son-in-law

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<sup>34</sup> Letter from War Department, Office of the Chief of Staff, Washington D.C., 29 Sep. 1936

<sup>35</sup> Technical Report of Aircraft Accident Classification Committee, Maxwell Field, Montgomery, Alabama, 24 Sep. 1936.

<sup>36</sup> "Maxwell Plane Crash Victim to Be Buried Here," *San Antonio Evening News* 17 Sep. 1936.

<sup>37</sup> Catalano 17.

Florence and Fred Blair in 1961.<sup>38</sup> The Blairs ran it for a few years before turning it over to Herman Rockey, who opened the short-lived Rockie's Cafe in 1965.<sup>39</sup>

In the late 1930s, the United States government, concerned about the rise of totalitarian powers in Europe and the Far East, slowly began to enlarge the military forces. Randolph saw two new cadet barracks built in 1939 to handle the increased pilot training. Then, as the United States entered World War II, a plethora of "temporary buildings" sprang up on Randolph in virtually every open area on the base, and there were a lot of open areas to be filled. The irony is that many of these "temporary buildings" were still there well into the 1970s, and some still remain, although they have been remodeled externally and internally to look more "permanent."

## THE WAR YEARS

As the war clouds gathered in Europe, UC was still a sleepy conglomeration of some businesses and a few small houses scattered along the first three blocks of Pat Booker Road and on three crossing streets, Aviation, Lindbergh, and Wright. There would soon be some changes, but not many.

In the late 1930s, in the 100 block of Pat Booker Road where Bill Miller's is currently located, there was a beer joint named The Starlight Tavern. When the owner got cross-ways with Randolph Field and his establishment was declared "off limits," he approached J. J. Miller, Richard Warncke, and Malcolm H. Gildart, who owned a beer distributorship, about taking over the tavern. The three partners decided to take him up on the offer and bought the business in 1937. In 1940 the tavern was razed, and a new building was built on the site. The new building was opened on December 1, 1941, and named "The Outpost," which was the winning entry submitted by a soldier stationed at Randolph Field. The Outpost featured a dance room, a bar, garden, and a soda fountain. When the war made it difficult to secure ingredients for the soda fountain, it was converted into a liquor store. The Outpost was a landmark right across the railroad tracks from the main entrance to Randolph and for three decades housed a liquor store and various restaurants and lounges. As the years passed, J. J. Miller bought out his partners and owned the property outright until September 1970 when he sold it to the Humble Oil and Refining Company. The Outpost was razed by October 1, 1970, and a service station was built there. In the mid-1980s, the service station would pass into history when Bill Miller's Barbeque was built.<sup>40</sup>

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<sup>38</sup> "New Management Purchases Café," *Valley News (Schertz)* 5 Jan. 1961: 6.

<sup>39</sup> "Rockey's Café" (advertisement), *Wingspread (Randolph Air Force Base)* 12 May 1965: 4.

<sup>40</sup> "Millers Host Party at 'Outpost' July 31," *Valley News* 5 Aug. 1970: 12.

The crush of manpower that funneled into Randolph Field during the war, however, brought the first specter of “urban blight” to UC. Bounded by East Aviation on the north, the railroad tracks on the south, and running approximately between the Bowie Drive intersection on the west and Milam Drive (Trudy Lane) intersection on the east, sprang up what came to be called “Tar Paper City.” The Civilian War Housing Project consisted of fourteen temporary buildings with tarpaper exteriors that housed families who couldn’t find quarters on base. Even these eyesores lasted longer than the war. Photos around 1960 show two of the buildings still standing, with several foundations nearby. The foundation of one of those buildings can still be seen in the 200 block of East Aviation.

Construction of private residences was curtailed during the war due to the demands of the war industry. Consequently, few, if any, homes were built in UC or anywhere else in the country, for that matter. Sometime in the early 1940s, however, the railroad built a train station just west of Pat Booker Road between the tracks and Seguin Road. Many military personnel arrived and left Randolph Field through this train station.

The increased customer base at Randolph Field encouraged entrepreneurs to establish new businesses, primarily along Pat Booker Road. In addition to The Outpost and Beaty’s Café, there was a filling station where Jack-in-the-Box operates today. Sol Frank’s uniform shop was built in 1942 at 207 Pat Booker Road. Across the street was Tate’s Liquor Store/Ice House at 216 Pat Booker Road.<sup>41</sup> According to Bexar County Tax Assessor records, that building was built in 1945 and is still in use, although many different businesses have used it in the succeeding decades.

In 1945 Robert Nietzsche (1898 - 1983) and his son-in-law Gilbert A. Boenig (1921 - 1997) opened N & B Liquor in the former Sol Frank uniform shop building. N & B Liquor operated for 45 years and was a familiar landmark on Pat Booker Road. In 1990 Myrtle Boenig leased the building to the Carreras, who opened Carrera Optical in January 1991.<sup>42</sup> The Carreras bought the building outright in September 1993.

Edmund J. "Eddie" Kneupper (1910 - 2007) opened Kneupper Motors at 415 Pat Booker Road in 1946. Originally, he sold Nash automobiles, but switched to DeSotos and Plymouths in 1949. The business consisted of the main building, which is currently Flores Tire and Muffler, and a Quonset hut in the rear, which is now Ernie's Garage. Although the main structure looks like an old filling station today, the structure was originally a showroom. Most of the large openings in front, which are automobile repair bays today, were once picture windows through which one

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<sup>41</sup> Boenig interview.

<sup>42</sup> Boenig interview.

could view the cars for sale. Only the southern-most opening was a repair bay. The Quonset hut connected to the main building in front so that cars could be driven in from the rear. Eddie began selling Phillips 66 gasoline under the overhang in front.<sup>43</sup> The August 9, 1956, issue of the *Wingspread* had an advertisement in which Kneupper Motors announced the sale of gasoline for 25.9 cents per gallon. The gala opening of the pumps was on September 22, according to the September 20, 1956, *Wingspread*.

When Chrysler stopped producing DeSotos in 1961, Eddie also stopped selling Plymouths, and sold the business to his daughter Pat and son-in-law Arthur Bryson. The Brysons sold Sinclair Gasoline, Goodyear tires and products, and insurance until they built Bryson Motors at 1430 Pat Booker Road in 1967. Pat was City Secretary in the early 1960s, and city business was conducted at 415 Pat Booker Road until a city hall was built in 1962. They rented 415 out to Andy Anders, who started American Motors. In the early 1970s Ernie Medellin started renting the Quonset hut and began Ernie's Automotive.<sup>44</sup> Pat Bryson sold the property at 415 Pat Booker to Abelardo Flores in November 1994.

Across the street at 316 Pat Booker was a restaurant called Mitchell's Drive-Inn, complete with carhops. Built in 1948, it still exists, currently housing Youz Guyz Philly Steaks. Most of the other buildings that were constructed along Pat Booker Road during wartime have disappeared. Some of the houses built during the war, however, still exist on Aviation, Lindbergh, Wright, Byrd, and Langley Boulevards. They are small, simple houses, some in good shape, others in poor condition.

The Army Air Forces became a separate branch of the United States armed forces on September 18, 1947.<sup>45</sup> Consequently, the new United States Air Force renamed Randolph Field as Randolph Air Force Base (AFB) on January 13, 1948.<sup>46</sup>

In 1948 another entrepreneur arrived on the scene. Claude W. Ivey opened a used car business at 418 Pat Booker Road. In 1952 he began his real estate business, Randolph Field Realty. He

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<sup>43</sup> Edmund John "Eddie" Kneupper, Personal interview, 21 Mar. 2007.

<sup>44</sup> Kneupper interview.

<sup>45</sup> Alfred Goldberg, Editor, *A History of the United States Air Force 1907-1957* (Princeton NJ: D. Van Nostrand Co. Inc., 1957) 99.

<sup>46</sup> Robert Mueller, *Air Force Bases: Active Air Force Bases Within the United States* (Washington DC: Office of Air Force History, 1989) 487.

sold many of the lots in “Old Town” over the next few years and eventually became a developer himself.<sup>47</sup>

## THE 1950s

The decade later called “The Nifty Fifties” would prove to be a turning point in the fortunes of UC. After over 20 years of virtually no growth, UC suddenly started growing, and by the end of the decade it would be on the verge of incorporation. But first, it had to have developers.

On April 24, 1950, Joe Turner and William Krause filed a plat to develop the “Rose Garden Addition” to UC. This plat delineated lots along Beechwood and Lemonwood Avenues, between National and North Boulevards. Evidently, nothing came of these plans because the land was not developed until Johnnie Chuoke, Sr. came along later in the decade.<sup>48</sup>

The boom that developers had hoped for nearly 25 years finally came to pass in October 1957 when Johnnie Chuoke, Sr. replatted the original Rose Garden Addition with larger lots and labeled it Unit 1. At the same time he added Unit 2, which encompassed both sides of Winn Avenue, between North and National Boulevards. Construction began on houses on Beechwood, Lemonwood, and Winn Avenues soon after and the race was on. Units 3, 4, and 5 were platted in 1959. It was during these plats that Milam Drive was renamed Trudy Lane, after one of Chuoke’s granddaughters, Trudy Lynn Chuoke.<sup>49</sup> What caused this sudden housing boom? Why did it occur now and not during or immediately after World War II?

It has already been noted that civilian construction was inhibited during the war because of military demands on building material. After the war, military cutbacks in operations and manpower kept in check the demands for housing and services by personnel at Randolph Field.

Even the Korean War offered no impetus to UC’s development. In 1951 Randolph opened hundreds of new family units in the Wherry Housing area between FM 78 and the main part of the base. If one could live on base “free,” why buy a home in UC? The additional number of

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<sup>47</sup> “Obituaries,” *Herald*, 14 Jul. 1993: 13.

<sup>48</sup> Rose Garden Addition Plat on file at UC City Hall.

<sup>49</sup> Plats are on file at UC City Hall.

families on Randolph, however, did encourage the opening of new businesses along Pat Booker Road and the side streets of Aviation, Lindbergh, Wright, Byrd, and Langley.

By the mid-1950s there were many businesses available for people living on base and in UC. For groceries one could shop at Schertz's Red and White Store and Beaty's Food Basket. To buy beer or liquor there was N&B Liquor, Tate's Ice House, The Feather Merchant, Triple-Y Ice Station, the Trading Post, and Carr's Ice House. For eating there was Beaty's Café, the Village Dining Room, the Chandelle (later Village Mecca), the Four Winds (now Sippel's Hardware), Joey's Diner, Mitchell's Drive-in (now Youz Guyz), and Duncum Drive-In. If one wanted to "knock back a few" with friends, there was the Four Winds, Joey's Diner, Duncum Drive-in, and the Last Frontier. Needed gas? There was Haverlah's Humble service station, Kneupper Motor's Phillips 66, Carr's Conoco, Gulf Oil, and Busch's Texaco. Short of cash or needed insurance? One could visit the Armed Forces Group, Jefferson Finance Company, or the Metropolitan Company. You could buy a car at Kneupper Motors, Randolph Field Motors, or Johns-Ferrell Auto Sales.<sup>50</sup>

It wasn't until September 15, 1957, when Air Training Command Headquarters moved from Scott Air Force Base, Illinois, to Randolph AFB, that the demand for houses and services exploded in UC. A headquarters meant high-level officers, enlisted, and civilian personnel who couldn't be accommodated in quarters on base. They were faced with living in the shabby houses of UC or in San Antonio, 7 to 10 miles away. Therefore, there was an almost instantaneous demand for new, larger houses in UC, and it all began in 1957.

As an aside, UC did have some housing competition at this time, and it wasn't only from Schertz. In the mid-1950s a man named Henry A. Robards began developing a large tract of land north of O'Connor Road and east of Highway 81, between present-day Live Oak and Royal Ridge. He called this development "Robards, Texas," and he extolled its higher elevation as being a place where one could enjoy the evening breezes while everyone else in the surrounding area and San Antonio sweltered. He platted dozens of criss-crossing roads and advertised heavily in local newspapers, including Randolph's *Wingspread*. As the years passed, his advertisements became more strident, offering great land deals and easy terms. He even built a dam to form a lake where weary Robards residents could go after work and drop a hook in the water for a little fishing before dinnertime. In time, the advertisements dwindled as Robards' dream faded and then disappeared. Only a few of the platted roads were ever paved, and only a smattering of the lots sold ended up with houses on them. Even a road he named after himself, Robards Lane, has been truncated by a business on Randolph Boulevard and lies

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<sup>50</sup> Business names gleaned from advertisements in various issues of the *Wingspread* newspaper for 1954-1959 on file with the Wing Historian, Randolph Air Force Base, Texas.

unused and largely forgotten. The dam was breached some years ago, and the lake is now a low-lying swale, choked with reeds and surrounded by new houses built by developers of the 1990s and 2000s. Adding insult to injury, many of Robards' original roads have been replatted and renamed. By 1962 "Robards, Texas" was called "Randolph Hills."<sup>51</sup> Thus was the life and death of a real estate developer's dream in the late 1950s and early 1960s.

By the late 1950s, citizens of a growing UC cast a worried eye towards the southwest. San Antonio was annexing new land at an alarming rate and would soon be "knocking at the door" of UC. Schertz incorporated in 1958, followed by Windcrest on September 18, 1959.<sup>52</sup> Converse, Live Oak, and Selma were discussing similar action. If UC incorporated, it could "call its own shots" and keep taxes under local control, rather than depending upon the generosity of a city council of strangers some 15 miles away.

So, in early 1959 William R. "Billy" Tate led a town meeting that discussed incorporation. A committee, headed by Claude Ivey, was formed to study the pros and cons of incorporation.<sup>53</sup> The committee subsequently submitted a petition to County Judge Charles A. Anderson to call an election on April 14, 1959, for the citizens of UC to approve incorporation.<sup>54</sup> Voters were promised that there would be no immediate imposition of taxes to meet city needs. The poll site was Carr's Ice House in the 200 block of Pat Booker Road. Unfortunately, the citizens voted 52-29 NOT to incorporate.<sup>55</sup> Apparently, the threat of property taxes to support city services was considered a bigger threat than a land grab by San Antonio. Despite the defeat at the polls, UC continued to grow as builders erected new homes in the Rose Gardens area. New homes meant new families and new families meant new children.

Real estate business was booming, and Claude Ivey was doing so well that he opened a new brick and aluminum office on his property at 418 Pat Booker Road.<sup>56</sup> A week later the newspaper announced that 200 new homes would soon be available in Rose Gardens (Rose

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<sup>51</sup> "Randolph Hills Civic Group Is Organized," *Valley News* 29 Mar. 1962: 2.

<sup>52</sup> Joseph Regan & Danette Fox, *History of Windcrest 1959 to 2009*, (2009): 1.

<sup>53</sup> "Universal City People To Meet Again," *Valley News* 12 Feb. 1959: 1.

<sup>54</sup> "Petition to Incorporate UC Ready for County Judge," *Valley News* 5 Mar. 1959: 1.

<sup>55</sup> "Universal City Voters Say No Incorporation," *Valley News* 23 Apr. 1959: 1.

<sup>56</sup> "Odds 'N Ends," *Valley News* 30 Jul. 1959: 7.

Garden was plural for a while in its early days), and land for a 300-home site had just been purchased. House prices ranged from \$13,500 to a hefty \$27,000.<sup>57</sup>

By late July there were rumors that a petition was circulating to try to have another incorporation election. It was unclear how that election would fare. Some thought that Schertz might attempt to annex UC. Others feared that incorporation would mean an immediate bond election to pay for a water and sewer system, which meant higher taxes. Most agreed, however, that there was plenty of room for UC to expand should it become a city.<sup>58</sup>

Down the road in Converse, the new Judson High School opened for business in September.<sup>59</sup> This had no immediate effect upon the residents of UC, however, because the town did not extend far enough north or west to be in the Judson school district. UC children attended school in Schertz. Interestingly, the voters of the Schertz-Cibola school district had just gone to the polls on August 29 and said a resounding “NO” by a 343-192 vote to forming an independent school district.<sup>60</sup>

In October the local newspaper reported that Rose Gardens was growing quickly and now had over 150 homes. The article said that the addition had 8 streets, 157 homes, and 90% occupancy. Many of the occupants were military and civilians working at Randolph and attracted by no city taxes. House costs ranged from \$12,000 to \$27,000. Unit 4 of Rose Gardens (Circle Drive), with homes ranging from \$12,200 to \$12,425, was under construction, and Unit 5 (generally, the 300 and 400 blocks of East Langley, Byrd, Wright, and Lindbergh Boulevards with 300 homes planned) would have houses ranging from \$11,000 to \$18,500. It was estimated that 150 families had moved in during the past 12 months.<sup>61</sup>

An indication that UC was coming into its own happened in November when the town acquired a new rural post office. Located in the Western Auto Store (now Sippel’s Hardware) at 513 Pat Booker Road, the post office had 100 mail boxes, sold stamps, money orders, and accepted, delivered, and dispatched ordinary, registered, insured, and certified mail.<sup>62</sup>

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<sup>57</sup> “200 New Homes Soon In Rose Gardens,” *Valley News* 9 Jul. 1959: 3.

<sup>58</sup> “UC Might Try Incorporation Once Again,” *Valley News* 30 Jul. 1959: 1.

<sup>59</sup> “Judson Dist. Schools Open September 8,” *Valley News* 20 Aug. 1959: 1.

<sup>60</sup> “S-C School Patrons Say No,” *Valley News* 3 Sep. 1959: 1.

<sup>61</sup> “Rose Gardens Growing Fast, Now Has Over 150 Homes,” *Valley News* 22 Oct. 1959: 6.

<sup>62</sup> “UC Acquires New Rural Post Office,” *Valley News* 12 Nov. 1959: 1.



## CHAPTER TWO

### THE 1960s

For the United States the Sixties would be remembered for achievements in space, a nuclear showdown with the Russians, devastating assassinations, milestone civil rights legislation, an unpopular war, protests and civil unrest, a revolution in popular music, a loosening of morality, and the beginnings of a national drug problem.

The Sixties, however, would be a watershed decade for UC. First, it would incorporate and then quickly grow as more developers arrived on the scene and began building houses. The people who lived in those houses would demand goods and services; hence, businesses began to spring up along Pat Booker Road and adjoining streets. Another major unit moved to Randolph and further spurred development. UC would soon become famous as the fastest-growing city in Texas. As the city grew, so grew its government as it strove to provide police and fire protection, pave dusty streets, and expand and improve the water and sewer system. The decade, however, would not be without controversy. Three mayors would abruptly quit and not all under favorable circumstances. The young city would be pulled between two forces. Those who favored growth and development and those who just wanted to keep taxes low. It would be an exciting and turbulent time.

#### 1960

This was the nascent year of UC. A city government formed and took its first faltering steps of organization. The city's first school opened as families moved into the new houses springing up in Rose Garden.

In January rumors were swirling again about the future of UC. Would Schertz annex UC? Would Converse incorporate and annex UC? Or would UC incorporate? The paper reported that Judge Anderson still had an incorporation petition submitted by Billy Tate.<sup>63</sup> Then in early February 70 people (out of about 650 inhabitants) signed a petition asking Judge Anderson to hold an election to question the incorporation of UC. Judge Anderson immediately responded by directing that an election be held at Beaty's Café (109 West Lindbergh) on March 12 to determine if UC should be incorporated.<sup>64</sup>

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<sup>63</sup> "Many Rumors Out About UC," *Valley News* 14 Jan. 1960: 1.

<sup>64</sup> Jack V. Strickland, *Universal City, Texas: The First Thirty Years 1960-1990* (Universal City: J&M Printing, 1990) 14.

Also in February the Schertz-Cibolo School District took an option on property northwest of Rose Gardens (part of the E. C. Dobie estate) for an elementary school that would be financed by government grants because of the number of federally connected (military) children that would be attending.<sup>65</sup>

An editorial in the local newspaper caught the sense of some UC voters. It said that UC citizens wanted to operate their own town and that they believed they had everything to gain through their own actions. To provide motivation, there always was the threat of annexation by San Antonio and the higher taxes that would bring.<sup>66</sup>

As the election approached, citizens learned that J. L. Buckmaster would be poll judge. Proponents of incorporation assured voters that there would be no taxes or bonds within the immediate future.<sup>67</sup> This time voters approved annexation by a 78-14 margin (one ballot was blank). Officials declared that 77% of the 120 eligible voters participated.<sup>68</sup> In 1960 one had to pay a poll tax to vote, which affected the number of eligible voters, but gave a highly accurate accounting of who could vote.

Less than a month later, Live Oak followed suit and approved incorporation by a 32-1 vote on April 9.<sup>69</sup> An article in the *Valley News* mentioned that although Live Oak was officially incorporated, "there's no town there, as one can well see. Probably this was another move as a precaution to keep San Antonio from taking in this area. ... There isn't enough taxable property to provide any other advantages. ... This seems to be a trend all around San Antonio to avoid taxes."<sup>70</sup>

At an April 28 meeting in Randolph Cleaners and the next day at Trailer Town (where Randolph Plaza Apartments are located today), UC citizens drafted two candidates for mayor and ten candidates for five aldermen positions.<sup>71</sup> In the June 4 election Franklyn R. Bless was elected

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<sup>65</sup> "School District Takes Option of UC Property," *Valley News* 11 Feb. 1960: 1.

<sup>66</sup> "Worth Mentioning....," *Valley News* 25 Feb. 1960: 1.

<sup>67</sup> "Beaty's Café Selected As Selection Site," *Valley News* 10 Mar. 1960: 1.

<sup>68</sup> "UC Incorporates By a 78-14 Vote," *Valley News* 17 Mar. 1960: 1.

<sup>69</sup> "Live Oak Incorporates," *Valley News* 14 Apr. 1960: 1.

<sup>70</sup> "Worth Mentioning....," *Valley News* 21 Apr. 1960: 1.

<sup>71</sup> "Universal City Citizens Pick Candidates for City Offices," *Valley News* 5 May 1960: 1.

mayor (66-4), and the five aldermen elected were Joe C. Reinhardt, Charles R. Collins, Juan J. Ramirez, J. C. Denson, and Charles E. Vesely.<sup>72</sup>

Two days later at Claude Ivey's real estate office at 418 Pat Booker Road, Judge Anderson accepted and signed the election results and then installed the newly elected city officials. The city then held its first council meeting at which Gerald C. Henckel, City Manager of Terrell Hills, gave suggestions on how to organize the city. The council decided to meet twice a month at Claude Ivey's office for the time being. Thus, the UC City Council slowly began to take shape and take control of the new city's operation.<sup>73</sup>

At the June 20 meeting of the City Council, again at Claude Ivey's office, members learned that a Methodist Church was to be built on land on North Boulevard donated by Mr. E. C. Dobie. Mr. Dick Davis was appointed the first City Attorney. The Council designated speed limits on all roads other than Aviation Boulevard and Pat Booker Road to be 20 miles per hour. Aviation Boulevard would be 30 miles per hour. With approval by the Randolph Base Commander, the speed limit on Pat Booker Road was decreased from 55 to 35 miles per hour from the Texaco Station (1033 Pat Booker) to the railroad crossing. Finally, the Council appointed members of the Zoning Committee. Claude Ivey was named its Chairman.<sup>74</sup>

Although not approved at this meeting, Rose Garden Addition, Unit 6 was discussed. Rose Garden Addition, Unit 6, platted in April 1961, eventually sealed the final fate of Randolph Boulevard. The first five blocks of Randolph Boulevard had lost its identity when State Highway 218 (later Pat Booker) overlaid them in 1935. The rest of the boulevard remained for years as a direct way to get from Langley Boulevard to North Boulevard. Unit 6 converted most of the remainder of the road, from National Boulevard to North Boulevard (which was the city limits at that time), into an alley between Oaklane and Rosewood Drives. The only vestige of Randolph Boulevard was the short stretch of road in front of a vacant area between East Langley and National Boulevards.<sup>75</sup> This area would soon be developed into UC's first bank, Randolph Field National Bank. Even that little bit of Randolph Boulevard eventually disappeared during the beautification of Pat Booker Road project in the 2000s.

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<sup>72</sup> "Town Council Members Elected In Universal City," *Valley News* 9 Jun. 1960: 1.

<sup>73</sup> Universal City Council Minutes, 6 Jun. 1960.

<sup>74</sup> Council Minutes, 20 Jun. 1960.

<sup>75</sup> Rose Garden Addition, Unit #6 Plat on file at UC City Hall.

H. C. Compton built houses in Rose Garden Addition, and in early June there was an open house where interested customers could view recently completed houses on East Wright Boulevard priced from \$14,775 and up.<sup>76</sup>

While the city was getting on its feet, organizationally speaking, what has become the oldest continually operating restaurant in UC opened. Bacilio Leon's Drive Inn Café (later Leon's Restaurant) at 333 E Aviation Boulevard began serving Mexican and American food on May 20, 1960.<sup>77</sup>

With the explosive growth in Rose Garden and adjoining areas, there was a need to expand the sewer capacity of UC. At a meeting of the City Council in August 1960 there was an announcement that Johnny Chouke was building a new sewer plant, which would be available to any block in the city where 80 percent of the owners want it. Connection would cost \$250 per house.<sup>78</sup> This sewer plant was located where the Frisbee Golf Course begins today, just a few yards east of Cibolo Trail in the small valley that leads down to Cibolo Creek. At the same meeting the City Council discussed changing the name of the city to "Randolph Field," but the decision would have to be put to a vote.

The new elementary school in Rose Garden was scheduled to open in September, but the Schertz-Cibolo School District announced that children in UC would have neither bus service nor hot lunches.<sup>79</sup> As it turned out, the new elementary school was not ready yet, and students didn't move in until September 30. Trailer Town students continued to go to Schertz Elementary, while Mobile Home Estates (at the end of West Langley) children would be bussed to National & Trudy and then walk to school. Teachers for the first year were Mrs. Eason and Mrs. Standridge for the 1<sup>st</sup> grades, Mrs. Hollowell for the 2<sup>nd</sup>, Miss Gass and Mrs. Henthorn for the 3<sup>rd</sup>, Mr. Whittenburg for the 4<sup>th</sup>, and Mrs. Long for the 5<sup>th</sup>.<sup>80</sup>

The City Council meeting of September 6 was an important milestone in the history of UC. At that meeting the City Council adopted Title 28 of the Revised Civil Statutes of Texas, relating to Cities and Towns. **This officially made UC a general law city and can be considered as the city's birthday.** At the same meeting, the Council passed a peddling license ordinance,

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<sup>76</sup> "Open House Rosegarden Addition," *Valley News* 2 Jun. 1960: 7.

<sup>77</sup> Strickland, 17.

<sup>78</sup> Council Minutes, 1 Aug. 1960.

<sup>79</sup> "Rules Listed Concerning New School," *Valley News* 25 Aug. 1960: 1.

<sup>80</sup> "Classes In New School Begin," *Valley News* 6 Oct. 1960: 1.

authorized the Town Marshal and city police to make arrests, and prohibited the sale and discharge of fireworks within the city limits.<sup>81</sup> Insuring that the city's energy requirements would be met, the City Council awarded a 30-year franchise to United Gas Corporation for natural gas service. Rates were set, with 2% coming back to UC.<sup>82</sup>

Later in October Captain Robert S. Hall and Mr. Frank E. Stiles were appointed co-chairs of the Zoning Committee after Claude Ivey resigned. Volunteers stepped forward to fill chuckholes and repair city streets. Mr. Krause furnished material, and Mr. Marsh furnished loading equipment. UC used Schertz State Bank for its banking business.<sup>83</sup>

An indication that UC was growing in importance was when it was announced that house-to-house mail delivery by the Randolph AFB Post Office would begin effective October 21, 1960. Previously UC was on a rural route service from Cibolo.<sup>84</sup>

Even in the first year of its life, UC was concerned about military aircraft operating overhead. At a November meeting of the City Council, Randolph AFB officials briefed that there was little chance of an aircraft accident involving nuclear weapons; however, the base was ready to respond to any accident.<sup>85</sup>

The December 6, 1960, City Council meeting was a busy one. Members agreed that future meetings would be held on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month at the Kneupper Motor Company. The Alamo Heights newspaper was adopted as the official city newspaper. An official city seal was adopted and the City Marshal, Secretary, and Treasurer were bonded. City speed limits were 20 MPH on streets, 35 MPH on Pat Booker Road within the city limits (which were National Boulevard and the railroad tracks), and 30 MPH on East Aviation. Members authorized the Bexar County Tax Assessor to assess property and collect ad valorem taxes for the city. (Later, the City Council set a 1% tax rate on taxable property.<sup>86</sup>) The city's fiscal year ran from December 1, 1960, to November 30, 1961. (This was soon changed to March 1, 1961, to February 28, 1962.) The position of Mayor Pro Tem was established, and Charles Vesely was

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<sup>81</sup> Council Minutes, 6 Sep. 1960.

<sup>82</sup> Council Minutes, 3 Oct 1960.

<sup>83</sup> Council Minutes, 17 Oct. 1960.

<sup>84</sup> "U.C. to Receive New Mail Service," *Valley News* 27 Oct. 1960: 1.

<sup>85</sup> Council Minutes, 7 Nov. 1960.

<sup>86</sup> Council Minutes, 4 Jan. 1961.

elected the first person to hold that position. Immediate repairs to certain city streets, which were described as “deplorable,” were expected to cost \$800. Future street repairs in the fiscal year were estimated to cost \$3,200. Mayor Bless was given authority to seek a \$6,000 loan to run the city for the next fiscal year. The Council named Patricia Bryson, daughter of Eddie Kneupper, as City Secretary and Treasurer. Louis Saegert of Seguin was appointed City Attorney. Finally, the Council officially named the new elementary school “Rose Garden.”<sup>87</sup>

Water is always a concern in South Texas and UC was no exception. The City Council took steps to ensure that UC had adequate sources of water. Just before Christmas the, Council gave the Schertz Water Works authority to provide water to UC. Sewer and water rates were set at the same time.<sup>88</sup> The local newspaper noted that 1960 had been a wet twelve months. Over 48 inches of rain had been recorded in Schertz.<sup>89</sup>

## 1961

The year saw the housing boom in UC continue. Units were added to Rose Garden, and new developments began in Red Horse Ridge and Northview Park. The city suddenly lost a mayor and then elected a new one. The city created a municipal court, formed a volunteer fire department, and received the gift of a new city hall.

As a sign of the times, in early January 1961, UC residents were reminded to pay their poll taxes so that they could vote during the upcoming elections. In those days, no poll tax, no vote.<sup>90</sup>

UC residents were shocked to learn in late January that their new mayor, Franklin Bless, was resigning because his employer was moving him to Ranger, Texas. Mayor Pro Tem Vesely served as mayor until a special election was held. The City Council estimated income to be \$8,391.95 and expenses to be \$4,575 (\$2,400 in street repairs). Street repairs were awarded to Don Marshall Contractors. The city placed “no trespassing” signs in the wooded area north of North Boulevard (where Red Horse Ridge was later built).<sup>91</sup>

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<sup>87</sup> Council Minutes, 6 Dec. 1960.

<sup>88</sup> Council Minutes, 20 Dec. 1960.

<sup>89</sup> “Reader’s Letter Shows Rain Was in 1960,” *Valley News* 12 Jan. 1961: 5.

<sup>90</sup> “Local Residents Urged to Purchase Their Poll Taxes,” *Valley News* 26 Jan. 1961: 1.

<sup>91</sup> “UC Budget Is Approved,” *Valley News* 26 Jan. 1961: 1.

On January 26 the City passed an ordinance establishing a Corporation Court. At the February 24 Council meeting, the members appointed Lt Col (Ret) Marvin D. Parkhurst as the first Corporation Court Judge, and the Council gave the Universal City Corporation, owned by Joe Sirianni, authority to provide water within UC for the next 50 years.<sup>92</sup>

Facing the problems of managing a new city, it was time for the City Council to address the problem of stray animals. So, at an early March meeting the Council passed an animal control ordinance.<sup>93</sup>

Two weeks later the Council approved the plat for Unit 1 of Red Horse Ridge, to be developed by Quincy Lee. The average price per home was expected to be \$12,500. At the same meeting, the Council approved the vacating and re-subdivision of Unit 6 of the Rose Garden Addition. As mentioned earlier in this history, this replatting turned the remnant of the original Randolph Boulevard into the alley behind Oaklane Drive, leaving only the block-long street behind the triangle in the 600 block of Pat Booker.<sup>94</sup>

Down the road in Converse Eddie Kneupper submitted a petition with 63 signatures to County Judge Anderson asking for a March 18 election to incorporate. Converse wanted to incorporate, before legislation passed that required small communities to ask for permission from neighboring large communities (in this case San Antonio) prior to incorporating.<sup>95</sup> In a March 25 election, Converse citizens voted 60-29 for incorporation.<sup>96</sup>

Louis Redhage was the first UC citizen to serve on the Schertz-Cibolo School Board. The Guadalupe County Board chose him to finish the term of Frank Horne. Redhage, however, was not reelected.<sup>97</sup> In the April 1, 1961, election Barbara Hedges became the first UC citizen to win a seat on the Schertz-Cibolo School Board. During the same election, citizens voted to change the Schertz-Cibolo School District from a common to an independent school district.<sup>98</sup>

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<sup>92</sup> Council Minutes, 24 Feb. 1961.

<sup>93</sup> Council Minutes 7 Mar. 1961.

<sup>94</sup> Council Minutes 21 Mar. 1961.

<sup>95</sup> "Incorporation Move Started In Converse," *Valley News* 16 Mar. 1961: 1.

<sup>96</sup> "Converse Incorporates," *Valley News* 30 Mar. 1961: 3.

<sup>97</sup> "Sketches of Candidates For The School Board," *Valley New* 30 Mar. 1961: 1.

<sup>98</sup> "School Voted Independent," *Valley News* 6 Apr. 1961: 1.

UC held its second municipal election on April 4 and Bobby D. “Bob” Hawkins, who had just turned 25 years of age in January, was elected mayor. Joining him as council aldermen were Kathryn Smith, Jane C. Luetcke, and Edward C. Dobie.<sup>99</sup>

City Secretary Pat Bryson resigned April 18, and the Council appointed Carol Coleman to replace her. At the same meeting the Council approved the plat for Unit #1 of the Northview Park Subdivision.<sup>100</sup> The developer of Northview was John M. Schaefer, grandson of Aubrey Milner, the man who attempted to develop UC back in the 1930s.

J. L. Buckmaster, the city’s first Marshal, resigned effective May 2. The City Council abolished the elective office of City Marshal, and Mayor Hawkins appointed John E. Kretzschmer to replace Buckmaster. Mayor Hawkins announced at the meeting that he would negotiate a \$4,500 loan from Broadway Bank to cover the city’s operating expenses.<sup>101</sup>

At the next Council meeting members approved the \$4,500 loan from Broadway Bank and closed its account with the Schertz State Bank. The Council approved ordering 21 assorted speed limit signs, 5 stop signs, and 8 yield signs. As a side note, this Council meeting was the first one to be opened by a prayer, which was given by a Reverend Ray.<sup>102</sup>

In late May advertisements began appearing in the local newspaper hawking new homes to be completed soon in Northview Park and available for purchase through Randolph Field Realty, 418 Pat Booker Road, phone OLive 8-2111.<sup>103</sup>

The newly designated Schertz-Cibolo Independent School District was making some organizational changes of its own during this time. In a May 26 election, voters approved the collection of taxes and the assumption of bonded indebtedness of the former common school district. The tax rate was \$1.45 per \$100 valuation.<sup>104</sup>

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<sup>99</sup> Strickland 18.

<sup>100</sup> Council Minutes, 18 Apr. 1961.

<sup>101</sup> Strickland 18.

<sup>102</sup> Council Minutes, 16 May 1961.

<sup>103</sup> “Under Construction Northview Park,” *Valley News* 25 May 1961: 7.

<sup>104</sup> “School Financing Receives Approval,” *Valley News* 1 Jun. 1961: 1.

There was more housekeeping details addressed at the first City Council meeting in June. The Council awarded Southwestern Bell Telephone Company the franchise to erect lines, poles, etc. to provide service to UC. Two percent of the gross receipts would be returned to the city. The Council adopted an ordinance concerning weeds and trash on premises, and defined what constituted a “nuisance.” Finally, the *Valley News* was designated the city’s official newspaper.<sup>105</sup>

At the following Council meeting the ad valorem rate was dropped from 1% to ½% per hundred valuation. The Council looked into formulating zoning and building ordinances to keep some control over the explosive growth of construction in the city. Once again, members discussed changing the name of the city to Randolph Field, Texas, but they needed to check the legality of this action. In another step to secure an adequate water supply and sewage disposal for the city, the Council approved a franchise with the Gateway Water Supply Corporation. Two percent of the gross income from water sales would be returned to the city.<sup>106</sup>

Advertisements began appearing in the *Valley News* that trumpeted, “A community of distinctive homes, two minutes from RAFB; \$10,000 - \$16,000; Quincy Lee.”<sup>107</sup> This was, of course, the Red Horse Ridge development.

In mid-June Mayor Hawkins announced some big news for the citizens of UC. Builder Quincy Lee donated a shell model home to the city to be used as a permanent city hall. No longer would Council meetings have to be held at various locations around the city. Also, the city would have a permanent location of its own and not have to share space with Kneupper Motors. Herbert Kraft and John M. Schaefer donated about 1½ acres of land at the corner of Pat Booker and Northview Drive to be the site of the new city hall. The city would have clear title to the land as long as it was used for municipal purposes; otherwise, the land returned to the donors.<sup>108</sup>

In early July it was reported that UC was writing building and zoning ordinances with input from builders John Schaefer and Johnny Chuoke. Also, John Schaefer officially deeded the land for the new city hall to the city.<sup>109</sup>

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<sup>105</sup> Council Minutes, 6 Jun. 1961.

<sup>106</sup> Council Minutes, 20 Jun. 1961.

<sup>107</sup> “Red Horse Ridge,” *Valley News* 21 Jun. 1961: 7.

<sup>108</sup> “City Hall Donated To UC,” *Valley News* 22 Jun. 1961: 4.

<sup>109</sup> “Important Issues Face UC, Schertz,” *Valley News* 6 Jul. 1961: 1.

Also big news during the same period was that Quincy Lee opened his Red Horse Ridge housing development for sales. It was noted that Red Horse Ridge was built on land originally given to Genobera Malpaz by the Mexican government. Texas President Mirabeau B. Lamar granted title to the land to John W. Smith after he purchased it from Senora Malpaz.<sup>110</sup>

The City Council appointed Dalton Carr to be Fire Chief and authorized him to organize a volunteer fire department. The growth of building in the city brought an unanticipated problem—drainage. Residents in Rose Garden complained about run-off from Red Horse Ridge, and the Council had to address this problem. During this same meeting, the Council approved ordinances for zoning, standards of street and alley construction, and rules and regulations on platting.<sup>111</sup>

UC was a do-it-yourself city early in its life. With only a mayor, five aldermen, and a city secretary/treasurer, there was no one else to do the work. At a Council meeting in early August, members decided to buy pipes and bolts for the signs they had ordered earlier in the year. At the same meeting, Mrs. Lehman Whitlow was named head of the Zoning Committee, which at that time was composed entirely of women. City Marshal Kretzschmer had resigned effective July 20 and Deputy Marshal Jerry Potts carried on his duties.<sup>112</sup>

The *Valley News* reported in its August 10 edition that Red Horse Ridge had its first family—Captain and Mrs. Marion G. Hastings. A week later the newspaper printed the sad news that William Ray “Billy” Tate of 216 Pat Booker Road (his business address) died on August 10. As mentioned above, Billy Tate served on the committee that started the process to get UC incorporated.

Fire Chief Carr held an organizational meeting of the UC Volunteer Fire Department in the Westerner Dining Room (the old Outpost) on August 10 at which 24 men signed up.<sup>113</sup> At the following Council meeting, the Volunteer Fire Department was officially created by Ordinance #60. Reflecting city progress, the Council also passed an ordinance that prohibited the contents

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<sup>110</sup> “Quincy Lee Opens Red Horse Ridge,” *Valley News* 6 Jul. 1961: 8.

<sup>111</sup> Council Minutes, 18 Jul. 1961.

<sup>112</sup> Council Minutes, 1 Aug. 1961.

<sup>113</sup> “UC Firemen Plan Meeting,” *Valley News* 17 Aug. 1961: 8.

of septic tanks from being pumped into the streets. Additionally, Mr. Gilbert Ward was contracted to dig holes at 30 cents each for the city's traffic signs.<sup>114</sup>

The city's burgeoning growth was reflected in the September 5 minutes where it was recorded that Charles Cross (representing Quincy Lee) presented the Unit 2 plat of Red Horse Ridge, and Earl Wentworth (of John Schaefer Homes) presented the Unit 2 plat of Northview. A request by John Schaefer to re-plat part of the lower west end of the original UC plat of 1931 was disapproved.

At this early stage of its life, UC had no formal churches. There may have been prayer meetings in homes, but no church structures existed at that time within the city limits. If one wanted to sit in an actual church building, one went to the Randolph AFB chapels or to nearby churches in Selma, Schertz, or Converse. The Methodists, however, were organizing their church. Beginning September 10, Methodist church services were to be held by the Reverend C. Robert Grimes in Rose Garden Elementary School.<sup>115</sup>

The UC Volunteer Fire Department must have "hit the ground running," because by mid-September newspaper readers were given the phone numbers of D. V. Carr, R. H. Farris, Bob Hawkins, Eugene Eddins, and Ben Ott to call in case of fire.<sup>116</sup>

"UC Gets City Hall" was a headline in a September 28 issue of the *Valley News*. This was great news for the fledgling city. Quincy Lee and Johnny Chuoke each contributed \$100 to move Lee's model home to land donated to the city by John Schaefer and Herbert Kraft.

At the October 3 City Council meeting, Claude Ivey was appointed to oversee the completion of the new City Hall. In order for UC to become a member of the Texas Municipal League, the city had to know its population. At the same meeting, it was announced that a census conducted earlier calculated UC's population to be 2,497.

An advertisement in the November 9 issue of *Valley News* announced custom-built homes from \$10,550 were available in the Northview Park Addition. Randolph Realty was handling sales and offered easy terms and payments of \$72 per month.

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<sup>114</sup> Council Minutes, 14 Aug. 1961.

<sup>115</sup> "UC Methodist Church Plans Worship Services," *Valley News* 7 Sep. 1961: 8.

<sup>116</sup> "Residents of Universal City," *Valley News* 13 Sep. 1961: 7.

The fiscal year 1962 budget for the city was announced at the November 14 Council meeting. Estimated income was \$9,120.00 and expected expenses were \$8,000.<sup>117</sup>

At a November 21 Council Meeting, it was announced that the final construction work on the new City Hall and Fire Station would begin next week. Also, the Council established a Planning and Zoning Commission for the city.<sup>118</sup>

## 1962

The growing city experienced growing pains in 1962. The rapid growth prompted the city's first zoning ordinance to control development. The city's population passed 2,500, and the demands of the new residents led to a late-year bond election that approved funds for purchasing existing water and sewage systems. The new city hall opened, and the fire department got its first fire engine, albeit a used one.

In mid-January 1962 the City Council accepted the resignation of Louis Saegert as City Attorney. Stella Masek was hired as the new City Secretary/Treasurer, effective February 6.<sup>119</sup>

It didn't take long for the Zoning Commission to produce work. In late January it presented to the City Council a zoning map, which was promptly approved.<sup>120</sup> Now the city had some control over what kind of structures were built where.

There was progress in the city's effort to establish a volunteer fire department. The city obtained through a bid a surplus fire engine from Bergstrom AFB on February 2. Hurricane Carla had damaged the engine, so some repairs were needed to make it useful.<sup>121</sup>

At an early February meeting of the City Council, some vacant positions were filled. L. L. Daniels was hired as City Marshal and Marvin Dean became the new City Attorney. The Council opened

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<sup>117</sup> Council Minutes, 14 Nov. 1961.

<sup>118</sup> "UC Council Creates Planning, Zoning Commission," *Valley News* 30 Nov. 1961: 1.

<sup>119</sup> Council Minutes, 16 Jan. 1962.

<sup>120</sup> "UC Zoning Commission Meets With Aldermen," *Valley News* 1 Feb. 1962: 1.

<sup>121</sup> "Universal City Buys Surplus AF Fire Engine," *Valley News* 8 Feb. 1962: 6.

a special account with Broadway Bank and it passed a resolution to share half the cost of a low-water crossing at Cibolo Creek.<sup>122</sup>

On March 20 the Council approved the city's first comprehensive zoning ordinance to back up the zoning map approved earlier. This meeting was notable because it was the first to be held in the new City Hall. Also discussed at this meeting was a "Cibolo Creek Project," which apparently was the first glimmer of an idea to develop a linear park along the creek, and the low water crossing. Finally, the Council directed that another census of the city be taken.<sup>123</sup>

At the next Council meeting it was announced that the establishment of a city hall and fire department cost the city \$5,504.48. Claude Ivey was recognized for his work in building the municipal facility and for letting the city use his office in the interim.<sup>124</sup>

The April city election resulted with Marvin D. Parkhurst elected as mayor. Charles R. Collins won re-election as alderman and he was joined by newly-elected Fred C. Blair.<sup>125</sup>

Later in April the census directed by the Council in the previous month was completed, showing the population of UC as 2,585, up slightly from the 2,497 reported in October 1961. Reflecting that the city was still somewhat rural, Alderwoman Jane Luetcke suggested an ordinance be passed that prohibited horseback riding in the streets of Rose Garden.<sup>126</sup> The census-taker noted that the streets and houses (some of the oldest in the city) west of Pat Booker were unmarked and unnumbered. Mayor Parkhurst suggested a "Clean Up" week to clear tall grass and rubbish. Deputy Marshal Johnny Maxwell received approval to have a "radar speed enforced" sign put up on Pat Booker.<sup>127</sup> This was the first indication that drivers were not slowing down as they entered the UC city limits.

An accompanying article in the local newspaper gave additional information about the UC census. Of the 2,585 residents total, the east side of Pat Booker showed 1,720, while the west side was 865. The population figure did not include Rittiman Addition (across FM 78 and at the

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<sup>122</sup> Council Minutes, 6 Feb. 1962.

<sup>123</sup> Council Minutes, 20 Mar. 1962.

<sup>124</sup> Council Minutes, 27 Mar. 1962.

<sup>125</sup> Strickland 20.

<sup>126</sup> Strickland 20.

<sup>127</sup> Council Minutes, 17 Apr. 1962.

corner of FM 1518), but did include East Aviation Boulevard to include Palmer's Trailer Park. It was noted that residents on the west end of Wright Boulevard were included, as too were people living in the Northview Park addition, Rose Garden, Trailertown, and three homes on Stonegate Drive in the Red Horse Ridge that were within the UC boundaries. Mentioned in the same newspaper issue was that the UC Methodist Church was formed at a recent meeting at Rose Garden Elementary School.<sup>128</sup>

In May L. L. Daniels resigned his position as City Marshal. Deputy Marshal Johnny Maxwell moved up to replace him.<sup>129</sup>

The first big commercial news for the city was announced in June 1962. With blaring headlines "Randolph Area to Get New Shopping Center During '62" the local newspaper announced that developer Quincy Lee was planning to build Red Horse Square "one mile from the Randolph AFB gate."<sup>130</sup> It appears, however, that this project was never brought to fruition and was superseded by Randolph Plaza a few years later.

An article in the June newspaper gave a quick history of telephone service in the UC area. In 1948 Southwestern Bell had few phones in the area; the Farmer's Rural Telephone Company served most residences. When 600 Wherry homes were completed on Randolph in 1951, a dial switch control office located in UC provided service. Negotiations began in 1954 for Southwestern Bell to buy the Rural Telephone Company. On October 13, 1958, dial service started in Schertz. This was added to the UC switch control office by August 1960.<sup>131</sup>

Because of budget and manpower limitations, the UC City Hall was not open every day of the week. An article in the local newspaper said that building permits could be dropped off with Fred Blair at the Metropolitan Insurance Office, 312 Pat Booker. Copies of UC ordinances could be read at the Western Auto Store when City Hall was closed. The newspaper mentioned a stray dog problem in UC and announced a clean-up campaign.<sup>132</sup>

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<sup>128</sup> "UC Population Shows Increase," *Valley News* 2 May 1962: 1.

<sup>129</sup> Council Minutes, 16 May 1962.

<sup>130</sup> "Randolph Area to Get New Shopping Center During '62," *Valley News* 6 Jun. 1962: 6.

<sup>131</sup> "City Council Airs Phone Problem," *Valley News* 13 Jun. 1962: 1.

<sup>132</sup> "UC Slates Crack Down On Dogs," *Valley News* 25 Jul. 1962: 1.

On August 18 the Methodists broke ground for their church on North Boulevard. This would be the first church built in UC.<sup>133</sup>

There was progress on the low-water crossing at Cibolo Creek. The August 15 issue of the Valley News reported that construction would begin within a week. UC's share of the crossing was \$1,408.29.<sup>134</sup> The crossing was completed on August 30.<sup>135</sup>

In the September 12 issue of the *Wingspread* an advertisement announced that Quincy Lee was offering five styles of homes in Red Horse Ridge, ranging from \$9,725 to \$11,000, with payments starting at \$66 per month. The styles were Far Eastern, Georgian Colonial, Contemporary, Early American, and New England Provincial. Lee had plans to build another 1,000 homes.

There was some good news and some bad news concerning the UC Volunteer Fire Department. The repaired fire truck was expected to be ready by the October 1; however, Major W. Smith reported that recruiting for volunteers was not progressing as he had hoped.<sup>136</sup>

UC was starting to feel its oats. In October it was reported that the city would ask the Texas Highway Department for a sign on Austin Highway directing motorists to "Universal City."<sup>137</sup>

In November the Council annexed Red Horse Ridge into the city. At the same meeting the Council decided not to annex the Rittiman Addition.<sup>138</sup> (The Rittiman Addition remains unannexed by either UC or Schertz today.)

UC conducted its first bond election on December 15, 1962. Voters were asked to approve \$550,000 revenue bonds to buy Joe Sirianni's Universal City Corporation (a water company that included a well and ground storage tank on West Langley) and the lines of the Walter Schertz Water Works for \$360,000, and the Acme Development sewage plant (located just east of

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<sup>133</sup> "Ground Breaking Slated Sunday for UC Church," *Valley News* 15 Aug. 1962: 5.

<sup>134</sup> Council Minutes, 4 Sep. 1962.

<sup>135</sup> "UC Council Holds Meeting Tuesday, Aug. 21," *Valley News* 29 Aug. 1962: 4.

<sup>136</sup> Council Minutes, 19 Sep. 1962.

<sup>137</sup> "Bond Issue Planned For Universal City," *Valley News* 10 Oct. 1962: 5.

<sup>138</sup> Council Minutes, 6 Nov. 1962.

Cibola Trail where it crosses Red Horse Park) for \$190,000. The voters approved proposal by a 57-7 margin.<sup>139</sup>

As the year ended it was reported that there were street problems in UC. North Boulevard was a county road and needed to be paved. Roads in Rose Garden were not holding up; however, the construction company was still under bond and liable for repairs.<sup>140</sup>

## 1963

The year was memorable for the Nation because of the assassination of President John F. Kennedy on November 22. For UC, however, it was a year of progress and some controversy. During this year the city procured water and sewage works and more than doubled its size with an annexation. A mayor resigned under pressure, and the city hired a full-time marshal. The Post Office recognized the city's growth by assigning a postal code to it.

Prompted by a letter from Dallas as to whether the city's name was "The Town of Universal City" or "The City of Universal City," the Council officially designated "City of Universal City" as the proper and legal name for the city.<sup>141</sup>

Over the next few weeks the City Council made several important decisions. In a January 22 meeting the City Council authorized \$550,000 in revenue bonds for a waterworks and sewer system. On February 1 it executed a 25-year franchise with City Public Service Board in San Antonio for electrical power.<sup>142</sup> On February 6 the Council approved a phone plan with Southwestern Bell that set phone rates for residences and businesses.<sup>143</sup> However, this decision was reversed by citizen petition with 330 signatures and the Council withdrew its previous action.<sup>144</sup>

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<sup>139</sup> "Schertz, UC Bond Issues Approved," *Valley News* 19 Dec. 1962: 1.

<sup>140</sup> "UC City Council Has Varied Agenda," *Valley News* 12 Dec. 1962: 4.

<sup>141</sup> Council Minutes, 8 Jan. 1963.

<sup>142</sup> Strickland 22.

<sup>143</sup> "UC Okays Telephone Service Plan," *Valley News* 13 Feb. 1963: 1.

<sup>144</sup> "UC Petition Opposes Phone Plan," *Valley News* 27 Feb. 1963: 1.

Johnny Chuoke began construction on his landmark Kon-Tiki Apartments complex on East Aviation in early 1963. The Universal City Methodist Church completed its building in February.<sup>145</sup>

Now that the city was preparing to own water and sewage works, it needed someone to manage the operation. Consequently, on March 19, the Council hired former mayor Bobby Hawkins to be the city's first utility manager.<sup>146</sup>

Reflecting the City's expansion, the Council approved a \$24,590 budget for March 1, 1963 – February 29, 1964.<sup>147</sup> The city spent \$26,428.02 during the previous fiscal year.<sup>148</sup>

On March 27 UC bought Walter Schertz's Water Works and took over the Acme Development Company's Gateway sewage plant on April 8.<sup>149</sup> The City's first water bills were mailed on April 27.<sup>150</sup>

In the City Election on April 6, citizens elected three new aldermen, Donald F. Pulver, Alfred Leuschner, and Louis Redhage.<sup>151</sup>

Ruth Gorz was hired as City Secretary/Bookkeeper on April 16 the City Hall was now open 5 days a week.<sup>152</sup>

Continuing his generosity with the city he was helping develop, John Schaefer placed playground equipment in the three lots adjacent to the City Hall property on Northview Drive.<sup>153</sup>

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<sup>145</sup> Council Minutes, 5 Feb. 1963 and "Randolph Church Slates Opening," *Valley News* 22 Jul. 1964: 5.

<sup>146</sup> Strickland 22.

<sup>147</sup> "City of Universal City, Texas Annual Budget," *Valley News* 20 Mar. 1963: 4.

<sup>148</sup> "City of Universal City Statement of Revenues and Expenses," *Valley News* 12 Jun. 1963: 6.

<sup>149</sup> "Universal City Takes Ownership of Waterworks" *Valley News* 3 Apr. 1963: 1.

<sup>150</sup> "UC Starts City Billing Operation," *Valley News* 1 May 1963: 1.

<sup>151</sup> Strickland 22.

<sup>152</sup> "UC Council Employs Bookkeeper/Secretary," *Valley News* 24 Apr. 1963: 1.

<sup>153</sup> "UC to Stop Issuing Peddlers Permits," *Valley News* 8 May 1963: 2.

At this point in its early history UC, unfortunately, experienced its first political controversy. At a special meeting of the City Council on May 4, 1963, questions were brought up about the financial record-keeping of Mayor Parkhurst in his duties as Corporate Court Judge. An audit found that the records were not maintained in an orderly manner. There were no allegations of misuse of funds, but there was a dereliction of duty. The City Council unanimously voted that Mayor Parkhurst was not qualified to represent the citizens of Universal City and therefore was asked to withdraw as Mayor and as Corporate Court Judge. Mayor Parkhurst resigned as Corporate Court Judge on May 13 (Marvin Deane replaced him) and as Mayor on May 20.<sup>154</sup>

At the May 7 Council meeting, Alderman Donald Pulver was elected Mayor Pro Tem. During the meeting Mr. Marvin Shipman reported that the new well (location unclear) would be operational by June 7. Also, the Council approved negotiations with Gateway Utility Company for their water and sewage system.<sup>155</sup> The old water storage tank on West Langley, formerly owned by Sirianni's Universal City Corporation, was available free to anyone wanting to remove it. Also the city purchased 67 more traffic signs (14 stop, 28 yield, 21 speed 20mph, and 4 speed 30mph).<sup>156</sup>

In May the City Council approved UC's first taxi service when it authorized Mr. Talley to operate the Randolph Taxi Company. The Council approved a plat for a new bank in the 600 block of Pat Booker. The Otha Tower Company was authorized to demolish the old Sirianni water tank.<sup>157</sup> The City Council agreed to arrange for \$350,000 in bonds to buy the Gateway Water Supply Corporation.<sup>158</sup>

On June 18 City Marshal Johnny Maxwell was employed full time at a salary of \$300 per month, plus a \$150 per month expense account.<sup>159</sup>

Ruth Gorz resigned her position as City Secretary/Treasurer, effective the last workday of June. The City Council decided to reduce the ad valorem tax rate from \$1.00 per \$100 assessed value

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<sup>154</sup> Council Minutes, 7 May, 13 May, and 20 May 1963.

<sup>155</sup> Council Minutes, 7 May 1963.

<sup>156</sup> "UC Council Holds Lengthy Session," *Valley News* 15 May 1963: 1.

<sup>157</sup> Council Minutes, 4 Jun. 1963.

<sup>158</sup> Council Minutes, 15 Jun. 1963.

<sup>159</sup> Strickland 22.

to \$.90.<sup>160</sup> Mrs. Betty L. Mitchell was appointed as her replacement on July 2. At the July 2 Council meeting there was a discussion about the need for a dog pound, but the decision was held in abeyance.<sup>161</sup>

The U.S. Post Office announced that effective July 1, 1963, the ZIP (Zone Improvement Plan) Code for UC would be 78148. Schertz's ZIP was 78154, Cibola 78108, Converse 78109, and Randolph AFB 78184.<sup>162</sup>

In a special election on July 13 Alderman Donald Pulver was unanimously elected (40-0) Mayor of UC.<sup>163</sup> In the same election voters approved by 36-3 margin (one vote incorrectly marked) the Council's proposal to spend \$350,000 to buy Gateway Water Supply Corporation. The City Council decided to place city employees into the Social Security system.<sup>164</sup>

In July 1963 Christ the King Lutheran Church announced that it would begin holding services at the Rose Garden Elementary School on October 6. The church had purchased land on Pat Booker Road for a future church site. Dwaine H. Moon was the church's reverend.<sup>165</sup>

With the construction of houses in Northview and Parkview, there was growing concern among parents about the safety of children having to cross busy Pat Booker Road to attend school at Rose Garden Elementary. This issue was discussed by the City Council in early August. At the same meeting Mr. Bud Wheeler asked for permission to install seven prefab motel units on his Trailertown property. Additionally, Quincy Lee and Johnny Chuoke requested vacating and re-subdividing several blocks in the original 1931 plat of UC. This re-subdividing would create larger lots for larger homes to be built than were anticipated by developers in the 1930s.<sup>166</sup>

UC grew a little larger on August 8 when it annexed 773 acres of land owned by E. C. Dobie, Crawford and Alvira J. Chapman, John H. and Frances C. Wilmore, and John E. and Genevieve H.

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<sup>160</sup> Council Minutes, 27 Jun. 1963.

<sup>161</sup> Council Minutes, 2 Jul. 1963.

<sup>162</sup> "ZIP Code Numbers Assigned by P.O.," *Valley News* 26 Jun. 1963: 1.

<sup>163</sup> Strickland 23.

<sup>164</sup> Council Minutes, 16 Jul 1963.

<sup>165</sup> "Lutheran Church To Be Formed in Universal City," *Valley News* 17 Jul. 1963: 8.

<sup>166</sup> Council Minutes, 6 Aug. 1963.

Williams. Later, on August 22, an additional 874 acres were taken on, which included the properties of R. A. and Lillie F. Owens, and Henry and Clara Seibel. This gave UC a total of 2,163 acres within the city limits. When the city incorporated, it was only 515 acres.<sup>167</sup>

The City Council elected Alderman Alfred Leuschner as Mayor Pro Tem and a special election on August 10 selected John Eubanks to fill Mayor Pulver's vacated alderman position.<sup>168</sup>

Reacting to parents' concern about children crossing Pat Booker Road to get to school, in late August the City Council authorized a "Mama Patrol" to be established for school crossing. Pay was \$1.00 per hour. An approval of replatting a portion of the 1931 UC plat eliminated old C and D streets south of East Aviation and north of the railroad. For the first time there was a discussion about building an Olympic-sized municipal pool.<sup>169</sup>

Alderman Fred Blair resigned from the City Council on September 3. Mayor Pulver asked the Council on September 17 to reinstate Mr. Blair, but his request was not honored.<sup>170</sup>

The local newspaper announced the exciting news that a contract was let for the construction of Randolph Field National Bank, the city's first full-fledged bank.<sup>171</sup>

On September 5 the City Council appointed Dalton V. Carr as UC Fire Chief.<sup>172</sup>

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<sup>167</sup> Council Minutes, 8 Aug. 1963. There is some disagreement on the actual size of these annexations. The August 28, 1963, *Valley News* article "Universal City Adds 932 Acres," page 1, gives the 8 August annexation as having 780 acres and the August 22 *Valley News* article "UC Council Annexes Subdivision," page 1, has the second addition as 152 acres, giving UC a total of 2,336 acres—up from 624 acres when the city incorporated. However, Mr. Wes Keller, UC Stormwater Inspector, examined the property descriptions in the records at UC City Hall and on August 4, 2010, came up with the much higher numbers provided above. He explained that the differences could be due to newspaper reporting errors and/or the vague property lines and inaccurate surveys of the time.

<sup>168</sup> Strickland 23.

<sup>169</sup> Council Minutes, 20 Aug. 1963.

<sup>170</sup> Strickland 23.

<sup>171</sup> "Plans Announced for Randolph Bank," *Valley News* 4 Sep. 1963: 1.

<sup>172</sup> Strickland 23.

For the next two months the City Council busied itself with some “housekeeping” chores. At a September meeting the Council discussed the possibility of extending Gibbs Sprawl Road from Converse to UC. The swimming pool was also brought up again.<sup>173</sup> A few weeks later the Council approved the plat for Unit 4 of Red Horse Ridge.<sup>174</sup> A week later the Council learned that Bexar County would not pave North Boulevard since it was now within the city limits, so now it was up to UC to pave it. Mayor Pulver was authorized to apply for a Federal Home and Housing Agency loan to build the swimming pool.<sup>175</sup> Also, there would be an extension added to City Hall for a court and council room.<sup>176</sup> Two weeks later Mayor Pulver was given authority to spend \$15,000 to pave North Boulevard. A \$9,975 bid was accepted for paving North Boulevard.<sup>177</sup>

Churches in UC were making progress in late 1963. The Lutheran Church held its first service on October 6.<sup>178</sup> Then, in early December, just in time for Christmas, the Randolph Church of Christ announced plans to build their church at the corner of Pat Booker Road and the entrance to Red Horse Ridge, now named Stonegate Drive.<sup>179</sup>

Now that the city was in the utility business, it needed a utility building. In late October the Council authorized the construction of a utility building, under the supervision of Charlie Sowell. In December the Council shelled out \$2,684.28 to Mr. Sowell and three other companies for the construction of the new utility building.<sup>180</sup>

The year 1963 closed with a bit of controversy. The Valley news reported that the UC Council was planning to annex FM 78 in the area between the city and Randolph AFB.<sup>181</sup> Officials in

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<sup>173</sup> Council Minutes, 21 Sep. 1963.

<sup>174</sup> Council Minutes, 3 Oct. 1963.

<sup>175</sup> Council Minutes, 10 Oct 1963.

<sup>176</sup> Council Minutes, 24 Oct. 1963.

<sup>177</sup> Council Minutes, 6 Nov. 1963.

<sup>178</sup> “UC Church To Hold First Service Sunday,” *Valley News* 2 Oct. 1963: 1.

<sup>179</sup> “Church Plans Construction of Building,” *Valley News* 4 Dec. 1963: 1.

<sup>180</sup> Council Minutes, 3 Dec. 1963.

<sup>181</sup> “Schertz Reviews Annexation Move By UC,” *Valley News* 11 Dec. 1963: 1.

both Schertz<sup>182</sup> and Converse were concerned about this “land grab” by UC, despite assurances by the UC Council that the annexation was for traffic control only and not ownership and maintenance.<sup>183</sup>

## 1964

During this year the war in Vietnam would start heating up; but for UC, it saw a construction boom throughout the year. The city gained its first bank and improved its infrastructure. Construction started on a new sewage disposal plant and a shopping center. City parks were developed and expanded and there were plans for a municipal pool.

The year started off with a bang when the Randolph Field National Bank, “The Bank of the Air Force,” formally opened its doors for business at 600 Pat Booker Road on January 4, with a three-day open house celebration. It boasted being the first in the Southwest to have “fully automated data processing equipment.”<sup>184</sup> A few days later the City Council voted to make the bank the city’s depository.<sup>185</sup>

UC was making so much progress that it warranted a story in one of the major San Antonio newspapers. The article mentioned the city’s work to get a swimming pool, that 50 businesses existed within the city limits, that 204 apartments were under blueprint, that a shopping center was expected to be built by next summer, that the city had three churches, that water systems were consolidated during 1963, and that the move of the Military Personnel Center from Washington DC to Randolph AFB caused much of the recent spurt in growth.<sup>186</sup>

The Air Force had been considering consolidation of its personnel function since the end of World War II. It wasn’t until 1962 that pressure by Secretary of Defense Robert McNamara prodded the Air Force into looking more seriously at consolidation, because if personnel could be concentrated at one base, 1,000 manpower authorizations at the Pentagon could be saved. In mid-1963 Headquarters, Air Force moved a few personnel functions to Randolph, but this

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<sup>182</sup> “Pulver Comments on Highway Issue,” *Valley News*, 18 Dec. 1963: 1.

<sup>183</sup> “UC Annexation Moves Discussed,” *Valley News* 25 Dec. 1963: 8.

<sup>184</sup> “New Randolph Field Bank To Observe Open House,” *Valley News* 1 Jan. 1964: 1.

<sup>185</sup> Council Minutes, 8 Jan. 1964.

<sup>186</sup> “Universal City Has ‘Boom Town’ Fever,” *San Antonio News* 8 Jan. 1964: clipping in UC Archives.

created some controversy because there was concern by other major commanders that these functions would eventually fall under the control of Air Training Command. This, of course, never happened and the personnel offices at Randolph were formally designated the USAF Military Personnel Center (MPC) on November 2, 1963.<sup>187</sup> Over the next two years more personnel functions, along with people, would move from the Pentagon to Randolph, adding to the growth of MPC and spurring ancillary growth in UC.

On Sunday, January 15, members of the Randolph Church of Christ broke ground for their church.<sup>188</sup>

Despite the objections of neighboring towns, on January 21 UC annexed FM 78 from Kneupper Road (now Loop 1604) to Cibolo Creek. There were also rumors that UC was planning to annex Randolph AFB!<sup>189</sup>

One of UC's early entrepreneurs, David A. "Gus" Beaty, original owner and operator of Beaty's Café died January 14 at age 64.<sup>190</sup> Ironically, the UC Lion's Club was formed a few days later at Beaty's Café on January 22.<sup>191</sup>

The rural post office, which had been operating in Sippel's Western Auto Store since 1959, moved to Schoolcraft's Sales & Service, 118 East Wright boulevard, effective February 15.<sup>192</sup>

On February 14 the UC Corporation Court held its first session in the City Halls' new courtroom.<sup>193</sup>

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<sup>187</sup> Air Education and Training Command (AETC) History Office, *History of Air Education and Training Command* (2005) 152.

<sup>188</sup> Strickland 24.

<sup>189</sup> "Universal City Plans to Annex Randolph AFB," *San Antonio Express* 22 Jan. 1964: clipping in UC Archives.

<sup>190</sup> Mrs. Hugo Ackermann, "Schertz News & Views," *Valley News* 22 Jan. 1964: 2.

<sup>191</sup> "UC Lions' Club To Be Formed," *Valley News*, 22 Jan. 1964, Pg. 3.

<sup>192</sup> "RAFB Post Office Sub-Station To Be Moved," *Valley News* 5 Feb. 1964: 1.

<sup>193</sup> Strickland 24.

A few days later, the City Council approved the installation of 100 (later revised to 110) streetlights, a project to be completed by the end of June. Pat Booker Road was scheduled to receive about 15 of those lights.<sup>194</sup>

Voters in the February 29 election approved, by wide margins, four propositions to improve the city. The first proposition was \$243,000 for storm drainage, the second was \$127,000 for sewage disposal plant and lift station, the third was \$100,000 for street improvements, and the last was \$30,000 to purchase and/or improve city parks.<sup>195</sup>

The UC Lion's Club held its charter night at the Randolph Noncommissioned Officer's Club on March 7.<sup>196</sup>

On March 4 the City Council decided to change its fiscal year from March 1 to the end of February to October 1 to September 30.<sup>197</sup> Consequently, later in the month the Council approved an interim budget to take the city up to the end of September. They approved \$30,201.46 for municipal services and \$66,660.00 for utilities.<sup>198</sup>

At the April 7 election Mayor Pulver, who had no official opponent, was reelected by a 120-4 margin (4 votes for write-in candidates). New aldermen Charlie Sowell and Rosslyn Price joined the City Council. At a Council meeting that night, the members created the office of Fire Marshal and named Lawrence E. Wilson to fill the position.<sup>199</sup>

On April 26, developer Quincy Lee donated to the city more than 8 acres just north of North Boulevard. The area, then known as the "Gravel Pit," would be joined with 22 additional acres Lee planned to donate later, along with 25 acres to be received from John Schaefer. These donations would eventually give the city a huge park and playground area.<sup>200</sup>

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<sup>194</sup> "UC to Install 100 Street Light," *Valley News* 26 Feb. 1964: 12.

<sup>195</sup> Strickland 24.

<sup>196</sup> "Over 200 Attend Charter Night of UC Lions," *Valley News* 18 Mar. 1964: 7.

<sup>197</sup> Council Minutes, 3 Mar. 1964.

<sup>198</sup> Council Minutes, 17 Mar. 1964.

<sup>199</sup> Strickland 25.

<sup>200</sup> Strickland 25.

The city continued to expand as developers sought approvals of plats. On May 5 the Council approved the Northview Unit 3 plat (700 Block of Parkview Drive and all of Hill Crest Drive) and later on May 19 they approved Red Horse Ridge Unit 5 (area north of Villa Drive where the Randolph Mini-Storage and the Arbor Oaks Apartments are located).<sup>201</sup>

In May UC got some more recognition by a big newspaper in downtown San Antonio. An article titled "Universal City bursting with growth" talked about efforts to get an Olympic-sized pool, the opening of Randolph Field National Bank, the absence of a shopping center, but the presence of restaurants, drive-in cafes, auto accessories, etc. It noted that in 1950 there was little in UC except loan shops and small businesses.<sup>202</sup>

In June the local newspaper reported that during the fiscal year ending February 29, 1964, UC took in \$34,869.92 in revenue and spent \$12,889.87. In the same issue the paper reported that UC had received a permit for a new sewage treatment plant on the southeast edge of the city.<sup>203</sup> The old plant on Red Horse Ridge would be abandoned.<sup>204</sup>

Old-timers will recall that at one time phone numbers were given as a combination exchange and extension. For years UC's exchange number had been OLive 8, or 658 as we list phones numbers now. In June the City Council learned that the OLive 8 exchange would be incorporated into the San Antonio Dial System, effective September 1.<sup>205</sup> On that date UC residents would no longer have to pay the 17-cent long distance cost when calling San Antonio. At the same Council meeting the members decided that there would be no parking allowed on Pat Booker Road from FM 78 to National Boulevard.<sup>206</sup> Also the Council approved the plat for Rose Garden Estates, Unit 1 (Doris, Wayne, and Persia Drives).<sup>207</sup>

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<sup>201</sup> Council Minutes, 5 & 19 May 1964.

<sup>202</sup> "Universal City bursting with growth," *San Antonio Light* 23 May 1964: clipping in San Antonio Library.

<sup>203</sup> "Universal City Receives Permit To Erect Plant," *Valley News* 3 Jun. 1964: 1.

<sup>204</sup> "Public Invited to Open House at UC City Hall," *Valley News* 24 Jun. 1964: 2.

<sup>205</sup> Strickland 25.

<sup>206</sup> "Olive 8 in SA Dial System," *San Antonio News* 17 Jun. 1964: clipping in UC Archives.

<sup>207</sup> Council Minutes, 16 Jun. 1964.

On June 28 UC citizens attended an open house at City Hall to see the recent improvements.<sup>208</sup> The Randolph Church of Christ held its open house on Sunday, July 26.<sup>209</sup>

In an interview with the San Antonio Express Mayor Pulver talked about recent San Antonio annexation moves and its impact on UC. Mayor Pulver said, "We need the acreage. We need the population (of Randolph AFB). No taxes are involved. If San Antonio boxes us in, we're through." UC's population was around 4,500 at the time.<sup>210</sup> At a later Council meeting Attorney Harvey Hardy, himself concerned about San Antonio annexation of land along highways, urged the city to look into becoming a home rule charter city. To become a home rule city, a town needed to have a population of 5,000 or more. It was expected that UC would pass 5,000 sometime in 1965.<sup>211</sup>

With the all the recent growth of the city, the Council decided it was time to plan on where the city should be headed. Therefore, in early August a City Planning Commission was established. Composed of the Mayor, Utility Manager, Chairman of the Zoning Commission, and Fire Marshal, the Planning Commission reviewed all subdivision plats and made recommendations to the City Council. At the same Council meeting it was announced that playground equipment would cost \$535.54, of which John Schaefer would donate \$380, the rest being covered by the city.<sup>212</sup>

The Baptists decided it was time for them to have a church. So, attendees at an August 16 meeting approved a constitution and decided to build a church on land along Pat Booker Road donated by the San Antonio Baptist Association.<sup>213</sup>

A week later citizens learned the exciting news of a new shopping center to be built in UC. Claude Ivey would be the developer and leasing agent for the soon-to-be built ¾ acre, 51,990-square-foot Randolph Plaza shopping center. Stores lined up to occupy the new center were

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<sup>208</sup> Strickland 25.

<sup>209</sup> "Randolph Church of Christ," *Wingspread* 22 Jul. 1964: 9.

<sup>210</sup> "Suburbs Disunited," *San Antonio Express* 7 Jul. 1964: clipping in UC Archives.

<sup>211</sup> Council Minutes, 18 Aug. 1964.

<sup>212</sup> Council Minutes, 4 Aug. 1964.

<sup>213</sup> "UC Baptist Church To Be Formed Sunday," *Valley News* 12 Aug. 1964: 1.

Piggly Wiggly supermarket, Winn's variety, and Patt's Drug Store. The center would feature air-conditioned sidewalks.<sup>214</sup>

At the first Council meeting in September, it was announced that when the city employed a new deputy marshal, it gave 24-hour police protection. The Council authorized the mayor to initiate action to draft a home rule charter.<sup>215</sup>

North of UC the citizens of Selma on September 2 voted 20-2 to incorporate. The city previously incorporated in 1956, but dropped that status in 1958 by a 38-32 margin.<sup>216</sup> So now the cycle was complete. Schertz incorporated in 1958, Windcrest in 1959, UC and Live Oak in 1960, Converse in 1961, and now Selma. The little cities had put up a bulwark in northeast Bexar County to stem the tide of San Antonio's annexation moves.

The City moved ahead with improvements to its water and sewage system. In early September it was announced that a new 250,000-gallon ground storage tank would be built next to Well #4 on Pat Booker Road. A new \$93,511 Walker Process sewage disposal plant would begin immediate construction on East Aviation, and construction of a new storm drain from Pat Booker Road east on National Boulevard to Cibolo Creek would begin within a few days. Once the new sewage disposal plant was finished the old Gateway Plant near Red Horse Ridge would be dismantled and sold.<sup>217</sup>

In September the Council gave Guido Construction Company building permits to foundation and site work for the new Randolph Plaza shopping center. Also, the Council authorized Mayor Pulver to appoint a census officer. At the same meeting the Council learned that the Housing and Home Finance Agency had disapproved UC's request for funding a swimming pool.<sup>218</sup> At the next meeting the Council awarded the city's first garbage franchise to Henry Gutierrez.<sup>219</sup> The cost to customers would not exceed \$2 per month.<sup>220</sup>

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<sup>214</sup> "Shopping Center Planned In UC," *Valley News* 19 Aug. 1964: 1.

<sup>215</sup> Council Minutes, 1 Sep. 1964.

<sup>216</sup> "Incorporation Favored Again in Selma Vote," *Valley News* 9 Sep. 1964: 1.

<sup>217</sup> "Universal City To Construct Water Tank," "Sewer Plant Work To Begin in UC," and "Drainage System Work Underway," *Valley News* 9 Sep. 1964: 1.

<sup>218</sup> Council Minutes, 15 Sep. 1964.

<sup>219</sup> Council Minutes, 22 Sep. 1964.

<sup>220</sup> "UC to Award Franchise For Garbage," *Valley News* 9 Sep. 1964: 1.

At a special September 26 meeting, the Council decided to hold a special election to approve/disapprove authority for the city to issue \$360,000 in revenue bonds to construct a swimming pool. This proposition was combined with two others, one for \$100,000 to improve and expand the water system and \$50,000 to improve and extend the sewer system. All three propositions were approved in an election held October 17.<sup>221</sup>

A second apartment complex had opened for business in UC, joining the Kon Tiki complex on East Aviation. The local newspaper advertised units in Red Horse Villa Apartments on Villa Drive available from \$80 to \$180 per month.<sup>222</sup>

At the early October meeting of the Council members learned that Bexar County had designated UC as its own voting district (precinct) and the polls would be located in City Hall. The Council approved the plat for Unit 2 of Rose Garden Estates (encompassed Sherri, Kimberly, Cynthia, and Rhonda Drives). With stray dogs becoming a problem in UC, the Council appointed Henry Semersky as City Dog Warden.<sup>223</sup>

In mid-October Mayor Pulver announced that the proposed \$360,000 swimming pool would be located in the Red Horse Ridge area, just north of Boulder Drive and east of North Boulevard on the 25-acre tract being donated by John Schaefer.<sup>224</sup>

At a later Council meeting in October there was discussion about building a 250,000- gallon ground storage tank at a site owned by Mrs. Cusick (approximately where Retama Ranch Apartments are located). This would be high enough to allow free-flow distribution of water, rather than having to use booster pumps. The City Engineer was tasked to prepare a master plan to pave all unpaved streets and put curbs on paved streets without curbs. In the meantime, three blocks of Crockett Street were to be paved at \$650 a block.<sup>225</sup> Langley had been paved from Pat Booker Road to Bowie in September.<sup>226</sup>

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<sup>221</sup> Strickland 25.

<sup>222</sup> "Now Leasing Red Horse Villa Apartment," *Valley News* 30 Sep. 1964: 1.

<sup>223</sup> Council Minutes, 6 Oct. 1964.

<sup>224</sup> "UC Bond Election Slated Saturday," *Valley News* 14 Oct. 1964: 1.

<sup>225</sup> Council Minutes, 28 Oct. 1964.

<sup>226</sup> "Project Begun to Improve UC Streets," *Valley News*, 9 Sep. 1964: 1.

At a November meeting the Council learned that Mrs. Cusick had sold her property to Mr. L. T. Peterson, thus scuttling plans to build the ground storage tank there. Mayor Pulver announced that he had been unable to get the Judson and Schertz-Cibolo school districts in UC to be consolidated into one. Neither district would yield to the other.<sup>227</sup> Thus, the plethora of school districts within Bexar County, which existed then, has continued up to 2010, despite the efforts of concerned taxpayers.

Despite the numerous new housing developments going on in UC, there still was a portion of the population that couldn't afford or didn't want to live in permanent housing. To accommodate those people, UC had four trailer courts in 1964. These were Mobile Home Estates (located at the end of West Langley), Palmer's Trailer Park (located on East Aviation, near Cibolo Creek), Hansen's Trailer Park (on Selma Road, now Kitty Hawk), and Trailer Town (located where Randolph Plaza Apartments are now).<sup>228</sup>

The City Council decided that the new swimming pool would not be covered, but would include a community hall for 300 people and a modestly-equipped kitchen.<sup>229</sup>

As 1964 drew to a close, UC citizens could look back on a great year of growth. New houses were going up everywhere, roads were being improved, the water and sewage system was improved and expanding, they had a new bank and a new church, phone service had been improved, a new shopping center was under construction, and a park system with a swimming pool was underway. The future looked bright for the young city.

## 1965

This was a stormy year for the City Council, which ended with mass resignations. The city's first mall, Randolph Plaza opened and expanded, and the first traffic lights appeared on Pat Booker Road.

The year started off fairly mundanely. Effective Monday, January 18, 1965, the City Council lowered speed limits on Pat Booker Road within UC limits by 5 miles per hour in the current 30 and 35 miles per hour zones.<sup>230</sup> The mid-January Council meeting covered several interesting

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<sup>227</sup> Council Minutes, 10 Nov. 1964.

<sup>228</sup> Council Minutes, 17 Nov. 1964.

<sup>229</sup> Council Minutes, 24 Nov. 1964.

<sup>230</sup> "Speed Zones on Pat Booker Rd. Through Universal City Reduced," *Wingspread* 13 Jan. 1965: 1.

items. The triangle of land in front of the Randolph Field National Bank, on the east side of Pat Booker Road and between National and East Langley, had become an eyesore. So, the local Lion's Club volunteered to see what could be done to beautify it. Mayor Pulver remarked that the Lion's Club was serving as the city's chamber of commerce. The Council approved the plat for Red Horse Manor, Unit 1. Thirteen acres of land were set aside for the swimming pool and park. John Schaefer sealed off a cave found in Red Horse Manor. Schaefer worked with State legislators to get stoplights on Pat Booker Road. The National Building Code of 1955 was adopted as UC's building code (Ordinance #132). The Council approved a mutual aid pact with the Converse fire department; they would try for a similar pact with Schertz. Mr. L. T. Peterson wanted \$5,000 for land for the new ground water storage tank; that was judged to be too much.<sup>231</sup>

In early February the Council approved street name changes for Northview Park, Unit 2. Cresthill was renamed Westway, and Mangolia was renamed Flintstone. Because of problems with fences being built incorrectly and not on property lines, the City required a fence permit to be obtained, at no cost.<sup>232</sup>

In a "sign of the times" action, the City Council passed a "glue-sniffing" ordinance that prohibited the sale of certain glues and cements to persons under the age of 17 and the sniffing thereof.<sup>233</sup>

The Lions Club presented a plan to the Council the put grass in the "National Triangle." After some debate about the possibility of the watering system caused seepage under the roads, the proposal was tabled.<sup>234</sup>

The National Boulevard storm drainage project was completed at a cost of \$126,460.70.<sup>235</sup>

Larry Wilson resigned as Fire Marshal (he also wore the hat of Director of Public Works, at no salary). Howard Norling was appointed new Fire Marshal and Director of Public Works. The City Council approved a three-stall dog pound for \$285 on the existing sewer plant site on East

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<sup>231</sup> Council Minutes, 19 Jan. 1965.

<sup>232</sup> Council Minutes, 2 Feb. 1965.

<sup>233</sup> Council Minutes, 16 Feb. 1965.

<sup>234</sup> Council Minutes, 24 Feb. 1965.

<sup>235</sup> Strickland 26.

Aviation. The Council approved a used Wayne street sweeper to be purchased from Jim Dulaney Machinery Company for \$4,500.<sup>236</sup>

Important news that affected many UC residents broke on March 17. The United States Supreme Court on that day overturned a provision of the Texas Constitution that barred members of the Armed Forces from voting in the State of Texas.<sup>237</sup> This may come as a shock many younger readers, but in the 1960s and earlier, members of the Armed Forces were practically barred from voting by residential requirements and other restrictions. Towns near military bases didn't want transient military people voting on issues with which the city would be stuck long after the military had transferred away.

In a harbinger for the political turmoil that would soon engulf the City Council, a political advertisement by Mayor Don Pulver, who was not up for election on April 6, took to task unnamed candidates for "irresponsible statements." Since Pulver supported Louis Redhage, Alfred Leuscher and Wayne Thomas, it was clear to this writer than he was referring to the "Good Government" bloc of Harold H. Barnes, Arthur Morris, and William F. Phillips.<sup>238</sup>

The City purchased .419 acres of land for \$1,500 from Mrs. M. H. Cusick for the ground water storage tank. Now construction of the tank could begin.<sup>239</sup>

In the April 6 election, Barnes, Morris, and Phillips won seats as new city aldermen. Morris was elected Mayor Pro Tem at the following Council meeting.<sup>240</sup>

Good news was filling the newspaper at this time. Winn's variety store in the new Randolph Plaza shopping center held its grand opening on April 1.<sup>241</sup> The Piggly Wiggly supermarket in Randolph Plaza (where Polly's Pet Shop is now) opened in mid-April, and the new Universal City Baptist Church opened on April 14; Jack Rotan was pastor.<sup>242</sup>

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<sup>236</sup> Council Minutes, 16 Mar. 1965.

<sup>237</sup> Strickland 26.

<sup>238</sup> "To The Voters Of Universal City," *Wingspread* 31 Mar. 1965: 11.

<sup>239</sup> Council Minutes, 2 Apr. 1965.

<sup>240</sup> Strickland 26.

<sup>241</sup> Strickland 26.

<sup>242</sup> Strickland 26.

At a late April meeting the City Council decided that their meetings would be held on the first and third Tuesdays of the month, a schedule that has remained the same for the 45 years since enactment. Alderman Morris asked if there were any established procedures for the review of news articles being released by the city. Much discussion followed and there were divergent opinions, but no motions made. A majority of the Council, however, favored clearance by City Council of all news items, particularly with regard to city employees.<sup>243</sup>

At the next Council meeting Alderman Morris again raised the question about news releases, specifically Mayor Pulver's appearance before the State House of Representatives concerning the use of gross revenues for retirement of revenue bond indebtedness incurred by financing the municipal swimming pool. Pulver responded that he had four hours' notice to appear and that there was not enough time to contact Council members. Again, there was much discussion, divergent opinions, but no action was taken.<sup>244</sup> Mayor Pulver was quoted as saying that he would not be "muzzled" by the Council, "I've been elected mayor and am official spokesman for the city."<sup>245</sup>

John Schaefer, continuing his generosity, formally deeded the land for Red Horse Park to UC in mid-May. The City Council established a Zoning Board of Adjustment and appointed 5 members. Mike Bruno was later elected as chairman. Bobby Hawkins reported that the new sewer plant was virtually complete. The Council approved a bid of \$1,977.81 for the gravel and desert design to the National Triangle in front of Randolph Field Bank.<sup>246</sup>

City Attorney Marvin T. Deane resigned effective May 25, 1965, and Wallace D. Henderson was hired to replace him.<sup>247</sup>

Joseph D. "Joe" Marks, despite his rocky relationship with the city, donated .098 acres of land north of his auto repair/parts business so that a larger ground storage water tank could be

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<sup>243</sup> Council Minutes, 20 Apr. 1965. *Note:* It is unclear to this writer as to what articles to which Mr. Morris was referring. Copies of the *Valley News* for this period were missing and none of the clippings in City Hall explained Mr. Morris' concerns.

<sup>244</sup> Council Minutes, 4 May 1965.

<sup>245</sup> Strickland 26.

<sup>246</sup> Council Minutes, 18 May 1965.

<sup>247</sup> Strickland 27.

built. The paving of East Aviation was expected to be complete by June 11, weather permitting.<sup>248</sup>

The Randolph Plaza shopping center continued to grow. It was announced that a Montgomery Ward's was planned for the early fall.<sup>249</sup>

The City Council appointed Richard Woods to be the UC Corporate Court judge.<sup>250</sup>

Traffic on Pat Booker Road needed to be controlled and slowed down; therefore, there was an announcement in early June that the Texas Highway Department would install traffic lights at the Aviation Boulevard and National Boulevard intersections, the first traffic lights in UC.<sup>251</sup>

In the mid-1960s automobile insurance was not required in order to register a car in Texas or most other states. Hence, quite a few people drove uninsured cars. The Air Force, however, denied uninsured drivers entrance to the base. Also, if drivers had committed driving infractions on base, they could be denied entrance. Consequently, base personnel who drove their cars and couldn't gain entrance had to find some off-base location to park them and then walk to work. So, it was not surprising when the City Council had to address a complaint about automobiles parked on West Aviation. At the same meeting the Council approved increasing the ground storage tank water capacity from 250,000 to 500,000 gallons.<sup>252</sup> At a later Council meeting it was decided to post NO PARKING signs in the 100 and 200 blocks of West Aviation for the period 7 A.M. to 6 P.M. Also, Mr. Miller of Club Java (the new name for The Outpost) said he would allow cars to be parked behind his establishment.<sup>253</sup>

The disagreements among the City Council members reached a boiling point at a rancorous special meeting on June 26. The meeting was convened at the request of Aldermen Barnes, Price, and Phillips to ask Mayor Pulver and Alderman Sowell questions about Block 73, Lots 1 and 2, on Parkway Drive and the Storm Drainage project. Before the meeting began there was considerable discussion as to whether Alderman Phillips was a member of the City Council.

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<sup>248</sup> Council Minutes, 1 Jun. 1965.

<sup>249</sup> "Ward's Plans New Store in Randolph Plaza Center," *San Antonio Express* 3 Jun. 1965: 10-E.

<sup>250</sup> Strickland 27.

<sup>251</sup> "Suburb Slates Traffic Lights, *San Antonio Express* 16 Jun. 1965: clipping in UC Archives.

<sup>252</sup> Council Minutes, 15 Jun. 1965.

<sup>253</sup> Council Minutes, 6 Jul. 1965.

Mayor Pulver said that Phillips had been absent for three consecutive meetings without permission and under Vernon's Civil Statutes that meant Phillips was automatically removed from the Council. There was no agreement on Phillips' situation, but the meeting proceeded.

Alderman Barnes asked if Pulver owned or had owned Lots 1 and 2. He answered that he had owned both. (Lot 2 had been sold, but it was unclear to this writer as to whether Pulver still owned Lot 1.) Barnes asked if Pulver was aware that 2,500 cubic yards of dirt from the Storm Drainage Project had been dumped on those lots. Pulver answered no, but he doubted if he had looked at the property more than two or three times recently. When asked later if he was aware of the 2,500 cubic yards, Pulver again answered no. Sowell attempted to ask if Alderman Price was accusing him and the mayor of something and Pulver ruled him out of order, sticking to the purpose of the meeting—the aldermen asking Pulver and Sowell questions. No action was taken on Barnes and Price's motion to "turn over facts of the case to any legal investigation deemed necessary."<sup>254</sup> There was definite animosity between Aldermen Barnes, Price, Morris, and Phillips, and Mayor Pulver and Alderman Sowell.

Apparently things got out of hand after the meeting. George F. Jones, who was present as court reporter at the special Council meeting filed a complaint against Alderman Barnes at Corporate Court on Monday, June 28, alleging simple assault. At the end of the meeting Jones said that Barnes approached him and said, "You can't go around taking down what I say." Barnes then took papers on which the Jones had recorded statements during the meeting and tore them up.<sup>255</sup>

Additionally, Alderman Price was named in two complaints filed June 28 in Corporate Court. UC patrolman Joseph L. Strickland filed one complaint charging Price with being drunk in a public place and alleged that the alderman was found by Strickland in an "unlawful state of intoxication" Saturday in the 300 block of East Aviation Boulevard. Mrs. Lillian L. Strickland, wife of the patrolman, made a complaint alleging that Price assaulted her on the same day.<sup>256</sup>

At an early July Council meeting, Alderman Price requested a three-week leave of absence from Council meetings due to a pending operation and hospitalization. At the same meeting Mayor Pulver stated that by unsubstantiated innuendo and rumors, there might be doubt as to his

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<sup>254</sup> Council Minutes, 26 Jun. 1965.

<sup>255</sup> Strickland 27.

<sup>256</sup> Strickland 28.

honesty, or that of the city employees; therefore, he requested a special audit of city books. However, no formal motion was made to conduct the audit.<sup>257</sup>

At the July 20 City Council there was more debate over the status of Alderman Phillips. Mayor Pulver continued to hold that under Article 1009 of Vernon's Civil Statutes three unexcused absences automatically removed a member from the council. Phillips argued that he had said during a Council meeting before his absence that he would be gone all of June. However, no record of this statement was in the minutes, nor was there a formal notification from Phillips.<sup>258</sup>

At the next Council meeting Mayor Pulver and City Attorney Henderson announced that they considered the Phillips case closed; he was off the Council. Aldermen Barnes, Price, and Morris believed that Phillips should have a chance to defend himself. Pulver refused to put the case on the agenda, saying that as long as he was mayor, the Council would be run in an orderly manner and would not be turned into a three-ring circus.<sup>259</sup>

During all this turmoil at least one group of people in the city were in accord. The congregation of the UC Methodist Church celebrated the formal opening and consecration of their hall on Sunday, August 8, 1965. It served as a sanctuary until a newer one was built later.<sup>260</sup>

A temporary restraining order issued by the 57<sup>th</sup> District Court allowed Alderman Phillips to perform his duties and have a full hearing and discussion about his removal. Therefore, he was allowed to participate at the ensuing Council meeting. At that meeting it was decided that the new 500,000-gallon ground storage tank would be built by the SAMCO Division of the Perry Shankle Company for \$31, 970. Also the paving of West Byrd was approved (\$15,000), plus one block of Bowie (\$2,500) and one block of Crockett (\$2,400).<sup>261</sup>

The Council members continued to disagree at the next meeting. Due to recent newspapers and TV releases, Mayor Pulver responded with an agenda item concerning whether he, a Civil Service employee, could be mayor of UC (a Hatch Act question). Pulver presented a letter from the U. S. Civil Service Commission that said that he could serve as mayor because the office was non-partisan (no political parties involved). At the same meeting City Attorney Henderson

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<sup>257</sup> Council Minutes, 6 Jul. 1965.

<sup>258</sup> Council Minutes, 20 Jul. 1965.

<sup>259</sup> Council Minutes, 3 Aug. 1965; Strickland 28.

<sup>260</sup> "Universal City Dedicates Hall Sunday," *Wingspread* 4 Aug. 1965: 9.

<sup>261</sup> Council Minutes, 17 Aug. 1965.

abruptly resigned, effective immediately. He cited actions of “certain councilmen” that did not protect the rights of citizens of UC. He would stay on until a successor was appointed. For the upcoming decision on the budget, Aldermen Barnes, Phillips, Morris, and Price proposed to reduce the size of the UC Police force by 50 percent, by deleting the positions of City Marshal policeman Joseph Strickland and patrolman Louis Strickland, his son. A citizen present, John Prater, stated that it required a minimum of five people to maintain a 24-hour schedule, and by only leaving 2 policemen on the force, it would be a deterioration of law enforcement.<sup>262</sup>

At a later Council meeting, the members deemed Attorney Henderson as resigned, effective September 21. The Council agreed to allow the Lion’s Club to place a sign in the National Triangle, where it remains even today.<sup>263</sup>

At a September 22 public hearing approximately 75 citizens attended to hear discussion of the proposed fiscal year 1966 budget. A major issue was the proposed “firing” of the two policemen, Joseph and Lewis Strickland. When asked for their reasons for this action, Alderman Phillips stated that in his opinion there were too many speeding tickets given by the UC police. Alderman Barnes stated, “I still do not have to give anyone a reason for what I do on this council and the only recourse is on election day.” Alderman Morris said, “I do not need a policeman.”<sup>264</sup>

Interestingly, there was an article in a San Antonio newspaper about the same time that declared Pat Booker Road was a “speed trap.” The article noted that there were 15,000 cars going to and from Randolph AFB daily and that there were two new traffic lights.<sup>265</sup>

The City Council later approved the fiscal year 1966 budget for UC. There would be \$68,822 for the General Fund and \$180,800 for the Water and Sewer Fund. The Stricklands were terminated.<sup>266</sup>

Despite the ongoing rancor, the Council continued to try to conduct city business. In early October they paid off what they owed the Stricklands, approved the plat for Unit 1 of the new

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<sup>262</sup> Council Minutes, 7 Sep. 1965; Strickland 29.

<sup>263</sup> Council Minutes, 21 Sep. 1965.

<sup>264</sup> Strickland 29.

<sup>265</sup> Larry Dun, “Universal City Sticks to Plan to Cut Police Force,” *San Antonio News* 23 Sep. 1965: clipping in San Antonio Library.

<sup>266</sup> Council Minutes, 28 Sep. 1965.

Coronado Village housing development, and appointed Robert Schiffler as Census Officer. If the city had 5,000 citizens, it could establish a City Charter and have a one-mile extra-territorial jurisdiction (ETJ) authority instead of a half-mile.<sup>267</sup>

Unfortunately, the October 15 Council meeting was another contentious one. Aldermen Phillips, Price, Barnes, and Morris presented three issues: rules of procedures, filling of vacancies, and appointment of a new City Attorney. Mayor Pulver said that the proposed ordinance on rules of procedures “invades the normal powers and options of the Presiding Officer” and he need time to review them. Barnes accused Pulver of being a dictator. Mayor Pulver refused to put the issues to question and the selection of a new City Attorney was postponed.<sup>268</sup>

The disagreements among the members of the City Council finally came to a head four days later. The meeting started innocently enough with the decision to engage Mr. Louis Clift, CPA, to audit all city records. The Census Officer Mr. Schiffler reported 5,649 people lived in UC. At this point Alderman Phillips thanked Mr. Schiffler for his work, and then questioned the legality of Ordinance #122, Section 3, which authorized the census. He felt that there was a need for a legal opinion about the section. Section 3, as originally typed, set the deadline for announcement of the census results as October 19, 1964, at 7:30 P.M. Someone, however, had crossed through the number 4 of 1964 and made it a 5. (It is obvious to this writer that the 1964 was a typo, because the ordinance wasn’t even written until 1965.) Whether this was legalistic nitpicking by Mr. Phillips or something deeper is not clear. Nevertheless, at this point Mayor Pulver abruptly resigned.<sup>269</sup> Alderman Sowell followed with his resignation stating that he “could not stand to work with a stinking bunch of trash.” The remaining members of the City Council pressed on with business. They passed a resolution that set the Rules of Procedure for the council and asked for a legal opinion of the census ordinance that had been a bone of contention between them and Mayor Pulver. Seven days later they appointed Jose Ross as the new City Attorney.<sup>270</sup>

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<sup>267</sup> Council Minutes, 5 Oct. 1965.

<sup>268</sup> Council Minutes, 15 Oct. 1965.

<sup>269</sup> Mayor Pulver made the following statement before he resigned: “This is to advise that of this moment, I, Donald F. Pulver tender my resignation as Mayor of the City of Universal City, Texas. I am no longer able to conscientiously carry out my duties in accordance with the oath of office I took, because some members of this government have seen fit to oppose and otherwise thwart me by subterfuge and innuendo to the extent that there has been no progress in my office since 6 April 1965.” Strickland 30.

<sup>270</sup> Council Minutes, 19 Oct. 1965; Strickland 30.

For some time there had been discussions between the City Council and developers about refund policies for extensions from the main water and sewer lines to individual units being constructed. In mid-November the City Council passed Ordinance #40 which established new water and sewer extension policies and regulations that settled this issue. Also, in a turnabout, the Council decided to hire another policeman to ease the burden on the two that were left about budget cuts in September.<sup>271</sup>

The City grew a little larger in early December when it annexed 45.3 acres for the Garrett Brothers, who were beginning to build the Coronado Village development. This annexation would put all of Coronado Village (both present and future units) within the city limits. After the census ordinance was found to be legal, the Council formally accepted the fact that UC now had 5,649 people.<sup>272</sup>

The turmoil of the last few months continued to have repercussions. City Secretary-Treasurer Betty Mitchell submitted her resignation effective January 7, 1966, and City Marshal John A. Maxwell resigned effective December 31, 1965. Mitchell later stated that she was accused of a conspiracy to have two councilmen arrested, but was cleared of those charges. However, she had received no apology from the Council for the damage done; consequently, she resigned. Maxwell stated that his reason for resigning was that the Council subjected his department to unwarranted interference. Utilities Manager Bobby Hawkins had also resigned recently, but no explanation for his departure was given and it is unclear as to whether it had anything to do with the Council turmoil.<sup>273</sup>

UC had a special election on December 11 to replace the resigned members. Floyd T. Harvey was elected to finish the remainder of Pulver's mayoral term and Benny McGehee garnered the most votes for alderman. The Council returned to full strength.<sup>274</sup>

In late December 118 registered voters in UC submitted a petition to the City Council that a commission be formed to frame a new charter for the city. Also, the Council approved a resolution that renamed "Selma Road" to "Kitty Hawk Drive."<sup>275</sup> Apparently, this renaming

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<sup>271</sup> Council Minutes, 16 Nov. 1965.

<sup>272</sup> Council Minutes, 7 Dec. 1965.

<sup>273</sup> Strickland 30.

<sup>274</sup> Strickland 30.

<sup>275</sup> Council Minutes, 21 Dec. 1965.

affected only the stretch from Converse Road to the 90-degree turn just east of the Pat Booker Road intersection. The portion of Selma Road north of the 90-degree turn continued to be called Selma Road for several more years.

## 1966

This year would prove to be much calmer than its predecessor, almost mundane. Home construction continued to flourish, faces changed in city administration, and the City Charter Commission was approved, formed, and got to work.

At the first Council meeting members learned that the United States Post Office was studying the city for a possible substation. Raymond Barton was appointed City Marshal, effective January 1, 1966. Rick Shaffer was appointed Acting Utilities Manager, replacing Bobby Hawkins.<sup>276</sup>

For the next few Council meetings, business was relatively routine, compared to previous months. The Council appointed Jean Dunckel as the temporary Secretary-Treasurer.<sup>277</sup> The petition for a charter commission was found to be legal and an election would be called. The city officially accepted Quincy Lee's "gravel pit" in the area north of North Boulevard.<sup>278</sup> Travis and Texas Drives were approved for paving and Parkview Drive was extended, costing \$8,100.<sup>279</sup> The Post Office announced that UC would be getting a substation. The "City Marshal's Office" was renamed "Police Department. City Hall hours were reduced from every Saturday to the first Saturday of the month. Jean Dunckel and Jose Ross resigned for personal reasons, not for any controversy.<sup>280</sup> Thomas W. Cook was appointed the new City Attorney on March 15.<sup>281</sup> The Council approved James H. Robinson's plat for "Universal Heights," a new development in the triangle of land north of Kitty Hawk and west of Pat Booker Road (blocks 100-300 of Balboa Drive and Quail Drive).<sup>282</sup>

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<sup>276</sup> Council Minutes, 4 Jan. 1966.

<sup>277</sup> Council Minutes, 10 Jan. 1966.

<sup>278</sup> Council Minutes, 18 Jan. 1966.

<sup>279</sup> Council Minutes, 15 Feb. 1966.

<sup>280</sup> Council Minutes, 1 Mar. 1966.

<sup>281</sup> Council Minutes, 28 Mar. 1966.

<sup>282</sup> Strickland 32.

The city held an election on April 5 to elect a new mayor and two aldermen, and to decide if a commission was to be chosen to frame a new charter. Floyd Harvey did not choose to run, so the contest for mayor was between Glenn McClure and the recently-resigned Donald F. Pulver. McClure prevailed by a 318-268 margin. The two top vote-getters for alderman were Earl Grover and Lowell Barker (who edged out Benny McGehee by two votes). UC citizens decided to for a charter commission by a 385-105 landslide.<sup>283</sup>

More housekeeping decisions came in the ensuing Council meetings. Jean Dunckel was re-hired part-time until a replacement could be found.<sup>284</sup> The “Water and Sewer Department” was renamed “Utilities Department,” and the “Director of Public Works” was changed to “Inspection Department.”<sup>285</sup> A Planning Commission was established with the mayor pro tem as chairman and four other aldermen and the mayor as members.<sup>286</sup> Mildred Meraviglia was appointed Chief of Administrative Services, with additional duty as City Secretary.<sup>287</sup> The Council decided to keep City Hall opened from 8 AM to 11 AM every Saturday<sup>288</sup> and Albert De La Garza became the newest City Attorney.<sup>289</sup> The Council received a letter from Senator Ralph Yarborough informing them that UC would get a post office.<sup>290</sup> The Council learned that Well #1 (located on West Lindbergh) would be closed down because of a bad water leak at the pump base; however, the new 500,000-gallon water storage tank on Pat Booker Road was now operational.<sup>291</sup> Fire Chief Dalton V. Carr resigned, effective August 1, 1966, and Robert C. Wrenn was appointed Fire Chief.<sup>292</sup>

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<sup>283</sup> Strickland 32.

<sup>284</sup> Council Minutes, 15 Apr. 1966.

<sup>285</sup> Council Minutes, 19 Apr. 1966.

<sup>286</sup> Council Minutes, 22 Apr. 1966.

<sup>287</sup> Strickland 32.

<sup>288</sup> Council Minutes, 3 May. 1966.

<sup>289</sup> Strickland 33.

<sup>290</sup> Council Minutes, 7 Jun. 1966.

<sup>291</sup> Council Minutes, 19 Jul. 1966.

<sup>292</sup> Strickland 33.

A special election on July 30, 1966, decided who would comprise the charter writing commission. Elected to serve were Gilbert Ross, Charles I. Cain, Earl Grover, William F. Phillips, Thad L. Brannon, Jr., Marvin D. Parkhurst, Arthur T. Stafford, Jr., Mrs. C. L. Wozniak, Lowell R. Barker, John M. Meraviglia, Marie Skiles, John L. Eubanks, Henry Seibel, C. M. Garcia, Lorene Blank, and Harold H. Barnes.<sup>293</sup>

More routine business followed. The Council approved Houston and Travis Drives to be paved at a cost of \$12,000.<sup>294</sup> Well Site #4, located next to the new water storage tank, was producing 350 gallons per minute,<sup>295</sup> but later was determined to be a dry hole and abandoned.<sup>296</sup>

The 24<sup>th</sup> Amendment to the United States Constitution, which was ratified January 23, 1964, abolished the poll tax. At the time of the amendment's ratification, five states still retained a poll tax: Virginia, Alabama, Arkansas, Mississippi, and Texas. The amendment made the poll tax clearly unconstitutional at the federal level. However, it wasn't until the U.S. Supreme Court ruled 6-3 in 1966 that all poll taxes (for both state and federal elections) were officially declared unconstitutional. Apparently, the decision was new enough that local newspaper reminded voters that they didn't have to pay a poll tax for the upcoming elections.<sup>297</sup>

On August 30 the UC and Schertz City Councils met to discuss mutual issues. The councils decided to not duplicate street names (although both cities already had streets named Aviation, Wright, Randolph, and Lindbergh); they agreed to carefully control construction under Randolph AFB's "red zone" (approach paths to both runways); they could not agree on overlapping ETJs; neither city wanted to annex the Rittiman Addition; there was no decision on water service to Rose Garden Elementary and the two East Aviation residences; there should be a low-water bridge across Cibolo Creek; and Schertz agreed to hire two more police and buy a patrol car so that they wouldn't need UC police to assist.<sup>298</sup>

The peace and calm that had pervaded City Council meetings so far this year, hit a "bump in the road" on September 26. At that meeting the Council expressed a lack of confidence in Chief of

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<sup>293</sup> Strickland 33.

<sup>294</sup> Council Minutes, 2 Aug. 1966.

<sup>295</sup> Council Minutes, 18 Sep. 1966.

<sup>296</sup> Council Minutes, 1 Nov. 1966.

<sup>297</sup> "Armed Forces Voters Day Set for Sept. 28 by DOD," *Wingspread* 17 Aug. 1966: 1.

<sup>298</sup> Council Minutes, 30 Aug. 1966.

Police Ray Barton and asked for his immediate resignation, which Barton submitted. Alejandro Chavez was named acting Chief of Police.<sup>299</sup>

In later actions, the Council hired Albert Doss to be the new Chief of the Utilities Department.<sup>300</sup> Two months later the Council appointed Alejandro Chavez as Chief of Police, retroactive to December 1, 1966. Also, Mayor McClure announced that the population of UC was estimated to be 6,700.<sup>301</sup>

## 1967

The year 1967 would prove to be a year of progress for UC, with little controversy. Voters turned down a proposed charter, the sewer and water system expanded, a second elementary school opened, a new city park opened, UC was finally “on the map,” and the first modern auto dealership opened.

When UC was first platted in 1931, there were alleyways behind the lots that faced Randolph Boulevard (later Pat Booker Road). These alleyways still remained “on the books” in 1967, when the City decided to approach the owners of lots on the west side of Pat Booker Road to see if they wanted to purchase the alleys for their own use. Eventually, Western Auto (500 block of west side of Pat Booker), and Marroquin’s and Bryson’ Garage (400 block of west side of Pat Booker) would purchase their respective alleys.<sup>302</sup>

As UC grew towards the northwest, the terrain went from fairly level, to hills that essentially would split the city into two parts, one sloping towards Cibolo Creek and the other towards Martinez Creek, which ran from Live Oak to Converse and on south. At first there was no problem with sewage; it flowed (as we all know) “downhill.” But with the construction of houses in Coronado Village and Universal Heights there was a problem. The sewage from those two areas (and any future areas west of Pat Booker Road) would have to flow “uphill” to get to the sewage plant on East Aviation. That meant an expensive lift station or some other option. The Council decided to explore the other option; approach the San Antonio River Authority (SARA) about hooking into the Converse Sewer Plant.<sup>303</sup>

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<sup>299</sup> Strickland 33.

<sup>300</sup> Council Minutes, 14 Oct. 1966.

<sup>301</sup> Council Minutes, 6 Dec. 1966.

<sup>302</sup> Council Minutes, 17 Jan. 1967.

<sup>303</sup> Council Minutes. 17 Jan. 1967.

Since 1960 children living in Northview, Parkview, and the western part of “Old Town” UC, had to cross dangerous Pat Booker Road to get to Rose Garden Elementary. The city had arranged for “Mama Patrols” to make sure that the children crossed safely. On January 20 Northview Elementary School opened on West Byrd, thus alleviating the logistics of getting children to school and easing the worries of many UC parents. It was noted that that 65 percent of the children attending the Schertz-Cibolo-Universal City Independent School District lived in UC. A photo accompanying a newspaper article showed Mayor McClure with a chart that depicted the population growth of UC. The population in 1950 was 700, 1960 was 1,800, 1961 was 2,440, 1962 was 3,080, 1963 was 3,720, 1964 was 4,400, 1965 was 5,100, and 1966 was 6,700.<sup>304</sup> Obviously, these were round figures, because they don’t exactly jibe with some of the official census numbers mentioned above.

In February Frank Stiles donated trees and shrubbery for the newly-named Red Horse Park. Also, the Council approved painting “Universal City” on the side of the 500,000- gallon water storage tank on Pat Booker Road.<sup>305</sup> Red Horse Park was officially dedicated on February 11.<sup>306</sup>

A unique situation existed in the eastern part of UC. Rose Garden Elementary School and two homes on East Aviation still got their water from and paid their water bill to Schertz. To bring the water of all of UC’s homes and buildings under the control of the city, the Council decided to disconnect (over Schertz’s objections) the school and the two residents from Schertz and hook them into UC’s water system. Also, the Council voted to dismantle the old sewage plant located north of Red Horse Ridge and east of Cibolo Trail.<sup>307</sup>

The Council appointed Tom Joseph as City Attorney on March 7. Later in the month it was announced that drop barriers were finally going to be installed at the Pat Booker Road railroad crossing. Southern Pacific Railroad would pay for ten percent of the cost and the Texas Highway Department would pick up the remainder.<sup>308</sup> For years this railroad crossing had been the scene of many collisions, some fatal, because motorists were heedless of approaching trains.

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<sup>304</sup> Ed Foster, “Satellite Cities Indicate Incorporations Are With Us To Stay,” *San Antonio Light* 29 Jan. 1967: clipping in UC Archives.

<sup>305</sup> Council Minutes, 7 Feb. 1967.

<sup>306</sup> “Park Dedication,” *Valley News* 22 Feb. 1967: 1.

<sup>307</sup> Council Minutes, 21 Feb. 1967.

<sup>308</sup> Strickland 34.

Sommers Drug Store opened in Randolph Plaza on March 22.<sup>309</sup>

Because Well #4 proved to be unsuccessful, the council approved Well #5 to be drilled on Kitty Hawk just west of the Pat Booker Road intersection. Also, the Council approved the placement of traffic lights at the east and west gates of Randolph AFB. These intersections fell within the city limits.<sup>310</sup>

On March 24 the commission presented the “Home Rule Charter” to the City Council.<sup>311</sup> An election was scheduled for May 20.

The City election on April 1 saw voters select William F. Phillips, Miles Conner, and Virgil Dieterich as new aldermen.<sup>312</sup>

A survey of speeds on Pat Booker Road north of the city limits showed that 85 percent of the cars were traveling between 58 and 62 miles per hour. The Council decided to request that the speed limit be lowered from 65 to 60 miles per hour for that stretch of the road. Also, the survey recommended that a flashing light be placed at Rose Garden Drive, which connected Rose Garden Estates to Pat Booker Road.<sup>313</sup>

UC was larger than all its neighbors except San Antonio; but it was not shown on the road maps of Texas. That oversight was corrected when Rand-McNally announced that the city would be shown on their next published Texas maps. Also, the City Council agreed to seek a contract with SARA to construct a sewer line from Converse to UC.<sup>314</sup> The final agreement was approved on May 2.<sup>315</sup>

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<sup>309</sup> Strickland 34.

<sup>310</sup> Council Minutes, 21 Mar. 1967.

<sup>311</sup> Strickland 34.

<sup>312</sup> Strickland 34.

<sup>313</sup> Council Minutes, 5 Apr. 1967.

<sup>314</sup> Council Minutes, 18 Apr. 1967.

<sup>315</sup> Council Minutes, 2 May 1967.

Although Eddie Kneupper sold Nashes, DeSotos, and Plymouths at his location at 415 Pat Booker Road in the 1940s, 1950s, and early 60s, UC did not have a “modern” automobile dealership until May 20, 1967. On that day his daughter Pat and son-in-law Art Bryson opened Bryson Auto Center at 1430 Pat Booker Road, selling Datsuns.<sup>316</sup>

Mrs. Florence Gordon was appointed as City Secretary-Treasurer at a salary of \$350 per month on May 19, 1967.<sup>317</sup>

To the disappointment of the City Council citizens voted down the Home Rule Charter 293 to 179 at the May 20 election. The city would remain a general law city with a mayor and aldermen running the government. ETJ powers would be limited and there would be no city manager.<sup>318</sup>

On June 6 the Council changed Florence Gordon’s duties to Chief of Administration Department with additional duties as Treasurer and Bookkeeper. Former mayor Marvin D. Parkhurst was appointed as City Secretary, effective June 7.<sup>319</sup> At the same meeting the Council learned what caused the loss of water pressure in parts of the town during May 23-26. A lightning strike burned out a pump motor. Although Schertz and Randolph AFB offered help, no substitute motor could be found. The motor was repaired and reinstalled by the evening of May 26. In the meantime there was low pressure in Coronado Village, Rose Garden Estates, and the mobile homes on Kitty Hawk. When Schertz was asked for an emergency control valve that could be used mutually in a future disaster, they responded that UC would have to pay all the costs, install a water meter, and pay \$4,500 for the loss of the water accounts for Rose Garden school.<sup>320</sup> Evidently, hard feelings still existed over UC’s actions in February.

The old fire truck that the city had owned since 1962 was wearing out, so the Council authorized \$20,000 to buy a new one.<sup>321</sup>

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<sup>316</sup> “Grand Opening,” *Valley News* 10 May 1967: 7.

<sup>317</sup> Strickland 34.

<sup>318</sup> Strickland 34.

<sup>319</sup> Strickland 35.

<sup>320</sup> Council Minutes, 6 Jun. 1967.

<sup>321</sup> Council Minutes, 10 Jun. 1967.

On June 30, 1967, City Secretary Marvin Parkhurst abruptly resigned. There was no explanation given in the Council minutes, but the Valley News reported that Parkhurst resigned “due to continued harassment and conditions that exist in the city government. This was due to fallout and animosity from the recent Charter defeat at the polls. The Council named Florence Gordon to replace him.”<sup>322</sup> Mrs. Gordon didn’t last long. She resigned on August 15 and was replaced by Burton H. Rowden.<sup>323</sup>

The businesses of UC felt that it was time to create an organization that would represent their interests and promote community development. Up to then, the Lion’s Club had served that purpose, but on July 25, 1967, the Universal City Chamber of Commerce was formed.<sup>324</sup>

In August the city made some advancements in its water and sewer system. Water Well #5 was producing 2,253 gallons per minute and would soon be connected to the city’s water system.<sup>325</sup> Also, as the sewer line crept north from Converse to UC, the project hit a snag. Marvin Ward, owner of the property south of Kitty Hawk across which the sewer line had to pass, refused to grant an easement at a reasonable price. So, UC exercised its first use of eminent domain to gain that easement.<sup>326</sup>

The *Valley News* reported that Randolph AFB complained to the UC City Council about unsightly signs outside the Main Gate.<sup>327</sup>

The Wingspread ran an advertisement in a late August edition announcing that custom homes by Robinson Builders were available in Universal Heights. Sales agent was John Lambert.<sup>328</sup>

In late August the Southern Pacific Railroad began installing the flasher lights and drop barriers at the Pat Booker Road. There were now 26 houses occupied in Coronado Village. As an interim fix to the sewage situation for Coronado Village and Universal Heights, the city had

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<sup>322</sup> Council Minutes, 30 Jun. 1967; “Parkhurst Hands In Resignation,” *Valley News* 5 Jul. 1967: 1.

<sup>323</sup> Council Minutes, 15 Aug. 1967.

<sup>324</sup> Strickland 35.

<sup>325</sup> Council Minutes, 15 Aug. 1967.

<sup>326</sup> Council Minutes, 30 Aug. 1967.

<sup>327</sup> “Universal City Hall News,” *Valley News* 23 Aug. 1967: 8.

<sup>328</sup> “Custom Homes by Robinson Builders,” *Valley News* 30 Aug. 1967: 11.

dredged out an open cesspool north of Kitty Hawk Drive, about where Bolerio and Andorra Drives intersect De Vaca Drive.<sup>329</sup> Mayor McClure announced that UC's population was now an estimated 7,100 as of September 1.<sup>330</sup>

The United States Post Office announced on September 8 that it had purchased property on North Boulevard for \$31,850. The site would be used for a new UC post office.<sup>331</sup>

On September 19 the Council spent \$20,000 to buy a new Ward LaFrance Model P1000-C850-7 fire truck. Also, they approved connecting a line from the Pat Booker Road lift station so that the sewage from Rose Garden Estates and the mobile home park could be shifted to the SARA plant in Converse. It was also announced that the 1968 Rand McNally Atlas would show UC with a population of 7,000.<sup>332</sup>

By early November there were 43 houses occupied in Coronado Village and the sewage "lagoon" was getting "pretty well taxed." The Council discussed the merits of overhead versus buried electrical utilities. Buried utilities cost 20 times that of overhead. If the city wanted to make any changes to the electrical utilities in the downtown area, it would have to bear the costs.<sup>333</sup>

At the December 19 Council meeting the Long-Range Planning Committee recommended, among other things, that the congestion on Pat Booker Road could be eased by another north-south arterial road. They proposed a road running south from Pat Booker Road and west of Northview and Parkview to West Aviation.<sup>334</sup>

Just before Christmas on December 10 the new Samuel Clements High School in Schertz held an open house that attracted 600 visitors.<sup>335</sup>

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<sup>329</sup> Council Minutes, 5 Sep. 1967.

<sup>330</sup> Strickland 35.

<sup>331</sup> Strickland 35.

<sup>332</sup> Council Minutes, 19 Sep. 1967.

<sup>333</sup> Council Minutes, 7 Nov. 1967.

<sup>334</sup> Council Minutes, 19 Dec. 1967.

<sup>335</sup> "Open House At School Attracts 600," *Valley News* 20 Dec. 1967: 1.

## 1968

For many, 1968 was a memorable year. There were the shocking assassinations of Martin Luther King, Jr. and Robert F. Kennedy. There were protests, many of them violent, against the war in Vietnam and “The Establishment.” Lyndon B. Johnson chose not to run for reelection, thus throwing the Presidency up for grabs. American astronauts orbited the moon in a rehearsal for a landing following year. Locally, San Antonio geared up for its world’s fair, HemisFair ’68, “The Confluence of Civilizations in the Americas.”

For UC, however, there was little fanfare as the city continued to grow and prosper. The city explored alternate routes to ease traffic on Pat Booker, there was a sign ordinance controversy, a new sewer connection improved service for developing areas, and discussions began on a regional wastewater system.

For some time UC had been considering new roads to ease the traffic on Pat Booker Road. In early January the Council passed a resolution that outlined four proposed east/west and north/south streets. The east/west streets were from Converse Road to the western edge of Northview, an extension of West Byrd to Converse Road, and an extension of West Aviation paralleling the railroad tracks to Converse Road. Only the last road was eventually built. The north/south street was to be an extension of an existing gravel road that ran north and south from behind the Baptist Church from Pat Booker Road to West Aviation. This road was never built either.<sup>336</sup>

The city’s growth was echoed by Southwestern Bell, who told the UC Council that the “Olive 8” exchange was expected to grow 50 percent during the next 5 years. The Council also heard that the Texas Highway Department had scheduled the first phase of FM 1604 construction from I-35 to I-10.<sup>337</sup>

In a January 20 election UC citizens defeated by a 150-114 margin a proposed one percent sales tax to fund city projects.<sup>338</sup>

The Calvary Temple Assembly of God Church, located at 202 West Byrd, had its groundbreaking ceremony on January 25.<sup>339</sup>

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<sup>336</sup> “City Council Passes Resolution At Meeting,” *Valley News* 10 Jan. 1968: 5.

<sup>337</sup> Council Minutes, 16 Jan. 1968.

<sup>338</sup> Strickland 36.

<sup>339</sup> “Groundbreaking” (photo), *Valley News* 7 Feb. 1968: clipping in UC Archives.

Anticipating that many people would be coming to the San Antonio area for HemisFair, the City Council amended Ordinance 70, providing a temporary waiver to allow the renting of rooms in private houses.<sup>340</sup>

Two new apartment complexes were approved in February. Permits were issued to Michael J. Robinson to build a complex at 2129 Pat Booker Road (became Michael's Apartments, now Garden Oaks) and to James H. Robinson to build at 2205 Pat Booker Road (Robinson Manor).<sup>341</sup>

After months of wrangling, developer John Schaefer offered to settle out of court by deeding to the city lots 26 and 26 in the Parkview Subdivision in lieu of sewer tie-in fees for the remaining 33 lots in his Red Horse Manor development. The city accepted.<sup>342</sup>

Business signs, especially along Pat Booker Road, were a constant bone of contention between the city and the owners. In April the Council approved Ordinance 186, which set sign standards. The City Inspector was directed to inspect all UC signs and advise owners to rebuild, repair, or move signs. The Council was advised that Continental Trailways would have 12 runs daily between San Antonio and UC. Ott's Food Market at 201 East Byrd would be the terminal for UC.<sup>343</sup>

The City election on April 6 put a new mayor and two new aldermen on the Council. Earl G. "Doc" Grover won a tough race against Arthur Stafford 381-289, and John F. Prater and Arnold J. Schreck were the two top vote-getters for aldermen.<sup>344</sup>

The UC Volunteer Fire Department was elated when their new Ward LaFrance fire truck arrived on April 11.<sup>345</sup>

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<sup>340</sup> Council Minutes, 6 Feb. 1968.

<sup>341</sup> "Construction In UC Hits \$512,100," *Valley News* 14 Feb. 1968: 1.

<sup>342</sup> Council Minutes, 19 Mar. 1968.

<sup>343</sup> Council Minutes, 2 Apr. 1968.

<sup>344</sup> Strickland 36.

<sup>345</sup> Council Minutes, 16 Apr. 1968.

More good news followed in early May. The Council was briefed that as of March 31 there were 74 Coronado Village and 24 Universal Heights houses now connected to the SARA sewer line at a fee of \$100 each.<sup>346</sup> The “lagoon” on Kitty Hawk was no longer needed.

A new business was nearing completion. The Goodyear Store at 833 Pat Booker Road was scheduled to be finished by July 1; however, there was one small problem—no water or sewer lines yet!<sup>347</sup> The city was working on getting those lines connected.

The HemisFair, which had opened in April, declared June 6 to be Universal City Day, in recognition of the 8<sup>th</sup> anniversary of the city’s first council meeting.<sup>348</sup>

Apparently, the Pat Booker Road merchants were not too happy with the new sign ordinance and they let City Hall know about it. Consequently, the Council repealed the ordinance and set up a “Blue Ribbon Committee” to come up with an acceptable sign policy.<sup>349</sup>

At a meeting of the Chamber of Commerce, city officials met with developers. During the meeting Mayor Grover announced that park development in UC would be on a “pay as you go” (piecemeal) basis, despite voters approving bonds. Developer John Schaefer said that UC parents had been “defrauded” in that the Red Horse Park land had been donated and bonds approved, but never issued. He added that developers (Johnnie Chuoke was also present) were being discouraged by UC requiring them to absorb the cost of putting in water lines. Grover preached fiscal conservatism; he felt that “residents should advertise UC as a city without sales tax.”<sup>350</sup>

Another complaint (one that continues even today) was that there were too many service stations on Pat Booker Road. Someone on the Council must have asked if it was legal to set a numerical limitation on the number of service stations in UC. The City Attorney advised that a limitation would be questionable (probably lead to a law suit); however, the most effective way of limiting would be through the zoning ordinance. At the same Council meeting Ordinance 126, the old sign ordinance, was reenacted in lieu of the repeal of the new ordinance. Also, to

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<sup>346</sup> Council Minutes, 7 May 1968.

<sup>347</sup> Council Minutes, 21 May 1968.

<sup>348</sup> Council Minutes, 21 May 1968.

<sup>349</sup> Council Minutes, 21 May 1968.

<sup>350</sup> “Mayor Grover Speaks On Projects, Plans To Be Accomplished In City,” *Valley News* 29 May 1968: 1.

help the city repair some of its damaged streets a used street roller was purchased for \$1,625.<sup>351</sup>

A San Antonio newspaper gave a quick run-down on the progress of UC. It noted that UC's population was currently 7,400, but had no post office. In 1940 there was one business (not exactly true, but not far off), but now there were 108. The city, in conjunction with Schertz, was exploring the possibility of beautifying Cibolo Creek. There was a new high school in Schertz for the children of UC. Developer Johnnie Chuoke owned 240 apartment units and was presently building a 32-unit complex. When asked about the possibility of Schertz and UC merging, Mayor Grover found it "interesting."<sup>352</sup>

The Council learned in early July that with the opening of the new elementary school in Live Oak (now Ed Franz Elementary), children in Rose Garden Estates would be bused to it and children in Coronado Village and University Heights would be bused to Converse Elementary. Also, the city's first fire truck, no longer needed now, was sold to the Oak Hills Volunteer Fire Department for \$550.<sup>353</sup> Also, on July 7 the Calvary Temple Assembly of God Church at 202 West Byrd was dedicated.<sup>354</sup> Later in the month it was announced that an American Legion post would be organized in UC.<sup>355</sup>

There was progress being made on the construction of a post office. The United State Post Office announced that bids were being called to construct and lease a building for a substation in UC.<sup>356</sup> Later a contract was let for construction of the building, which was expected to be completed in the late fall of 1969.<sup>357</sup>

There was no denying that UC was growing and along with this growth was a burgeoning city budget. Mayor Grover proposed a fiscal year 1969 budget that had \$194,000 in the General

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<sup>351</sup> Council Minutes, 4 Jun. 1968.

<sup>352</sup> "No Post Office Doesn't Mean Oblivion," *San Antonio Light* 8 Jun. 1968: clipping in UC Archives.

<sup>353</sup> Council Minutes, 2 Jul. 1968.

<sup>354</sup> "Congregation Plans Dedication Sunday," *Valley News* 3 Jul. 1968: 2.

<sup>355</sup> "UC Legion Post To Be Organized," *Valley News* 17 Jul. 1968: 1.

<sup>356</sup> "Post Office Bids Called," *Valley News* 31 Jul. 1968: 1.

<sup>357</sup> "Post Office Contract Let," *Valley News* 30 Oct. 1968: 1.

Account (an increase of \$31,000 over FY 68), \$235,000 in Utilities (up \$5,000), and \$17,000 in Streets (up \$7,000).<sup>358</sup>

Traffic on Pat Booker Road was becoming so congested that the State Highway Department was considering the possibility of adding a fifth lane for left turns.<sup>359</sup>

In August the Council learned that Water Well #5 on Kitty Hawk was connected into the City's system and working fine. Also the city began to extend the UC water line from the Monroe Apartments (in 400 Block of East Aviation) to Palmer Trailer Court (737 East Aviation) and the Busch residence.<sup>360</sup>

On September 1, Gutierrez gave notice that it would terminate its sanitation contract with the city. The city called for bids for a new three-year contract and subsequently awarded it to Moore Service, effective December 1. Gutierrez had been the city's first sanitation contractor and although he lost the bid for the new contract, he and the city parted on good terms.<sup>361</sup>

The growing city was putting demands on the sewage system. The requirements of the city were quickly reaching the limits of the sewage plant on East Aviation. Not liking what it heard from SARA, UC officials began discussions with Schertz to build a regional sewer system linked to Cibolo Creek.<sup>362</sup>

Understanding that some developers were not happy with the city's way of doing business, the Council met with these developers on October 22 to discuss issues. Subjects covered were burning of construction debris, alleys, vandalism of construction sites, sewer check valves, city planning (FM 78 was to be widened to four lanes beginning in February 1969), air traffic restrictions, revenue-refund contracts, utility and tax rates, cost of building in UC, performance and maintenance bonds, utility charges, UC City Hall was too "nit-picky," and street lights.<sup>363</sup> No immediate changes ensued from the meeting, but there had been some useful dialog.

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<sup>358</sup> "Mayor Proposes Record Budget," *Valley News* 7 Aug. 1968: 1.

<sup>359</sup> "Fifth Lane Proposed for Pat Booker Road," *Valley News* 28 Aug. 1968: 1.

<sup>360</sup> Council Minutes, 17 Sep. 1968.

<sup>361</sup> Council Minutes, 31 Oct. 1968.

<sup>362</sup> "Public Hearing Due for Schertz-UC, Nov. 10," *Weekly Herald* 14 Oct. 1968: clipping in UC Archives.

<sup>363</sup> Council Minutes, 22 Oct. 1968.

The National Election was held on November 5, 1968, and the communities along Cibolo Creek voted much along the lines of the nation. Richard Nixon got 4,330 votes to 3,530 for Hubert Humphrey and 1,241 for Wallace. Nixon fared slightly better among local voters than he did nation-wide where he received 43.4% of the votes, compared to Humphrey's 42.7% and Wallace's 13.5%.<sup>364</sup>

Later in November the sewage lines of Rose Garden Estates and the mobile home park were finally connected with the SARA plant in Converse. Hook-up fees were \$60 per house.<sup>365</sup>

UC Corporate Court Judge Richard J. Woods resigned effective December 31 and the city appointed Frank Corbin to take over on January 1, 1969.<sup>366</sup>

## 1969

The last year of the turbulent 1960s would see continued growth for UC and the city would experience some growing pains. However, none of the challenges would be too great that the young city couldn't solve them. FM 78 began a much-needed widening and additional traffic control measures were taken on Pat Booker Road. There were many new faces in the City Council and in the city staff. A major supermarket chain announced that it would be arriving in the city. There were concerns about the future growth of the city under the approaches to Randolph's two runways. Housing continued to expand and there was progress on a regional sewage system.

As far back as 1969 there were people that felt that consolidation of the many school districts in and around Bexar County might be away to save funds. This held true for the UC area because in January officials met to consider merging Judson ISD with East Central ISD and Schertz-Cibolo ISD with Marion ISD.<sup>367</sup> Nothing came of these proposals, since all four districts were still separate and distinct 41 years later.

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<sup>364</sup> "Local Voters Favor Nixon," *Valley News* 13 Nov. 1968: 1.

<sup>365</sup> Council Minutes, 19 Nov. 1968.

<sup>366</sup> Strickland 36.

<sup>367</sup> "Merger of Schools Proposed," *Valley News* 1 Jan. 1969: 1.

The new Live Oak Elementary School (now Ed Franz) was open to the public on January 19. Children in Coronado Village, Universal Heights, and Rose Garden Estates attended the school.<sup>368</sup>

Traffic on Pat Booker Road continued to be a headache. The Texas Highway Department had metered 8,550 vehicles per day each way on UC's "main street."<sup>369</sup> City officials agreed that there was a great need for additional north-south streets to ease the situation. The traffic load also required additional traffic signals so that drivers on side roads could gain access to Pat Booker.<sup>370</sup> Later, the Texas Highway Department recommended traffic lights at Northview Boulevard, Stonegate Drive, and Villa Drive. It suggested flashing lights at Coronado Boulevard, and Rose Garden Drive (entrance to Rose Garden Estates). It also recommended a continuous left-turn lane from National Boulevard to FM 78. Mayor Grover asked the Highway Department to reconsider the need for a traffic light, rather than flashers, at Rose Garden Drive.<sup>371</sup> With all the new lights being placed on Pat Booker Road there would be grid lock at rush hour unless traffic could keep flowing, so the Council, in conjunction with Randolph AFB, asked the Highway Department to look into synchronizing them.<sup>372</sup> On the horizon, however, widening of FM 78, which began in November and would extend into 1970 would undoubtedly lead to congestion at the Pat Booker Road intersection for the next 10 months.<sup>373</sup> There was some good news about the FM 78 construction project, however, the dirt would be used to fill UC's gravel pit. Also, Randolph AFB would open two new gates during construction, one at the high school and one by the riding stables on FM 1518.<sup>374</sup> It appeared that the old Randolph Field railroad station was probably razed when FM 78 was widened. It had fallen into disuse and at least two unsuccessful private businesses occupied it before its demise. An aerial photo taken in 1968 shows the station still standing, but it is no longer there in a 1970 photo.

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<sup>368</sup> "Open House Scheduled At Live Oak School," *Valley News* 15 Jan. 1969: 1.

<sup>369</sup> Council Minutes, 17 Jul. 1969.

<sup>370</sup> "UC Council To Study Ways to Speed Court Proceedings," *Valley News* 15 Jan. 1969: 1.

<sup>371</sup> Council Minutes, 18 Feb. 1969.

<sup>372</sup> Council Minutes, 21 Oct. 1969.

<sup>373</sup> Council Minutes, 4 Nov. 1969.

<sup>374</sup> Council Minutes, 2 Dec. 1969

UC was granted a charter for an American Legion Post. Named after the air base's namesake, William M. Randolph, Post #593 had its organizational meeting on January 22.<sup>375</sup>

New faces appeared in City administration. Victor Cano resigned as UC's Fire Chief on February 11. Ray Cain replaced him on February 13. The April 5 city election saw William F. Phillips reelected as alderman, along with new-comers Arthur F. Bryson, Jr. and L. H. Schendel. City Secretary Burton H. Rowden resigned effective June 1, later slipped to June 10. Brigadier General (Ret.) John A. Pechuls was later named his successor. Starting salary was \$522.50 per month, upped to \$550 per month after a 90-day probation period. The Police Department became large enough to warrant a middle-management level, so the Council approved a "Sergeant" to be hired. In August Alderman Schreck resigned and was replaced by Mr. J. D. Holder.<sup>376</sup> By the end of the year, after two new officers were hired, the Police Department had enough personnel to patrol the city's streets between 6 PM and 2 AM.<sup>377</sup>

The city attained a milestone of sorts on March 17 when it had its first armed robbery. The Dairy Queen at 411 East Aviation (now Rouse Plumbing) was the recipient of this dubious honor. The robbers entered at 9:20 PM and took \$225.<sup>378</sup>

The young city got a huge economic shot in the arm in April when it learned that the H.E.B. Grocery Company had announced its intent to build a store complex of 50,000 square feet with 250 off-street parking spaces at the northwest corner of Pat Booker and Kitty Hawk Roads.<sup>379</sup>

One of the problems facing an expanding city near an Air Force base was the building of structures under the flight paths of airplanes landing and taking off. UC was faced a double dilemma, because it was sandwiched between Randolph's two runways. The east runway approach was not so much a problem because only a few streets were under it before the flight path went over Cibolo Creek and sparsely inhabited countryside. The west runway approach, however, went right over UC's expansion area; consequently, the city had to protect its future by not jeopardizing the base's flying mission with building residences in vulnerable areas. UC not only had to restrict the construction of houses under the flight paths, but it also had to limit

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<sup>375</sup> "American Legion Post at UC Granted Charter," *Valley News* 15 Jan. 1969: 5.

<sup>376</sup> Strickland 38.

<sup>377</sup> City Council Minutes, 2 Dec. 1969.

<sup>378</sup> Strickland 38.

<sup>379</sup> Strickland 38.

the heights of these structures. Mayor Grover emphasized to Randolph AFB that it would limit construction to only low, single-family houses north of Kitty Hawk.<sup>380</sup>

The city continued to develop. Mr. Pete Peterson began development of Buckingham Village trailer park.<sup>381</sup> The “gravel pits,” donated by Quincy Lee, were opened for landfill. It was hoped that the pits would soon be filled and the land could be converted into a park.<sup>382</sup> Additionally, Red Horse Manor homes were advertised as ranging from \$25,000 to \$40,000, pricey for 1969.<sup>383</sup> More affordable homes were available in Live Oak Village (in unincorporated land between Live Oak and UC), El Dorado (San Antonio), Lone Oak (Schertz) and the Village (Schertz). Another new housing development was Fairview Acres, which was located in an area a few miles away in Comal County, and would later become Garden Ridge.<sup>384</sup> Additionally, the Gold Talon apartments opened for business and nine units were occupied by May.<sup>385</sup> The growth of the city prompted the Council to ask for a Master Plan to be written.<sup>386</sup> Plans by developer Quincy Lee to build Live Oak Village in the area between UC and Live Oak led to discussions between the two cities to iron out ETJ overlap. Lee wanted agreement between the cities so that he could set up a water district to serve the new homes.<sup>387</sup>

The sewage situation in UC was approaching critical, so the City Council voted to expand the capacity of the sewage plant from 600,000 gallons per day to 2,000,000.<sup>388</sup> Later, the Council decided not have SARA take over operation of the sewage plant.<sup>389</sup> Facing a similar situation, Schertz decided to reject SARA also.<sup>390</sup> At a meeting of the Texas Water Quality Board (TWQB)

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<sup>380</sup> “Universal City Mayor Says Flight Lines Not Ignored,” *Valley News* 23 Apr. 1969: 1.

<sup>381</sup> Council Minutes, 7 Jan. 1969.

<sup>382</sup> Council Minutes, 6 May 1969.

<sup>383</sup> “Trading Post,” *Valley News* 28 May 1969: 14.

<sup>384</sup> “Fairview Acres” advertisement, *Valley News* 10 Sep. 1969: 8.

<sup>385</sup> Council Minutes, 20 May 1969.

<sup>386</sup> Council Minutes, 16 Sep. 1969.

<sup>387</sup> Council Minutes, 20 Nov. 1969.

<sup>388</sup> Council Minutes, 14 Jan. 1969.

<sup>389</sup> Council Minutes, 22 Apr. 1969.

<sup>390</sup> Council Minutes, 15 May 1969.

in May, SARA officials went on record as opposing UC's application to increase the capacity of its sewage system.<sup>391</sup> The TWQB "sat on" UC's application, forcing the city to sue for a decision.<sup>392</sup> In the meantime the Council directed City Engineer William H. Mullins to explore the possibility of UC constructing its own regional sewage system.<sup>393</sup> Mullins returned in October with a plan that included UC, Schertz, Cibolo, and Selma.<sup>394</sup> The Council subsequently decided to continue negotiations with SARA, but to also connect with the Schertz sewage system and pursue a regional system. Hooking into the Schertz system would enable 200 more connections to be authorized in UC. Without those connections, development would sharply curtailed because the only alternatives would be septic tanks, something the city wanted to avoid if possible.<sup>395</sup> In November the TWQB accepted for consideration UC's proposal for a regional water system under a corporate structure. The city's suit against the TWQB, however, remained active.<sup>396</sup> In December, a meeting at UC City Hall with UC, TWQB, Schertz, and SARA officials decided that Schertz and UC could pursue a unified sewer system. Having its own sewer system meant that the two cities could "call their own shots" and benefit from sewage fee receipts, without having to funnel them through SARA.<sup>397</sup>

Another symptom of the city's growing pains was the stray animal problem. The old dog pound was inadequate, so in November the Council approved a new "dog pound" for UC; \$425 was appropriated for its construction.<sup>398</sup>

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<sup>391</sup> Council Minutes 20 May 1969.

<sup>392</sup> Council Minutes, 15 Aug. 1969.

<sup>393</sup> Council Minutes 16 Sep. 1969.

<sup>394</sup> Council Minutes 7 Oct. 1969.

<sup>395</sup> Council Minutes, 16 Oct. 1969.

<sup>396</sup> Council Minutes, 20 Nov. 1969.

<sup>397</sup> Council Minutes, 16 Dec. 1969.

<sup>398</sup> Council Minutes, 4 Nov. 1969.

## CHAPTER THREE

### THE 1970s

This turbulent decade would see the end of the Vietnam War and the downfall and resignation of a President. South Vietnam, now forsaken by the United States, would fall to the aggressive Communists of the north. Two “oil shocks” brought on by actions of hostile oil exporting nations would see gasoline prices skyrocket and the economy suffer accordingly. A President would suffer through a national “malaise” and the embarrassment of a hostage crisis, both of which would eventually end his political career. Disco music assailed the nation’s ears and clothing became even more outrageous than in the Sixties.

#### 1970

The first year of UC’s second decade saw additional milestones achieved and a familiar landmark disappear. The city would get a post office and a sales tax. A new supermarket opened, and houses and businesses continued to be built, pushing the city up to the limits of its water and sewage capacity.

An article in a local newspaper set the tone for the new decade. Titled “Universal City: Modern Boom Town,” the article described how the city had grown from 700 in 1950 to a bustling community of over 7,000. Spurred by the arrival of the Military Personnel Center in 1963 population jumped from 1,800 in 1960 to 4,400 by 1964. The nearness of Interstate 35 and low taxes made UC an attractive place to live.<sup>399</sup>

The year started off with a bang. The new 11,800 square-foot \$250,000 Post Office on North Boulevard was dedicated on February 8.<sup>400</sup> Construction began on two bays that were added to the Fire Station for \$3,299<sup>401</sup> to house a new pumper and utility fire trucks.<sup>402</sup> In late February

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<sup>399</sup> Clipping dated 1 Jan. 1970 from an unidentified newspaper in UC Archives.

<sup>400</sup> “U.S. Post Office Dedication Set,” *Valley News*, 4 Feb. 1970: 1.

<sup>401</sup> Council Minutes, 6 Jan. 1970.

<sup>402</sup> “Fire Station Construction Begins in U.C.,” *Valley News* 14 Jan. 1970: 2.

a new eight-compartment dog pound was completed next to the sewage disposal plant on East Aviation.<sup>403</sup>

The City Fathers gave the voters two choices for the February 17 election. They could vote for \$310,000 in bonds for street, alley, and drainage improvements, or they could approve a one percent local sales and use tax to fund city projects. The voters voted down the bonds 325 to 190, but approved the sales tax 398-126.<sup>404</sup>

The Council approved pay raises for the city staff in February. The city at that time comprised of the City Secretary, City Treasurer, Chief of Police, Police Sergeant, 4 police officers, 4 street department workers, City Inspector, one paid city fireman, 2 police dispatchers, Utility Chief, Assistant Utility Chief, 4 utility workers, and 4 office clerks—a total of 26 people.<sup>405</sup>

In March the Council established the Planning Commission and the Police and Fire Commission. The members of the Planning Commission were charged with coming up with a Master Plan. The initial members of the Planning Commission were Gordon Blake, Eugene Brown, Ralph Castilla, Robert T. Larkin, Hilda Mock, Robert C. Perkins, Edward B. Rassmessen, Eugene B. Sisk, and George Tucker. The initial members of the Police and Fire Commission were Henry G. Casey, John R. Ralph, and William A. Young.<sup>406</sup> At the same time the Cibolo Creek Improvement Committee, co-chaired by UC's Gordon Blake and Schertz's Odo Riedel, began looking into the possibilities of the recreational development of Cibolo Creek.<sup>407</sup>

Mayor Grover announced in March that he would not seek election. Alderman William F. Phillips resigned his position to run for mayor and Bill F. Phillips (different person) replaced him.<sup>408</sup> In the April 4 election John F. Prater swamped William F. Phillips 405-271 and became UC's eighth mayor. John D. Holder, who had been appointed Alderman in 1969, retained his

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<sup>403</sup> "Dog Pound" (captioned photo), *Valley News* 25 Feb. 1970: 9.

<sup>404</sup> Strickland 40.

<sup>405</sup> Council Minutes, 17 Feb. 1970.

<sup>406</sup> Council Minutes, 26 Mar. 1970.

<sup>407</sup> Council Minutes, 17 Mar. 1970.

<sup>408</sup> Council Minutes, 3 Mar. 1970.

seat in this election and newcomer Russell L. Allen joined him on the new Council.<sup>409</sup> Prater, Holder, and Allen had run as a "Progressive Ticket."<sup>410</sup>

To understand the growth of the cost of operating UC by this time, consider this report of final expenditures for the fiscal year ending March 31, 1970. During the past year UC had taken in receipts of \$238,270.81 into its General Account and had disbursed \$236,636.15. In the same time UC had taken in receipts of \$334,950.49 into its Utilities Fund and disbursed \$341,933.25.<sup>411</sup> So, in ten years UC had gone from nothing to well over a half-million dollars in its city budget.

The city got a huge economic shot in the arm when the new 26,000 square foot H.E.B. supermarket opened at 1709 Pat Booker Road on April 26.<sup>412</sup> The traffic at the intersection of Pat Booker Road, H.E.B. parking lot, and the entrance to Rose Garden Estates quickly became a nightmare and soon the city was working with the Texas Highway Department to put a traffic light there.<sup>413</sup>

By mid-1970 UC was feeling its oats. Mayor Prater announced that the population was estimated to be 7,500, although he had expected it to be more. Construction of new homes in Unit 3 of Red Horse Manor was taxing UC's sewage system. Additionally, developers would complete 56 in the next year and a half.<sup>414</sup> City Secretary John Pechuls announced that UC's sewage treatment plant, built in 1965, was processing 600,000 gallons per day, only 150,000 gallons from its maximum capacity. Consequently, the city joined with Schertz in starting the process to build a larger, regional system, rather than having to go to the San Antonio River Authority for relief. Schertz did its part by passing an \$850,000 bond issue for their share of the regional system July 18.<sup>415</sup> (One person who added to UC's sewage burden was this author,

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<sup>409</sup> Strickland 40.

<sup>410</sup> "Progressive Ticket Scores Victory in U.C. Election," *Valley News* 8 Apr. 1970: 1.

<sup>411</sup> "Statement of Cash Receipts and Disbursements—Universal City," *Valley News* 11 Feb. 1970: 8 & 9; "Statement of Cash Receipts and Disbursements—Universal City," *Valley News* 29 Apr. 1970: 13.

<sup>412</sup> "H.E.B. Sets Grand Opening of U.C. Facility April 28," *Valley News* 22 Apr. 1970: 1.

<sup>413</sup> Council Minutes, 15 Sep. 1970.

<sup>414</sup> Council Minutes, 9 Apr. 1970.

<sup>415</sup> "Pechuls Presents Position of U.C. In Sewer Issue," *Valley News* 22 Jul. 1970: 1.

who arrived at Randolph on June 20, 1970, and soon rented a unit in the Martha Washington Apartments (now Pebble Beach Apartments) on East Aviation.)

Gordon Blake of the Planning Commission reported that Randolph AFB had asked the city to consider a new right-of-way that would take some of the traffic pressure off Pat Booker Road. Randolph proposed that the new road run through the western part of the city, cross over the railroad tracks and FM 78 via an overpass, and enter the West Gate. Also, for the first time in several years, the long-dormant idea of a municipal swimming pool in Red Horse Park was discussed.<sup>416</sup>

A UC landmark met its end in September. The building that had once been known as The Outpost was sold to Humble Oil and Refining and was razed for the construction of a new service station. The building, built in 1940, had been the home of many businesses over the years, but held only a liquor store at the time of its demise.<sup>417</sup>

As the year drew to an end there was more new good news. Construction of homes in Rose Garden Estates, Universal Heights, and Coronado Village prompted the Judson ISD to announce that a new elementary school would be built in Coronado Village.<sup>418</sup> Also, Mayor Prater mentioned several new businesses: Shoe Town (914 Pat Booker), Main Savings and Loan (1310 Pat Booker), Kentucky Fried Chicken (1316 Pat Booker), a bike shop next to H.E.B., and Johnny Chouke was building a Lumber Yard and Hardware Store at 510 East Aviation.<sup>419</sup> Slowly but surely UC was moving north on Pat Booker Road.

## 1971

UC's good times continued to roll in 1971. Increased revenues allowed it to purchase needed equipment, improve its parkland, and expand City Hall. The State approved a regional sewage disposal system for UC and Schertz. The city embarked on the writing of a new charter. A new elementary school opened and a popular shopping center was about to get larger.

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<sup>416</sup> Council Minutes, 21 Jul. 1970.

<sup>417</sup> "Landmark Sold," *Valley News* 29 Jul. 1970: 16.

<sup>418</sup> Council Minutes, 17 Nov. 1970.

<sup>419</sup> Council Minutes, 15 Dec. 1970.

Early in the year Southwestern Bell announced that its UC facility would be expanded. This was to accommodate the new switching equipment for the “Zero-Plus Calling” feature being added to long-distance direct dialing.<sup>420</sup>

The Planning Commission recommended in its Thoroughfare Study that the city build a major north-south road from I-35 to FM 78, connecting somewhere in the vicinity between Randolph AFB’s West Gate and the west runway. This would take some traffic pressure off Pat Booker Road.<sup>421</sup>

Later, there was discussion of an “H.E.B. Cut-off” road that would run behind the supermarket and connect Pat Booker Road with Kitty Hawk. It would also tie into the plans for the north-south road proposed by the Planning Commission. The city needed to zone as commercial property the area between H.E.B. and the proposed road. There was also talk of needing an overpass at FM 1604 and Kitty Hawk.<sup>422</sup> Sadly, it would take 20 years for the overpass to materialize.

There was a local disaster at this time that caught the attention of UC residents. A floor buffer sparked a fire in the Volkswagen car parts warehouse at the northeast corner of O’Connor Road and I-35, completely destroying the 175,000 square-foot, \$8 million building on February 26. The concrete foundation of the warehouse remained until the Lowe’s hardware center was built there in the early 2000’s.<sup>423</sup>

The cost of doing the city’s business continued to grow. The final figures for fiscal year 1971 showed General Fund receipts of \$306,668.18 and disbursements of \$288,008.10, an increase of 28.7 percent and 21.7 percent, respectively, over the previous year. Utility Fund receipts were \$350,002.53 and disbursements were \$349,276.14, an increase 4.5 percent and 2.1 percent, respectively.<sup>424</sup>

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<sup>420</sup> “Bell’s Universal City Plant Beginning to Take Shape,” *Valley News* 3 Feb. 1971: 1.

<sup>421</sup> Council Minutes, 16 Feb. 1971.

<sup>422</sup> Council Minutes, 2 Mar. 1971.

<sup>423</sup> [http://www-03.ibm.com/ibm/history/exhibits/valueone/valueone\\_racing.html](http://www-03.ibm.com/ibm/history/exhibits/valueone/valueone_racing.html)

<sup>424</sup> “Universal City Statement of Cash Receipts and Disbursements,” *Valley News* 24 Mar. 1971:10; “Universal City Statement of Cash Receipts and Disbursement,” *Valley News* 19 May 1971: 11.

The Council created the position of Fire Marshal on February 2 and Bill Hooper filled it as an additional duty.<sup>425</sup> He later resigned in September.<sup>426</sup>

Sales tax revenue enabled UC to purchase a new fire truck, a new police car, a new dump truck, a new asphalt spreader, and a new bulldozer. The revenues also funded street resurfacing and repair projects, and lights for a ball field.<sup>427</sup>

Later in the year additional sales tax revenue funded a new pickup truck for the Fire Department, a park pavilion, lights and restrooms at Red Horse Park, further paving of streets, and a pay raise for city employees.<sup>428</sup>

In the April 3 city election two aldermen, Billy F. Phillips and L. H. Schendel, were elected to another term and Pete R. Adame became the newest member of the council.<sup>429</sup>

At a Council meeting it was announced that the city's official population was 7,613.<sup>430</sup>

On May 13 the State Legislature passed House Bill 1339 which established the Cibolo Creek Municipal Authority (CCMA).<sup>431</sup> Schertz and UC now had the go-ahead to build a larger sewage treatment plant that would meet the needs of the two growing cities for years to come. The Council named Burton Rowden, Harry Silverman, and Dr. A. W. Mays to serve on the CCMA Board.<sup>432</sup> Later Rowden and Silverman were removed because they did not reside within the CCMA boundaries. William F. Phillips and Floyd Irving replaced them.<sup>433</sup>

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<sup>425</sup> Council Minutes, 2 Feb. 1971.

<sup>426</sup> Strickland 42.

<sup>427</sup> "Sales Tax Revenue Aids Universal City's Growth," *Valley News* 24 Mar. 1971: 1.

<sup>428</sup> "U.C. Gains Needed Benefits From Sales Tax," *Valley News* 23 Sep. 1971: 1.

<sup>429</sup> Strickland 42.

<sup>430</sup> Council Minutes, 8 Apr. 1971.

<sup>431</sup> "Measure Passes by Wide Margin," *Weekly Herald* 26 May 1971: clipping in UC Archives.

<sup>432</sup> Council Minutes, 9 Mar. 1971.

<sup>433</sup> Council Minutes, 24 Jun. 1971.

The city held a special election on August 14 to decide if the charter should be rewritten. Citizens approved rewriting the charter by a 99-25 vote and 15 members were elected to the "Home Rule Charter" writing commission. They were Eugene Sisk, Clifton Anderson, Tom J. Gavin, Florence Blair, Lowell Barker, Eugene Brown, Gladys M. Ross, Glen B. Thompson, Doug Gary, Domingo Chavez, Francisco Quesada, Victor Cano, Russ Habersang, Ralph P. Castilla, and Louis Flores.<sup>434</sup>

There were two notable things about the charter election. The turnout was dismal and this was the first election where 18-year-olds could vote, the Twenty-Sixth Amendment having been ratified on July 1, 1971.<sup>435</sup>

Coronado Village Elementary, the first Judson ISD school located in UC, opened August 23.<sup>436</sup> The good news was that students would no longer have to be bussed to Live Oak Elementary (now Ed Franz); the bad news was that the children living in Rose Garden Estates would have to cross Pat Booker Road to get to school.<sup>437</sup>

To ease the situation at the entrance to Rose Garden Estates, in June the Texas Highway Department agreed to install a traffic light at the intersection with Pat Booker Road. Additionally, H.E.B. donated \$2,000 toward the cost of raising the level of Rose Garden Drive to improve visibility for traffic entering the intersection.<sup>438</sup>

In August the Council learned that Pat Booker Road would be widened to five lanes between Robin Drive (now UC Boulevard) and Kitty Hawk, thus allowing a left turn lane.<sup>439</sup>

In September the City Council approved \$9,074.00 in surplus money from the Utility Fund to expand City Hall with a 14-foot by 50-foot addition to the rear for the Police Department.<sup>440</sup>

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<sup>434</sup> Strickland 42.

<sup>435</sup> "Home Rule Gets Okay By 6.2% Of Voters," *Weekly Herald* 18 Aug. 1971: clipping in UC Archives.

<sup>436</sup> "Judson Hangs Out No Vacancy Signs," *Valley News* 2 Sep. 1971: 5.

<sup>437</sup> "Parents Urge JISD Board To Solve Intersection Problem," *Valley News* 23 Jun. 1971: 1.

<sup>438</sup> "H.E.B. Donation Helps Remedy Traffic Hazard," *Weekly Herald* 9 Jun. 1971: clipping in UC Archives.

<sup>439</sup> Council Minutes, 17 Aug. 1971.

<sup>440</sup> "U.C. Council Okays Extension to City Hall," *Valley News*, 30 Sep. 1971: 1.

Citizens of UC received some sad news that same month. Their fourth mayor, Donald F. Pulver, died in Seguin on September 7 at age 66. Pulver had served as mayor from July 13, 1963, to October 19, 1965, when he abruptly resigned over a dispute with other council members.<sup>441</sup>

Later in September there was exciting news that the H.E.B. supermarket would get three new neighbors. An 11,000 square-foot Mitchell's Department Store (a division of Tandy) and a 25,000 square-foot T, G, & Y Family Center would be attached to H.E.B. Additionally, across the parking lot and in the northwest triangle between Kitty Hawk and Pat Booker Road, an 8,000 square-foot Sears catalog store would soon open.<sup>442</sup>

This bit of information falls under the category, "What Might Have Been." In September 1971 the Planning Commission proposed a street that would connect Villa Drive to the Selma Road (later Kitty Hawk) at the 90-degree turn. Obviously, nothing came of this proposal.<sup>443</sup>

A milestone was passed in October 1971. The Council voted to make the *Weekly Herald* the city's official newspaper, ending a ten-year relationship with the *Valley News*.

In early December the Council approved a Minimum Housing Code Ordinance that would make possible Housing and Urban Development funds to eliminate "blight" in UC.<sup>444</sup>

At the end of the year the city's Comprehensive Plan was published. Planning envisioned a 400% growth in UC by 1990, making the population about 20,000. It also saw the need for a north-south road from Selma (the future UC Boulevard) and an east-west road along Kitty Hawk.<sup>445</sup>

During the year UC approved \$1,098,050 in building permits: \$160,000 for residential development, 30 motel units on East Aviation, a 120-unit apartment complex on Kitty Hawk, an

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<sup>441</sup> "Former Mayor of U.C. Succumbs Sept. 7 In Seguin," *Valley News* 16 Sep 1971: clipping in UC Archives.

<sup>442</sup> "U.C. Council Okays Extension To City Hall," *Valley News* 30 Sep. 1971: 1.

<sup>443</sup> "Planning Commission Proposes New Street," *Weekly Herald* 29 Sep. 1971: clipping in UC Archives.

<sup>444</sup> Council Minutes, 7 Dec. 1971.

<sup>445</sup> Franco Cernero, "Comprehensive Plan See 400% Growth For City of 1990," *Weekly Herald* 22 Dec. 1971: clipping in UC Archives.

addition to existing doctor's building, a \$40,000 structure on Byrd and Bowie, and additions to the H.E.B. shopping center.<sup>446</sup>

## 1972

The city continued to prosper in 1972. During the year several significant events occurred. The citizens voted in a home rule charter, changing the way the city was run. Commercial development brought in some major “name brands” on Pat Booker Road. The City Council, concerned about traffic on Pat Booker, considered developing alternate roads to ease the pressure. The city continued to expand, adding more acreage within its city limits. Anticipating the demands from more residents and businesses, the citizens of UC wisely approved bonds for a new regional sewage disposal plant.

The biggest event of the year for UC was the approval of a charter that would give the city home rule powers. Among those powers was improved ability to annex extra-territorial jurisdiction land. Eugene B. Sisk, chairman of the Charter Commission, shepherded the drafting of the charter and gained approval from the City Council to submit it to the voters on April 1, 1972.<sup>447</sup> Unlike 1967, this time the good people of UC approved the charter by a 283-87 vote.<sup>448</sup>

The city formally reorganized on April 18, 1972. The Council adopted an approved Ordinance 237, “Home Rule Charter,” under the statutes of Texas. Reelected Mayor John F. Prater and newly-elected Cliff Anderson and John D. Holder joined Arthur F. Bryson, Pete R. Adame, Billy F. Phillips, and L. H. “Larry” Schendel as the first official “councilmen” (no longer “aldermen”) of UC. The Council appointed City Secretary John A. Pechuls as the first City Manager of UC.<sup>449</sup>

There were several noted milestones for UC businesses during this year. A long-time favorite restaurant, Rene DeWinnes, located where the KFC/Taco Bell currently stands in the 200 block of Pat Booker Road, suddenly went out of business in late 1971. It was a shock to UC and Randolph AFB patrons, who used the restaurant not only for family dining, but also for office

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<sup>446</sup> *Weekly Herald* 12 Jan 72: clipping in UC Archives.

<sup>447</sup> “U.C. Citizens Invited To Charter Hearing,” *Valley News* 27 Jan. 1972: 1.

<sup>448</sup> Strickland 44.

<sup>449</sup> Strickland 44.

parties. Within a few weeks the facility opened on January 1 as the King's Inn Restaurant and Pub.<sup>450</sup>

Just a few days later on January 4 McDonald's opened at 713 Pat Booker Road. It was an immediate sensation for the city, but local hamburger establishments such as Dairy Queen on East Aviation and The Three Bears Hamburger Den at 832 Pat Booker (now China Moon), just a block away, suddenly found themselves losing a lot of business.<sup>451</sup>

By mid-year the H.E.B. supermarket at the Gateway Center had been joined by the Sears catalog store,<sup>452</sup> Mitchell's Department Store,<sup>453</sup> and T. G. & Y.<sup>454</sup>

In the early summer the City found itself facing a type of business that started a firestorm of controversy. The Blue Room Lounge (2101 Pat Booker) wanted to have topless waitresses. The Council held the request in abeyance for further study.<sup>455</sup> Later, it denied the request and established a new ordinance that prohibited lewd and lascivious live acts, demonstrations, or performance in public places and minimum health and sanitation clothing for food or beverage handlers at any food or beverage establishment.<sup>456</sup> Thus ended the topless waitress request.

Weather-wise, May 1972 was the most notable month of the year. Heavy rains on May 7 caused extensive flooding at the Village Oaks Apartments (now gone) in the 400 block of East Aviation. The lower floors of several townhouses (including the author's) were flooded and a blocked drain caused water to rise over the roofs of some of the cars parked in their stalls.<sup>457</sup> Four days later a cloudburst in the Hill Country created a wall of water that swept down the

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<sup>450</sup> "Restaurant Under New Management," *Weekly Herald* 5 Jan 72: clipping in UC Archives.

<sup>451</sup> "U.C. Gets McDonald's," *Weekly Herald* 12 Jan. 1972: clipping in UC Archives.

<sup>452</sup> "\$653,000 Construction; Revitalized C of C Leads U.C. Growth Rate," *Weekly Herald* 26 Apr. 1972: clipping in UC Archives.

<sup>453</sup> "Mitchells Store Grand Opening Set Tomorrow," *Weekly Herald* 17 May 1972: clipping in UC Archives.

<sup>454</sup> "New TG&Y Store In H.E.B. Center," *Weekly Herald* 29 Jun. 1972: clipping in UC Archives.

<sup>455</sup> Council Minutes, 20 Jan. 1972.

<sup>456</sup> Council Minutes, 15 Aug. 1972.

<sup>457</sup> "The Rains Came," *Weekly Herald* 10 May 1972: clipping in UC Archives.

Guadalupe River and killed 16 people in New Braunfels in the middle of the night.<sup>458</sup> The same storm caused Cibolo Creek to flood and crest at 24.39 feet, topping the 1913 flood record of 24 feet. Not only was the low-water crossing closed, the FM78 highway bridge was under 12 feet of water. The water rose nearly to the level of the railroad bridge tracks.<sup>459</sup>

The City progressed on its efforts to get a regional wastewater facility. In February the Texas Water Quality Board gave CCMA a wastewater permit, despite the efforts by SARA to stop the process by citing potential pollution problems.<sup>460</sup> On November 18 property owners within CCMA boundaries in Bexar County approved a \$2.4 million bond issue by a 75-41 margin. Owners with CCMA boundaries in Comal and Guadalupe Counties approved the issue by a 106-50 margin. Non-property owners in the three counties voted 12-2 in favor.<sup>461</sup> The way was now clear to start construction on the CCMA facility.

Pat Booker Road was a frequent topic throughout the year. In an article concerning home rule, a local newspaper called it “neon row,” alluding to the various signs bordering the street.<sup>462</sup> A later article talked about beautifying Pat Booker, including screening Jack’s Auto Parts, and alleviating the traffic problems.<sup>463</sup>

The Thoroughfare Study Group was looking at ways to improve the situation on Pat Booker. One of the suggestions was the “H.E.B. Cutoff” or “north-south arterial route” which would overlay part of Robin Drive. This road would connect IH-35 with FM78 somewhere near the west gate to Randolph AFB. The city announced a name contest to name this proposed road,<sup>464</sup>

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<sup>458</sup> *The City of New Braunfels, Texas Official Website:*  
<<http://www.nbtexas.org/index.aspx?NID=1036>>

<sup>459</sup> “Cibolo Creek: Mouse That Roared,” *Weekly Herald* 17 May 1972: clipping in UC Archives.

<sup>460</sup> “Cibolo System Picked to Replace SARA,” *San Antonio Express* 18 Feb. 1972: clipping in UC Archives.

<sup>461</sup> Strickland 45.

<sup>462</sup> “Questions, Answers On “Home Rule,” *Weekly Herald* 2 Feb. 1972: clipping in UC Archives.

<sup>463</sup> “\$653,000 Construction; Revitalized C of C Leads U.C. Growth Rate,” *Weekly Herald* 26 Apr. 1972: clipping in UC Archives.

<sup>464</sup> “Contest to Name North-South Arterial Route,” *Valley News* 25 May 1972: clipping in UC Archives.

which eventually was named “Universal City Boulevard.”<sup>465</sup> UC Boulevard was downgraded to an arterial street because of the difficulty and expense of connecting it with FM 78.<sup>466</sup> Kitty Hawk Road was also named an arterial street and plans were initiated to widen it into two 24-foot lanes on either side of a 14-foot median and to add curbs.<sup>467</sup>

There were some “solutions” from the Thoroughfare Study that did not please Pat Booker merchants. The Chamber of Commerce opposed a proposal to widen Pat Booker to six lanes and to place a solid median that blocked Wright and Langley cross-traffic. They also opposed one-way streets running parallel or perpendicular to Pat Booker; rather, they urged at looking at ways to divert traffic around Pat Booker (FM 1604 was suggested), rather than speeding it up through the center of town. The City Council, however, was looking at street parking issue on lower Pat Booker (from Langley to the railroad), where there was a problem with customers backing into the traffic when leaving businesses.<sup>468</sup> The UC Council agreed that an FM 1604, Fm 78 interchange was needed.<sup>469</sup> Also, it supported an overpass at Kitty Hawk and FM 1604.<sup>470</sup>

One of the more interesting arterial road proposals considered was extending Kitty Hawk Road across Furlong Drive to Boulder Drive, and thence to a new bridge over Cibolo Creek. Fourteen homes would have to be razed and neighborhood traffic would increase, hence the idea did not get too far.<sup>471</sup>

The Council had its eye on improvements within the city. Early in the year they approved plans for development of the “gravel pit” into a city park.<sup>472</sup> In May the Council approved \$3,653 for construction of a pavilion in Red Horse Park.<sup>473</sup> Cable TV was on the horizon and the Council

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<sup>465</sup> Council Minutes, 6 Jun. 1972.

<sup>466</sup> Council Minutes, 30 May 1972.

<sup>467</sup> Council Minutes, 18 Jan. 1972.

<sup>468</sup> Council Minutes, 15 Aug. 1972.

<sup>469</sup> Council Minutes, 30 May 1972.

<sup>470</sup> Council Minutes, 3 Aug. 1972.

<sup>471</sup> Council Minutes, 30 May 1972.

<sup>472</sup> “U.C. Dads Okay Plan for Recreation,” *Valley News* 24 Feb. 1972: 8.

<sup>473</sup> Strickland 45.

began seeking more information about this new concept in August.<sup>474</sup> The Council also heard a planning study that listed what needed to be done to improve housing, utilities, streets, recreation, and community facilities.

Most pressing was improving the water system by drilling a new well, and installing new water lines along Kitty Hawk Road and De Vaca Drive in Coronado Village.<sup>475</sup> Well Site #1 on West Langley was capped and was no longer of use.<sup>476</sup>

Anticipating a need for new areas for businesses (and sales tax revenues) and future residential growth and with the urging of the Chamber of Commerce,<sup>477</sup> in November the city annexed 700 acres of land in 4 parcels, the three largest being on Pat Booker Road from just north of Coronado Boulevard to FM 1604, a large tract which included newly-developing Olympia, and a tract on both sides of Kitty Hawk, west of 1604 and encompassing most of what is now Cimarron.<sup>478</sup> Finally, in December the Council approved \$63,423.26 for the purchase of 8 acres north of Rose Garden Estates for a future city hall and community center.<sup>479</sup>

There were a few changes within the city government during the year. In August the council decided to form a Police Reserve to augment the regular police force.<sup>480</sup> In October Gene Sisk was sworn in as judge of the Municipal Court, replacing Frank Corbin. Then Al Chavez resigned as Police Chief, effective December 1. Leo Hoover was named as Acting Chief<sup>481</sup> and then later appointed Chief December 18.<sup>482</sup> It was unclear why Chavez resigned, however, the City

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<sup>474</sup> "Cable TV Proposals to be Sought by U.C.," *Weekly Herald* 9 Aug. 1972: clipping in UC Archives.

<sup>475</sup> "Two Year UC Planning Study Complete," *Weekly Herald* 23 Aug. 1972: clipping in UC Archives.

<sup>476</sup> Council Minutes, 15 Feb. 1972.

<sup>477</sup> "U.C. Chamber Backs Annexation," *Valley News* 10 Aug. 1972: clipping in UC Archives.

<sup>478</sup> Council Minutes, 21 Nov 1972.

<sup>479</sup> "City Buys Eight Acres," *Weekly Herald* 6 Dec. 1972: clipping in UC Archives.

<sup>480</sup> "U.C. to Form Police Reserve," *Valley News* 3 Aug. 1972: 1.

<sup>481</sup> Strickland 45.

<sup>482</sup> Council Minutes, 18 Dec. 1972.

Council also relieved a special investigator, reorganized the Police Department, and changed duties and reporting.<sup>483</sup>

## 1973

This year would find UC locked in a land dispute with one of its neighbors. Nevertheless the city addressed road congestion problems, expanded its size, encouraged development, expanded and improved its parks, and at the end of the year faced an energy crisis.

Getting the new year off to a frosty start, on January 11 UC received some rare winter precipitation. A snow/ice storm left about an inch of the white stuff covering exposed areas.<sup>484</sup> It snowed again on February 8, according to the author's personal calendar.

UC received some welcome news about roads in its area. The State released a study that outlined plans for improving vital roads. The study recommended widening Pat Booker to 6 lanes from FM 78 to Kitty Hawk; upgrading FM 78 to four lanes from Cibolo Creek to FM 3009; widening Kitty Hawk to 4 lanes from Pat Booker to FM 1604; widening 1064 to 4 lanes from IH 35 to FM 78; installing inter-connecting (synchronized) signals on Pat Booker; improving ramps at Pat Booker and 1604; and extending Gibbs Sprawl Road from Converse to 1604.<sup>485</sup> It would take many years for all of this to happen, but eventually everything came to pass.

UC saw only a few personnel changes in 1973. City Manager John A. Pechuls suddenly resigned February 6. Robert V. Green, a retired Air Force colonel, was hired March 23 to replace him. In the April 7 election voters reelected Larry Schendel, and elected Lucy E. Blair and Josephine Jares as councilmen.<sup>486</sup>

To give a perspective on the cost of living in the early 1970s, consider the phone rates approved by the City Council. One party residence was \$8.80 per month (a 40-cent increase), two-party residence was \$5.95 (no increase), four-party suburban residence was \$7.35 (a 35-cent increase), and a residential extension cost \$1.25 (no increase). Business rates were higher. A

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<sup>483</sup> Council Minutes, 21 Nov. 1972.

<sup>484</sup> "IN WINTER'S GRIP" (photograph), *Valley News* 18 Jan. 1973: 4.

<sup>485</sup> "Transportation Study Released for RAFB Area," *Valley News* 18 Jan. 1972: 7.

<sup>486</sup> Strickland 73.

one-party business line cost \$22.50 (an increase of \$2.25) and a business extension cost \$1.85 (a ten-cent increase). It cost \$13 (\$3 increase) to get a phone connected in a residence and \$21 (\$6 increase) to get a commercial connection. Rural areas continued getting “the business” from Ma Bell; the new rates for UC were still higher than the rates in San Antonio.<sup>487</sup>

Developers continued to cast hungry eyes upon UC. According to Sam Parnes of Morton/Southwest, the Olympia subdivision could soon have 600 new homes with prices ranging from \$27,000 to \$50,000.<sup>488</sup> Also in the planning was a new housing development called Westgate Homes, which was planned for the area bounded by Kitty Hawk on the north, UC on the east, FM 1604 on the west, and the railroad on the south. Additionally, a commercial development was being planned on Pat Booker Road opposite the entrance to Coronado Village.<sup>489</sup> Officials at Randolph AFB, however, were worried about the Westgate (the Northlake area today) project being under a flight path. They were concerned that current UC zoning ordinances did not prevent the construction of houses and apartments in that area.<sup>490</sup> Eventually, Westgate went away, and the commercial project on Pat Booker died out. To bring some more land under city control, the Council annexed 165 acres that included land now in Meadow Oaks, Salinas Elementary School, Springwood, Coronado Village, Olympia Hills, and the golf course.<sup>491</sup>

One of the more interesting proposals that arose during this year was the possible relocation of the San Antonio Airport. Among the sites mentioned were Randolph AFB and southwest San Antonio. Facing public disapproval, authorities decided that expansion of the current airport was more feasible.<sup>492</sup>

The UC Council remained busy on city projects. On March 13 city officials signed a contract for sewage service between CCMA and UC.<sup>493</sup> UC transferred control of its sewage plant to CCMA

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<sup>487</sup> “Phone Rate Hike Okayed,” *Valley News* 8 Feb. 1973: 1.

<sup>488</sup> “600 Homes Possible in Olympia,” *Weekly Herald* 28 Feb. 1973: clipping in UC Archives.

<sup>489</sup> “Big UC Projects Are Drawing Near,” *Weekly Herald* 9 May 1973: clipping in UC Archives.

<sup>490</sup> Council Minutes, 17 Jul. 1973.

<sup>491</sup> Council Minutes, 17 Apr. 1973.

<sup>492</sup> Council Minutes, 19 Jun. 1973.

<sup>493</sup> Strickland 46.

on June 15.<sup>494</sup> The animal control facility on East Aviation was improved by adding a building next to the eight cages that had been built in 1970. Johnny Chuoke donated some of his land behind Acme Lumber so that there would be room for the new building.<sup>495</sup> The final cost for the new animal shelter building was only \$4,930, because of volunteer labor and the use of city employees.<sup>496</sup> The cost of doing city business continued to increase; the Council approved a \$965,000 budget for fiscal year 1974 and set the tax rate at \$1.60 per \$100 valuation (based on 25% of fair market).<sup>497</sup>

The city's parks saw progress in 1973. Red Horse Park gained a dual tennis court, a basketball facility, a volleyball court, and parking lots.<sup>498</sup> The city received a Housing and Urban Development grant of \$14,973 for the "Gravel Pit" park improvement; the funds were to be used with matching UC funds for storm water drainage.<sup>499</sup> The Schaefer Company donated 4.681 acres of land to the city for Red Horse Park. The two parks were to be developed and combined into one continuous municipal park.<sup>500</sup> The pipe dream of a linear park along Cibolo Creek got another nod from the City Council in October, but it was a resolution only; no money was appropriated.<sup>501</sup>

Pat Booker continued to be a headache for UC citizens. The traffic on Pat Booker in the early 1970s was horrendous, compared to today, although some would argue otherwise. A letter to the editor complained that the traffic was so bad that the writer elected to stay home, rather than eat out.<sup>502</sup> Parents in Olympia worried about their children having to cross Pat Booker to get to Coronado Village Elementary School. This was exacerbated by the October Arab Oil Embargo, which forced school districts to adhere to "2-mile radius" rule for busing.<sup>503</sup> To ease

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<sup>494</sup> Council Minutes, 19 Jun. 1973.

<sup>495</sup> "Animal Shelter Progress, *Weekly Herald* 21 Mar. 1973: clipping in UC Archives.

<sup>496</sup> Council Minutes, 19 Jun. 1973.

<sup>497</sup> "Budget Has City Okay," *Valley News* 2 Aug. 1973: 1.

<sup>498</sup> "Park Project Moves Ahead," *Weekly Herald* 21 Mar. 1973: clipping in UC Archives.

<sup>499</sup> "\$14,973 To U.C. In HUD Grant," *Weekly Herald* 23 Apr. 1973: clipping in UC Archives.

<sup>500</sup> Strickland 46.

<sup>501</sup> "Cibolo Creek Park Has UC Council OK," *Weekly Herald* 10 Oct. 1973: clipping in UC Archives.

<sup>502</sup> "It's Costing You Money...," *Weekly Herald* 8 Aug. 1973: clipping in UC Archives.

<sup>503</sup> "Olympia Organizes For Kid's Safety," *Weekly Herald* 15 Aug. 1973: clipping in UC Archives.

the situation, Clifford Morton of the Morton/Southwest Company donated a bus, the "Olympia Express," to get kids safely to the Coronado School; Judson ISD maintained and operated the bus.<sup>504</sup> The City Council passed a resolution asking the State to add additional traffic lanes, center medians, left turn storage lanes, curbing, sidewalks, drainage, additional traffic signals, and restrictions on turning movements and access points on Pat Booker Road.<sup>505</sup> Partial relief was on the way; late in the year the Council learned that in early 1974 there would be traffic lights installed on Pat Booker at Athenian and Coronado Boulevard.<sup>506</sup>

The area continued to get heavy downpours. Water was over the FM 78 bridge again after rain on July 16.<sup>507</sup> The FM 78 bridge was significantly lower in 1973 than it is today and it didn't take much to cut off traffic between Schertz and UC and the base. Even a light rain, however, made the low water crossing just north of the FM 78 bridge unusable to UC students walking to schools in Schertz. Additionally, the Schertz, Cibolo, Universal City ISD, citing loss of State and Federal Impact Funds, announced that it would terminate bus service for UC children living in Parkview, Rose Garden, and Red Horse subdivisions. Consequently, the City Council decided to widen East Aviation to include a walkway,<sup>508</sup> and approved the construction of a footbridge at the Cibolo Creek low water crossing at a cost of \$6,600.<sup>509</sup> Construction on the footbridge was slowed when the first contractor backed out.<sup>510</sup> Then, Schertz decided not to participate; consequently, UC decided to continue with the \$12,846 bridge on its own.<sup>511</sup>

Perhaps the biggest news of the year was the territorial dispute between UC and Selma, its neighbor to the north. In early October UC announced its intention to annex land within its extra-territorial jurisdiction (ETJ). UC based its claim on the fact that its ETJ was established

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<sup>504</sup> "Olympia Gets Bus," *Weekly Herald* 17 Oct. 1973: clipping in UC Archives.

<sup>505</sup> "Resolution Asks State Aid on Pat Booker Road," *Weekly Herald* 29 Aug. 1973: clipping in UC Archives.

<sup>506</sup> "UC Traffic Safety Improvement Seen," *Weekly Herald* 5 Dec. 1973: clipping in UC Archives.

<sup>507</sup> "On The Rise," *Valley News* 19 Jul. 1973: 1.

<sup>508</sup> Council Minutes, 5 Jun. 1973.

<sup>509</sup> Strickland 47.

<sup>510</sup> Council Minutes, 16 Oct. 1973.

<sup>511</sup> Council Minutes, 20 Nov. 1973.

before Selma became a city—first come, first served.<sup>512</sup> Selma disagreed annexed part of the same land. During this time Schertz was having problems with Selma's ETJ ambitions too.<sup>513</sup> (All of these cities, including Live Oak, had overlapping ETJs that were just waiting for controversy.) A hearing on the land dispute was to be held October 23 and UC got an injunction against Selma's October 11 annexation.<sup>514</sup> Round One to UC. Then, UC announced that it would annex approximately 200 acres of the disputed land at the November 12 City Council meeting.<sup>515</sup> At the October 23 hearing Selma got the October 11 injunction set aside.<sup>516</sup> Round Two to Selma. During this time citizens presented a petition to UC to annex Live Oak Village Units 15 & 15A at a special November 12 City Council meeting.<sup>517</sup> The Council voted for annexation, but Selma fought the action and UC appealed the October 23 decision.<sup>518</sup> On November 14, however, Selma, got a restraint on UC's annexation attempt until a November 29 hearing<sup>519</sup> Round Three to Selma. At that hearing UC was barred from further annexation attempts.<sup>520</sup> Round Four to Selma. Believe it or not, this controversy would simmer for another four years before settlement, as the reader shall discover!

On October 6, 1973, Egypt and Syria launched a surprise attack on Israel, thus beginning the Yom Kippur War. The Israelis were caught flat-footed and teetered on disaster until President Nixon authorized a strategic airlift to bring weapons and supplies to offset the Soviet Union's military aid to Egypt and Syria. The airlift allowed Israel to regain her footing and eventually defeat the Arab forces.

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<sup>512</sup> "Suburban Towns Dispute Boundary," *San Antonio Express* 12 Oct. 1973: clipping in UC Archives.

<sup>513</sup> "Land Fuss Develops," *Weekly Herald* 17 Oct. 1973: clipping in UC Archives.

<sup>514</sup> "Land Dispute Hearing Is Set," *Valley News* 18 Oct. 1973: clipping in UC Archives.

<sup>515</sup> "UC-Selma Land Feud Takes On New Dimension," *Weekly Herald* 31 Oct. 1973: clipping in UC Archives.

<sup>516</sup> "Selma Gets Nod," *Valley News* 1 Nov. 1973: clipping in UC Archives.

<sup>517</sup> Photo in UC Archives.

<sup>518</sup> "Area Land Dispute Grows," *Weekly Herald* 14 Nov. 1973: clipping in UC Archives.

<sup>519</sup> "Temporary Standoff In Local Land Fuss," *Weekly Herald* 21 Nov. 1973: clipping in UC Archives.

<sup>520</sup> "UC-Selma Land Fuss Status Quo Remains," *Weekly Herald* 5 Dec. 1973: clipping in UC Archives.

In retaliation for America's aid to Israel, on October 13 Arabs in the Organization of the Petroleum Exporting Countries placed an embargo on oil production by increasing the price 70 percent and reducing production by 5 percent from September levels, with further reductions in the offing. The result was an immediate "shock" felt in the targeted United States. Gasoline suddenly rose from about 30 cents a gallon to nearly 50 cents a gallon, if one could find a service station that had some to sell. Consequently, there were long lines of cars waiting for gasoline whenever a station announced it had gas. The cost of everything spiked, since petroleum was involved in just about anything produced and transported in the United States. The embargo continued until March 1974, but oil prices never returned to pre-war levels.<sup>521</sup>

Cities around the country scrambled to revise their budgets and citizens were urged to conserve energy. UC's Mayor Prater urged conservation.<sup>522</sup> This was reflected by energy conservation decisions made by the City Council. There would be no outside Christmas lights permitted in UC. There would be an unlit Nativity scene at the triangle in front of Randolph Field Bank; however, decorative gaslights were to be turned off, except when required for security.<sup>523</sup>

So, 1973, which started so brightly for UC with a snow and ice covering, ended darkly.

## 1974

Despite the effects of the "oil shock," UC continued to develop during this year. A rumor of consolidation with area cities arose and was squelched; the land annexation dispute with Selma continued; and to meet the needs of the business community, a chamber of commerce was formed.

Early in the year UC suffered some setbacks because of its rapid growth. The city's sewage system could not keep up with the construction of new houses. Consequently, a freeze was placed on new construction because of the sewage disposal capacity shortfall.<sup>524</sup> In late February the Texas Water Quality Board denied Morton/Southwest's request for a variance to

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<sup>521</sup> *Wikipedia, the free encyclopedia*: <[http://en.wikipedia.org/wiki/1973\\_oil\\_crisis](http://en.wikipedia.org/wiki/1973_oil_crisis)>

<sup>522</sup> "UC Mayor Urges Conservation," *Valley News* 15 Nov. 1973: 1.

<sup>523</sup> "Council Talks Energy Crisis," *Valley News* 13 Dec. 1973: clipping in UC Archives.

<sup>524</sup> "N. Bexar Building Frozen," *San Antonio Express News* 25 Jan. 1974: clipping in UC Archives.

hook up 200 new houses to the UC system.<sup>525</sup> Construction would have to wait until the new CCMA facility was built.

An interesting rumor floated around the area in February that soon got things stirred up. In the February 5, 1974, edition of the *San Antonio Express*, there was an article that five cities, UC, Live Oak, Converse, Selma, and Schertz were considering consolidation. The resulting new city (name yet to be chosen) would have about 20,000 people and contain 10,000 acres of land. There would be many benefits from this consolidation, including efficiencies from combined police and fire departments, municipal courts, and other city operations. All of this information came from an unnamed "city official." Two days later the *San Antonio News* published an article that had Mayor Prater denying any plans for consolidation, nor was the item on the February 19 City Council agenda. There had been some discussions about joint community action services (fire and police departments helping out each other), but no plans to consolidate the five cities.

Speaking of neighboring cities, in January Selma continued the turf war by filing suit against UC. A hearing was to be held February 4, but neither side made any significant progress during the year and the disputed land remained disputed.<sup>526</sup> Morton/Southwest, fed up with the situation, also filed suit against UC's annexation attempt.<sup>527</sup> At a special meeting on June 15 the City Council hired additional attorneys to represent the city in the annexation dispute.<sup>528</sup>

On the plus side, UC peacefully defined its boundaries with Converse--no hassle, no court cases.<sup>529</sup>

The next two stories fall in the "sign of the times" category. Local newspapers during this period advertised the sale of locking gas caps. The Arab Oil Embargo had led some poor, desperate souls to going around and siphoning gasoline from unattended cars. So, people started buying locking gas caps to prevent theft.<sup>530</sup> Also, a local credit union asked the

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<sup>525</sup> "Builder Asks 200 Sewer Hookups," *San Antonio Light* 28 Feb. 1974: clipping in UC Archives.

<sup>526</sup> "Selma Files Annex Suit," *Weekly Herald* 23 Jan. 1974: clipping in UC Archives.

<sup>527</sup> "Developer Suing UC," *Weekly Herald* 13 Feb. 1974: clipping in UC Archives.

<sup>528</sup> Strickland 48.

<sup>529</sup> Council Minutes, 2 Jul. 1974.

<sup>530</sup> *Valley News* advertisement 21 Feb. 1974: 5.

question, “Are You a Streaker?” in one of their advertisements.<sup>531</sup> A craze had broken out across the country, especially on college campuses, where young men (and some young women) would suddenly “streak” stark naked through an assembly of people. Most of the time, however, the streaker would wear a mask or disguise to conceal his/her identity, and running shoes to aid in eluding capture.

On April 6 UC voters gave the nod to Charles W. Johnstone to be city’s new mayor. He won a plurality of the votes (347) against current Mayor Prater (292), and Mike Bruno (137). At that time the city charter did not provide for a run-off; thus, Johnstone was the first UC mayor not to be elected by a majority of the voters. Clifton Anderson and Pete Adame were reelected and Forrest D. Ready joined the Council as a newcomer.<sup>532</sup>

The new Council was met with an immediate challenge. Police Chief Hoover abruptly resigned, effective April 29, to take a higher-paying position with a private concern.<sup>533</sup> He cited “lack of job security” as a reason for leaving.<sup>534</sup> No one was officially named to move up to replace Hoover, but Donald Bias attended subsequent Council meetings as “Police Chief.”<sup>535</sup>

On April 20 Judson ISD voters approved a \$4 million bond to build a new junior high school at the corner of Kitty Hawk and Converse Road.<sup>536</sup>

In March at the Royal Coach Inn (formerly the King’s Inn, and before that DeWinne’s Restaurant) the UC Chamber of Commerce discussed a merger with the Schertz-Cibolo Chamber of Commerce.<sup>537</sup> This was followed by a May 10 vote that approved merging the two chambers into the Randolph Area Chamber of Commerce.<sup>538</sup> While this was going on, the Chamber of Commerce sponsored the Randolph Area Fair 74 to be held on the grounds of the

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<sup>531</sup> *Valley News* advertisement 14 Mar. 1974: 2.

<sup>532</sup> Strickland 48.

<sup>533</sup> Council Minutes, 16 Apr. 1974.

<sup>534</sup> “Chief Quits,” *Valley News* 25 Apr. 1974: 1.

<sup>535</sup> Council Minutes, 21 May 1974.

<sup>536</sup> “Voters Approve Judson Bond,” *Weekly Herald* 24 Apr. 1974: clipping in City Archives.

<sup>537</sup> “U.C. Chamber Okays Merger, Name Change,” *Weekly Herald* 6 Mar. 1974: clipping in UC Archives.

<sup>538</sup> “Chambers Merge,” *Valley News*, 23 May 1974: 1.

future site of the UC City Hall on May 11 and 12.<sup>539</sup> Money raised from this event would go to building a community center.<sup>540</sup> Unfortunately a storm washed out the fair site and it had to be held on Randolph AFB, where the turnout was poor and little money was collected.<sup>541</sup>

In June United Gas, the company that had been supplying natural gas to UC customers for years, was renamed ENTEX, which meant “Energy, Transportation, and Exploration.”<sup>542</sup> In 2002 ENTEX started being called CenterPoint Energy—ENTEX, and by 2011 it was just CenterPoint.

In July the Council proposed a fiscal year 1975 budget of \$744,000; 38% (\$268,000) would come from ad valorem; 19% (\$140,000) from sales taxes; \$30,000 from revenue sharing; \$125,000 from sanitation charges; and \$181,000 from other sources. The ad valorem tax rate was set at \$2.00 per \$100 valuation, based on 25% of assessed value.<sup>543</sup>

There were some other significant Council decisions during the year. In March the UC City Council passed a \$3,000 senior citizen homestead tax exemption on the ad valorem property tax.<sup>544</sup> In early September the Council established a Police and Fire Commission.<sup>545</sup> The first members were Lloyd R. Sparks, Clyde J. Hales, Elikah W. Sweany, Jr., James Williams, and E. J. Kurtz. Later in the month the Council accepted a \$91,250 bid for a Ward-La France 55-foot telescoping water tower fire truck.<sup>546</sup> Also in September it was noted that the improved animal shelter had impounded 880 dogs in its first year of operation.<sup>547</sup> The city sponsored an Armistice Day parade, street fair, and dance on November 7.<sup>548</sup> As the year wound down,

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<sup>539</sup> “Randolph Area Fair 74,” *Valley News* 14 Mar. 1974: 2.

<sup>540</sup> “Randolph Fair Picks Up Steam,” *Valley News* 21 Mar. 1974: 14.

<sup>541</sup> “They Came Through,” *Weekly Herald* 15 May 1974: clipping in City Archives.

<sup>542</sup> *Valley News* advertisement 13 Jun. 1974: 2.

<sup>543</sup> “U.C. Sets Public Hearing,” *Valley News* 25 Jul. 1974: 1.

<sup>544</sup> Council Minutes, 5 Mar. 1974.

<sup>545</sup> Council Minutes, 3 Sep. 1974.

<sup>546</sup> Council Minutes, 17 Sep. 1974.

<sup>547</sup> “Animal Shelter Ends First Year,” *Valley News* 26 Sep. 1974: clipping in UC Archives.

<sup>548</sup> “Parade, Street Dance on City Agenda,” *Weekly Herald* 16 Oct. 1974: clipping in UC Archives.

increased traffic at the Kitty Hawk-Pat Booker intersection was prompting the Council to consider asking the State for a traffic light there.<sup>549</sup>

On the down side, not everything worked out well for the city in 1974. In February the Council learned that the ambulance contract proposal with the city of San Antonio was not acted upon. The Council decided to cooperate with the Schertz Area Facility for Emergency Services (SAFES), which was then organizing.<sup>550</sup> When UC tried to form its own version of SAFES, there wasn't enough interest among the citizens.<sup>551</sup> So, UC would have to depend upon the kindness of its neighbors, Randolph AFB and Schertz, for ambulance

## 1975

The city continued to progress during 1975. Construction began on the regional sewage system, expansion of the city hall building started, and the city's budget passed a milestone.

The long-awaited regional sewage system began with the groundbreaking of the Cibolo Creek Municipal Authority on January 10.<sup>552</sup> Unfortunately, this good news would be offset by a disagreement between UC and CCMA concerning which entity should get the connection fees. UC argued that the agreement with CCMA entitled the city to the fees, while CCMA claimed the opposite.<sup>553</sup> Later in the year it was announced that the old UC sewage treatment plant on East Aviation would be razed once the CCMA facility became operational. It was noted that when the flow of the treated water from the UC plant ceased, Cibolo Creek would dry up during periods when it was not fueled by rains.<sup>554</sup> The Environment Protection Agency allocated \$388,000 to UC to help raze the old facility and return the area to its original condition.<sup>555</sup>

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<sup>549</sup> "Auto Traffic Is Big Topic," *Valley News* 14 Nov. 1974: 6.

<sup>550</sup> Strickland 48.

<sup>551</sup> "Apathy Kills UC Medical Unit," *Weekly Herald* 28 Aug. 1974: clipping in UC Archives.

<sup>552</sup> "CCMA Ground Breaking," *Weekly Herald* 15 Jan. 1975: clipping in UC Archives.

<sup>553</sup> "U.C. Files Order Protest," *Valley News* 19 Jun. 1975: clipping in UC Archives.

<sup>554</sup> "Creek Due to Go Dry," *Weekly Herald* 9 Jul. 1975: clipping in UC Archives.

<sup>555</sup> "Kazen: CCMA Money Coming," *Valley News* 9 Jul. 1975: clipping in UC Archives.

The growth in UC, especially under the approaches to the east and west runways of Randolph AFB led to some concerns about its effect upon the flying mission.<sup>556</sup> Later in the year, Assistant City Manager H. T. Silverman briefed the City Council on AICUZ, what it was and how it affected the growth of UC.<sup>557</sup> AICUZ, short for Air Installation Compatible Use Zone, was and is a Department of Defense planning program developed in response to growing incompatible urban development (encroachment) around military airfields. The Air Force AICUZ program policy promoted and still promotes compatible land use through participation in local, regional, state and federal land use planning control and coordination processes.<sup>558</sup>

Three new people were elected to the City Council on April 5. They were Clyde Hales, George Tucker, and Leo H. Hoover.<sup>559</sup>

The Chamber of Commerce held another Randolph Area Fair was held May 9-11. It made some money, but not enough to cover the debts from the previous year's rainout.<sup>560</sup>

The appearance of Pat Booker Road still elicited negative comments. An editorial about Pat Booker said that it was "one of the most gawd-awful traffic and environmental situations ever created by man," and cited a "mass of billboards, signs, traffic signals, and other buildings."<sup>561</sup>

In late June UC approved \$23,330.92 for construction of the firehouse addition and to enlarge City Hall by 600 square feet.<sup>562</sup> The Council later approved a fiscal year 1975 budget that allocated \$954,000 to the General Fund and \$533,200 for the Utilities Fund. For the first time

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<sup>556</sup> Carroll Shershun, "More building could close Randolph," *San Antonio Express-News* 3 Apr. 1975: clipping in UC Archives.

<sup>557</sup> Council Minutes, 7 Oct. 1975.

<sup>558</sup> *MacDill Air Force Base – AICUZ Study*  
<<http://www.macdill.af.mil/publicaffairs/aicuzstudy.asp>>

<sup>559</sup> Strickland 50.

<sup>560</sup> "Randolph Area Fair Looked Good, Now For Next Year," *Valley News* 22 May 1975: 5.

<sup>561</sup> "Claim To ... Fame?" *Weekly Herald* 25 Jun. 1975: clipping in UC Archives.

<sup>562</sup> Strickland 50.

the city's budget exceeded \$1 million.<sup>563</sup> The council set a tax rate of \$2.40 per \$100 valuation, based on 20 percent of assessed value.<sup>564</sup>

The city suffered a legal setback in August when it heard that the Texas Supreme Court had denied a rehearing of the Selma-UC annexation case.<sup>565</sup> The Council could not annex the ETJ land it wanted between the city limits of UC and Selma.

There were some other actions taken during 1975 that merit some mention. In April the City hired a part-time animal warden for the new Animal Shelter.<sup>566</sup> In June the new Kitty Hawk Apartments (now Sable Ridge Apartments) at the corner of Kitty Hawk and Pat Booker Road were connected to SARA.<sup>567</sup> The City extended a water main to the Kitty Hawk Junior High School site and to Live Oak Village Unit #18, now called Cimarron.<sup>568</sup> The City approved a traffic light to be installed at Byrd and Pat Booker Road.<sup>569</sup> The City Council renamed Converse Road to "Old Cimarron Trail," to coincide with the Cimarron Development.<sup>570</sup> In October a new City Hall phone number was published. The now-familiar 659-0333 was given as an alternate to 658-3591.<sup>571</sup> In October Homes for the Homeless signed an official agreement with UC. Homes for the Homeless agreed to support the UC Animal Control Facility and UC agreed to compensate Homes for the Homeless for their disposition of surplus animals.<sup>572</sup> At about the same time the Alamo Area Council of Governments approved UC's master plan application. The State would provide \$6,200 to match the city's \$3,100 for a land usage plan and zoning ordinance.<sup>573</sup>

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<sup>563</sup> "Universal City Budget Fiscal Year 1976," *Weekly Herald* 2 Jul. 1975: clipping in UC Archives.

<sup>564</sup> Strickland 50.

<sup>565</sup> Strickland 50.

<sup>566</sup> Council Minutes, 15 Apr. 1975.

<sup>567</sup> Council Minutes, 3 Jun. 1975.

<sup>568</sup> Council Minutes, 19 Aug. 1975.

<sup>569</sup> Council Minutes, 2 Sep. 1975.

<sup>570</sup> Council Minutes, 21 Oct. 1975.

<sup>571</sup> "New Number At U.C. City Hall," *Weekly Herald* 8 Oct. 1975: clipping in UC Archives.

<sup>572</sup> "Agreement Signed," *Weekly Herald* 29 Oct. 1975: clipping in UC Archives.

<sup>573</sup> "AACOG Approves UC's Master Plan," *Weekly Herald* 5 Nov. 1975: clipping in UC Archives.

## 1976

America's Centennial year was an important year for UC also. There were two issues that dominated the attention of UC during the year. The Air Force revealed plans to buy portions of the city that were beneath the northern approaches to the east and west runways. Later, the long-simmering turf battle with Selma flared up, with a new strategy taken by UC. Otherwise, the city continued to grow and to suffer the pains of growth.

A newspaper article early in the year gave a quick overview of UC at the time. Noting that the "boom town" grew up at Randolph's door, UC had grown from a small, 40-house location in 1936-37 to a city composed of 50% active military, 20% retired military, and 10% civilian workers at Randolph. The city was considered to be a good place in which to retire. A comprehensive plan was completed in 1971, yet 50% of the land within city limits was still open for development. A new junior high was on the way, a Kinney shoe store was opened, and a "1910 Theme" bar (The Sopwith Camel) was coming. Three housing developments were underway and one was coming. Additionally, the City was contemplating development of a park along Cibola Creek.<sup>574</sup> Things were looking good for UC.

By far the most significant event for UC was the announcement of the Air Force's intent to have an AICUZ "clear zone" underneath the north ends of the east and west runways. For years there had been concern about UC's growth under the flight paths to Randolph, but in 1975 discussions between the city and the base grew more earnest.

In early January 1976 UC citizens heard the first news about the clear zone plans. Randolph AFB, UC, and the Corps of Engineers were discussing the clear zone, which could consist of three million square feet of privately owned land, including the Schaefer Company's Westgate project, two businesses, some apartments, and several houses under the east runway.<sup>575</sup> In February these plans were fleshed out for the city. The Air Force would purchase property from 158 UC landowners. About a third of the land the Air Force wanted was privately owned; the remainder was on base property or in existing highway or railroad rights-of-way. It was estimated that the purchasing would take about 12 to 18 months to complete.<sup>576</sup>

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<sup>574</sup> "'Boom Town' grew up at Randolph door," *Northside Sun (San Antonio)* 18 Feb. 1976: clipping in UC Archives.

<sup>575</sup> "Plans Still Vague On Acquisition of Land," *Weekly Herald* 6 Jan. 1976: clipping in UC Archives.

<sup>576</sup> "Randolph May Set Clear Zones," *San Antonio Express* 13 Feb. 1976: clipping in UC Archives.

A later newspaper article gave a more detailed of the Air Force's plan. Under consideration were 27 residences and lots in the 500 and 600 blocks of West Aviation, Lindbergh, and Wright Boulevards. A part of the Rittiman Addition near the north end of the east runway would also be purchased. On the other side of UC along East Aviation, the following properties were under consideration: Lee's School of Business, the Acme Lumber Yard, the Village Group Apartments (4 groups of apartments, consisting of 255 units), the old UC sewage disposal plant and the UC Animal Shelter, Lone Star Oil and Hamilton Automotive, a storage rental facility, and a gas station on FM 78.<sup>577</sup>

More information was revealed in the next month. The Air Force would be purchasing some private homes on the east side of UC. They were numbers 118-133 on Young, 429-453 on East Lindbergh, 603 East Byrd, and 710 East Langley.<sup>578</sup>

By October an estimated \$6.6 million had been appropriated to buy the clear zone land in UC. The purchase was summarized as consisting of 269 acres, four apartment complexes (198 units), 27 homes, a lumberyard, a storage business, a sewage disposal plant, an animal shelter, an auto repair shop, and a gas station. All would be demolished. Contact with the owners would begin November 1.<sup>579</sup> The Corps of Engineer's Chief of Acquisitions estimated it would take about a year to acquire all the property in the clear zone. The animal shelter would have to be relocated.<sup>580</sup>

The other big issue of the year was the turf war with Selma. What the newspaper called "Round Three" of the annexation squabble (there were more rounds by the author's count) would begin June 30 at the Bexar County Courthouse. Selma won first two rounds and now wanted a 44-acre 72 annexation by UC to be nullified. Selma annexed 300 acres, de-annexed them, but prevented UC from annexing. In the meantime people in living in "no-man's land" Olympia wanted proper residential services that came with being in a city.<sup>581</sup>

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<sup>577</sup> "Randolph Wants land At End Of Flight Runways," *Northside Sun* 18 Feb. 1976: clipping in UC Archives.

<sup>578</sup> "Majority Favors Acquisitions," *Weekly Herald* 10 Mar. 1976: clipping in UC Archives.

<sup>579</sup> "Randolph Ready To Buy Land," *Northside Sun* 13 Oct. 1976: clipping in UC Archives.

<sup>580</sup> Council Minutes, 16 Nov. 1976.

<sup>581</sup> "'Land War' Case Turns to Court," *Northside Sun* 30 Jun. 1976: clipping in UC Archives

In a brief filed with the 73<sup>rd</sup> District Court on June 29, UC lawyers declared that Selma was not a legal city. UC said that Selma did not have enough citizens to form a city under state law when it voted for incorporation in 1964.<sup>582</sup> At first, Judge J. C. Onion of the 73<sup>rd</sup> Judicial Court postponed the hearing,<sup>583</sup> but then he allowed the suit to proceed.<sup>584</sup> In December, however, District Judge Max Boyer ruled that Selma was legally incorporated in 1964.<sup>585</sup>

While the hassle with Selma was going on, UC did grow slightly. It added 53 acres when it annexed 17.61 acres in the far west and north of Kitty Hawk Road in April, and another 35.33 acres in May, which covered most of the lots along Wagon Crossing in what is now Cimarron.<sup>586</sup>

On April 3 UC voters reelected Mayor Charles W. Johnstone and Councilman Forrest Ready for a second term. Jesse Wilkinson (in January 1976 Wilkinson had replaced Leo Hoover, who died December 17, 1975), and Robert E. Pace were elected councilmen for the first time. Pace was elected for a one-year unexpired term.<sup>587</sup>

Pat Booker Road took its usual share of criticism in 1976. There were the continual complaints that as the volume increased, businesses suffered because customers didn't want to fight the cars going to and from Randolph.<sup>588</sup> Pat Booker merchants wanted sequential lights and left turn signals, especially around Randolph Plaza and Universal Square. They were already feeling the effects of newly-completed Windsor Park Mall. The traffic count was 18,000 (at upper end of Pat Booker) to 25,000 (lower end) vehicles per day.<sup>589</sup> One of the ways the city sought to eliminate congestion was to require off-road parking for businesses on Pat Booker road—no

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<sup>582</sup> "Selma Not Legal City, UC Says," *Northside Sun* 7 Jul. 1976: clipping in UC Archives.

<sup>583</sup> "Land War Goes On," *Northside Sun* 14 Jul. 1976: clipping in UC Archives.

<sup>584</sup> "Court Okays Proceeding To Test Selma Status," *Valley News* 15 Jul. 1976: clipping in UC Archives.

<sup>585</sup> "Selma Survives Legal Challenge," *San Antonio Express-News* 1 Dec. 1976: clipping in UC Archives.

<sup>586</sup> Official Annexation Map of Universal City (1960-2010)

<sup>587</sup> Strickland 52.

<sup>588</sup> "Randolph C of C Notes Traffic Patterns," *Weekly Herald* 12 May 1976: clipping in UC Archives.

<sup>589</sup> "Traffic Control—Or Lack Of It—Concerns Retailers," *Valley News* 2 Sep. 1976: clipping in UC Archives.

more pulling up in front to park and then backing into traffic to leave. One of the “victims” of this ordinance was Joe Marks of Jack's Auto Parts. In September he asked City Council why police were ticketing vehicles parked in front of his business. The Council replied that he had no off-street parking, as required by law, nor had he asked for a variance.<sup>590</sup> Because of the congestion the city was still looking at reducing speed limits on Pat Booker. In November the Council established a 30 mph limit from Randolph Plaza to Randolph AFB entrance; 40 mph from Phoenix Square (now Randolph Plaza area) north to the roadside park (next to Robinson Apartments); and 50 mph to the Live Oak city limits.<sup>591</sup>

With the opening of the new Kitty Hawk Junior High School a few months away, the City Council was concerned about students having to cross busy FM 1604; a pedestrian bridge was considered.<sup>592</sup> The new Kitty Hawk Junior High School opened on August 16,<sup>593</sup> but the problem of students crossing the highway still hadn't been resolved. The UC City Council decided to hire three crossing “mamas” to shepherd the kids across Kitty Hawk, Converse Road, and FM 1604.<sup>594</sup>

Parents of Olympia elementary school students were facing their own problem. Morton/Southwest had withdrawn its support of bus service for students attending the Coronado Village Elementary School. Two alternatives were discussed, a pathway to Pat Booker with crossing guard and traffic light control switch or a carpool system.<sup>595</sup>

The City's disagreement with CCMA over connection fees escalated during the year. Unable to work out a solution with CCMA, the city took the position that only it could set and collect fees and decided to take the issue to court.<sup>596</sup> The suit boiled down to two issues: (1) who had the

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<sup>590</sup> “Junkyard Blues’ Topic At U.C. Council Parley,” *Weekly Herald* 9 Sep. 1976: clipping in UC Archives.

<sup>591</sup> “No word yet on buying clear zone,” *Northside Sun* 10 Nov. 1976: clipping in UC Archives.

<sup>592</sup> Council Minutes, 16 Mar. 1976.

<sup>593</sup> Strickland 52.

<sup>594</sup> “UC Council Approves ‘Mamas,’” *Weekly Herald* 5 Aug. 1976: clipping in UC Archives.

<sup>595</sup> “Olympia Village Residents Studying Bus Alternatives,” *Weekly Herald* 22 Jul. 1976: clipping in UC Archives.

<sup>596</sup> “UC Taking CCMA to Court Over Sewage Connection Fees,” *Weekly Herald* 26 Aug. 1976: clipping in UC Archives.

authority to charge connection fees, and (2) how were sewer charges calculated. CCMA filed a countersuit against UC.<sup>597</sup>

Over the years, as the reader shall discover, the history of developer-built and operated swimming pools and community centers in UC followed generally the same path. High participation by homeowners when the pool/community center first opens, but then a gradual degradation as the developer finishes building and selling houses in the area and as the children in the development outgrow pool use. Finally, the pool membership drops so low that the developer closes the pool and/or turns it over to the city as a park. The city, not willing to operate a pool, quickly fills in the pools, but maintains the community center, if possible.

The first development to experience this phenomenon was the first one to have a pool, Coronado Village. By the mid-1970s, the last of the houses had been or were being built and Garrett Brothers, the developer, was losing interest in running the pool. Prompted by an increase in membership fees from \$75 to 100, residents in Coronado Village considered buying the pool from Garrett Brothers.<sup>598</sup> Consequently, the Coronado Village Association was formed to run the pool (not buy it) and address any other issues that concerned residents of the area.<sup>599</sup>

Speaking of developers, Meadow Oaks homeowners claimed that their developer was building smaller homes (below \$34,000 in cost), with less than the mandated three-quarter brick exterior. Fifty residents jammed a UC City Council meeting to protest.<sup>600</sup>

Among some other notable events for 1976 was an agreement between UC and Schertz for SAFES ambulance service in early February.<sup>601</sup> The Council established a Citizens Advisory Council in April.<sup>602</sup> There was another Cibolo Creek flood on May 2 that damaged the new footbridge.<sup>603</sup> The city finally got its new \$92,000 aerial fire truck in June.<sup>604</sup> The long-awaited

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<sup>597</sup> "CCMA: Let State Set Rates," *Valley News* 25 Nov. 1976: clipping in UC Archives.

<sup>598</sup> "Village May Buy Pool," *Northside Sun* 30 Jun. 1976: clipping in UC Archives.

<sup>599</sup> "Village Civic Group Signing Up Members," *Northside Sun* 7 Jul. 1976: clipping in UC Archives.

<sup>600</sup> "Citizens Claim Builder Adding Smaller Homes," *Northside Sun* 21 Jul. 1976: clipping in UC Archives.

<sup>601</sup> Council Minutes, 3 Feb. 1976.

<sup>602</sup> Council Minutes, 6 Apr. 1976.

<sup>603</sup> "Oh, Hum...Again," *Weekly Herald* 12 May 1976: clipping in UC Archives.

traffic light at Byrd and Pat Booker was operational in June.<sup>605</sup> There was the good news that a Toyota dealership was coming to UC, to be located between Coronado Boulevard and the Hungry Farmer Restaurant (later Longhorn Café).<sup>606</sup> The city (and the rest of the country) was concerned with the possibility of a Swine Flu epidemic.<sup>607</sup> In October UC welcomed its first physician, Dr. John L. Mak, who opened his office in the Phoenix Square Building (now the 1001 Building).<sup>608</sup> The Council chose the firm of Rehler, Vaughn, Beatty and Koone to do an architectural study to obtain figure for the space required for a new city municipal building features, cost, and timetable.<sup>609</sup>

## 1977

1977 would prove to be another great year for UC. First, the land dispute with Selma was abruptly settled. UC annexed all of Olympia and connected the Booker Public Utility District (PUD) with the city's water system. The clear zone project neared completion. Garrett Brothers, Morton/Southwest, US Homes, and other developers built 200 new homes. Buckingham Center was completed and construction on Woolco and K-Mart started. Kitty Hawk Road was extended to Crestview and East Aviation was resurfaced. Finally, a fifth lane was added to Pat Booker Road for turning.

In March the turf battle between UC and Selma came to a sudden end. In an agreement between the two cities, UC was allowed to keep the 46 acres annexed in 1972 that started the dispute. In return UC would no longer challenge Selma's incorporation status. Additionally, Selma yielded to UC 140 acres of land in the disputed part of the ETJ. This allowed Olympia to join UC. The Booker PUD would now serve only UC and Live Oak.<sup>610</sup> In May UC moved on with annexation of the ETJ, but there were still problems with the disposition of the Oak Meadow Apartments, and with the Booker PUD and its \$1.5 million indebtedness.<sup>611</sup> A month later the

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<sup>604</sup> "At Last! New Fire Truck Arrives," *Northside Sun* 30 Jun. 1976: clipping in UC Archlives.

<sup>605</sup> Council Minutes, 20 Jun. 1976.

<sup>606</sup> "Toyota Coming to UC," *Weekly Herald* 9 Sep. 1976: clipping in UC Archives.

<sup>607</sup> "Swine Flu Information Listed," *Weekly Herald* 9 Sep. 1976: clipping in UC Archives.

<sup>608</sup> "New Optometrist," *Valley News* 21 Oct. 1976: clipping in UC Archives.

<sup>609</sup> Council Minutes, 1 Nov. 1976.

<sup>610</sup> "UC, Selma Run Up Truce Flags," *Northside Sun* 30 Mar. 1977: clipping in UC Archives.

<sup>611</sup> "UC Moves on Annexations," *Weekly Herald* 28 Apr. 1977: clipping in UC Archives.

feud was over after five years of bickering. Selma de-annexed 20.8 acres and ceded it to UC, and fire and rescue, animal control, and police was made available immediately by UC.<sup>612</sup> On November 15 UC officially annexed 93.3 acres of land than included what is now the older part of Olympia.<sup>613</sup> Also the City Council announced that it would construct a half-million gallon overhead water storage tank for the Booker Utility District customers and a three million gallon ground-level tank on Pat Booker Road (never built). It was expected that UC would take over the Booker PUD and its \$1.5 million debt within 90 days.<sup>614</sup>

The clear zone project continued, but the question of the future of the Animal Shelter was unanswered. General Gordon Blake of Homes for the Homeless campaigned to have the shelter stay where it was<sup>615</sup> and he gained support from the City Council.<sup>616</sup> In early February the acquisition process was proceeding smoothly with agreements signed on 55 of the 136 tracts involved.<sup>617</sup> In April UC learned that the Air Force had decided that the Animal Shelter could not stay in the clear zone and would have to move.<sup>618</sup> By June 100 of 134 tracts (it is unclear why the number had changed from 136) had been acquired, but there was a snag concerning the appraisal value of the Village Group Apartments,<sup>619</sup> which were located on East Aviation east of the Martha Washington Apartments (now Pebble Beach). By November the \$6.6 million clear zone project was nearly over, with 293 acres affected (not all in UC). The deadline for clearing 198 units of the Village Group Apartments was February 1, 1978. The Sands and Martha Washington Apartments were allowed to stay (both were later combined and called Pebble Beach Apartments).<sup>620</sup>

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<sup>612</sup> "UC, Selma Feuding Is Officially Ended," *Northside Sun* 4 May 1977: clipping in UC Archives.

<sup>613</sup> Official Annexation Map of Universal City, 1960-2010.

<sup>614</sup> "UC Council Finalizes Olympia's Annexation," *Northside Sun* 23 Nov. 1977: clipping in UC Archives.

<sup>615</sup> "Shelter May Remain in 'Zone,'" *Weekly Herald* 6 Jan. 1977: clipping in UC Archives.

<sup>616</sup> "UC Council Supports Shelter's Present Site," *Weekly Herald* 20 Jan. 1977, in UC Archives.

<sup>617</sup> "Acquisition is 'Going Smooth' in Clear Zone," *Northside Sun* clipping, 9 Feb. 1977: clipping in UC Archives.

<sup>618</sup> "Animal Shelter May Face Move Soon," *Weekly Herald* 21 Apr. 1977: clipping in UC Archives.

<sup>619</sup> "Clear Zone Hits Snag," *Weekly Herald* 16 Jun. 1977: clipping in UC Archives.

<sup>620</sup> "Clear Zone Project Nears Final Stages," *Weekly Herald* 17 Nov. 1977: clipping in UC Archives.

It was noted that Homes for the Homeless was organized in 1974. There were 884 animals brought to the Animal Shelter from UC and Schertz in 1974. This figure rose to 1,346 when Randolph AFB was included in 1975. The number rose slightly to 1,367 in 1976; only 602 had been reported by August 1977, but were expected to exceed 1,200 for the year. Conditions were improved at the Shelter, but as noted above, the clear zone would force the shelter to move, but the new location was unknown.<sup>621</sup>

Construction was booming in UC. In 1976 there had been \$3.4 million in residential construction and \$5.353 million for all construction. The year 1977 got off with a great start with \$920,000 in construction in January alone. Compare this with \$1.57 million in 1974.<sup>622</sup> Later it was reported that residential construction hit \$2.7 million in the first four months of 1977.<sup>623</sup> By early November total UC construction for 1977 hit \$5 million, including \$3,614,440 for 178 single-family housing units.<sup>624</sup>

There was also some good news in commercial construction. Preliminary plans were approved for a 10-acre shopping center called "The Triangle," wedged between Pat Booker Road and FM 1604. Groundbreaking was expected in October and the development would have a food store and a Woolco store.<sup>625</sup> Also, a K-Mart was planned to be sited on 7.1 acres across Pat Booker from the Triangle and would be opening in the summer of 1978.<sup>626</sup>

UC roads got some attention in 1977. First off, Pat Booker road was approved for a 14-foot widening and traffic lights were approved at Universal Square and Randolph Plaza.<sup>627</sup> Then signage on Pat Booker got another going-over. Four problems were noted: (1) some signs were placed on public property, (2) some signs violated city codes, (3) some signs had been installed

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<sup>621</sup> Judy Brandt, "Calling All Animal Lovers: Help Contain Pet Epidemic," *Valley News* 11 Aug. 1977: clipping in UC Archives.

<sup>622</sup> "Building On The Upbeat In Universal City," *Valley News* 3 Feb. 1977: clipping in UC Archives.

<sup>623</sup> "Home Building On Increase in U.C.," *Valley News* 26 May 1977: clipping in UC Archives.

<sup>624</sup> "Construction Pace Steady," *Valley News* 17 Nov. 1977: clipping in UC Archives.

<sup>625</sup> "Triangle Development Booming," *Valley News* 22 Sep. 1977: clipping in UC Archives.

<sup>626</sup> "K-Mart Is a 'Go' in UC," *Weekly Herald* 15 Dec. 1977: clipping in UC Archives.

<sup>627</sup> "Pat Booker to be Widened for Safety Reasons," *Valley News* 10 Mar. 1977: clipping in UC Archives.

without city permits, and (4) some signs had deteriorated or no longer represented the business being conducted.<sup>628</sup> Another problem that added to the congestion along Pat Booker was roadside vendors. These entrepreneurs and their customers would park along the road, creating a traffic hazard, becoming eyesores, and competing unfairly with tax-paying businesses in UC.<sup>629</sup> Consequently, in July the City Council directed that the vendors must provide off-street parking and paved access, thus effectively putting them out of business.<sup>630</sup> Later in the year the UC Council was considering a sign ordinance aimed at the “hodge-podge” of signs on Pat Booker. It was noted that the signs ranged from expensive electrical to faded boards in various stages of disrepair, advertising businesses that no longer existed.<sup>631</sup> Unfortunately, this problem still exists today.

Another important transportation artery in UC was Kitty Hawk Road. In May a new section of Kitty Hawk opened from FM 1604 to Crestway Drive.<sup>632</sup> Additionally, the half-mile stretch of Kitty Hawk from Pat Booker Road to FM 1604 was slated to be a divided road.<sup>633</sup> In July the city recognized that the Texas Commission of Highways and Public Transportation had officially changed the designation of FM 1604 to Loop 1604.<sup>634</sup>

On April 2, Robert E. Pace and Clyde Hales were reelected to the City Council and Ann Strother joined them as a newly elected council member.<sup>635</sup>

UC saw some activity in the area of sewage treatment. In May the city won its suit with CCMA. No connection fees may be charged by CCMA. UC paid \$34,116 in fees to CCMA that it had

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<sup>628</sup> “UC Squints At Signs Along Pat Booker Road,” *Valley News* 12 May 1977: clipping in UC Archives.

<sup>629</sup> “Editorial,” *Northside Sun* 13 Jul. 1977: clipping in UC Archives.

<sup>630</sup> “Universal City Curbing Vendors,” *Northside Sun* 13 Jul. 1977: clipping in UC Archives.

<sup>631</sup> “Council Looks At Massage Parlor, Sign Ordinances,” *Valley News* 18 Aug. 1977: clipping in UC Archives.

<sup>632</sup> “Kitty Hawk Rd. To Be Widened,” *Valley News* 19 May 1977: clipping in UC Archives.

<sup>633</sup> “Contract Near On Streets,” *Weekly Herald* 30 Jun. 1977: clipping in UC Archives.

<sup>634</sup> Council Minutes, 19 Jul. 1977.

<sup>635</sup> Strickland 54.

been holding, pending the outcome of the suit.<sup>636</sup> Unfortunately, CCMA didn't give up all that easily and this issue would be revisited in 1978.

Another sewage problem soon cropped up, this time with SARA, who was seeking regional status from the Texas Water Quality Board. UC and Live Oak were concerned that they'd be subsidizing Converse's water treatment if that happened.<sup>637</sup> Additionally, SARA's regional status would allow it to prevent small, less efficient systems from being established in the area.<sup>638</sup> SARA argued that regional status would (1) protect future sewer services for area customers and (2) provide another way (other than going to court) of arbitrating rates in case of dispute. UC was worried about losing home-rule powers if SARA regionalized and could set rates. Current rates were not equitable; UC and Live Oak users were paying much higher rates than Converse users.<sup>639</sup> Consequently on July 1 UC and other affected cities told the Texas Water Quality Board, "Thanks, but no thanks," on SARA being given regional status.<sup>640</sup> In the meantime, CCMA increased its rates from 54 to 65 cents per 1,000 gallons and was looking at an ad valorem tax in 1978.<sup>641</sup> Later, a CCMA study committee was considering flood control and recreational development on Cibolo Creek.<sup>642</sup> CCMA was also planning on increasing its sewage treatment capacity by 50 percent.<sup>643</sup>

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<sup>636</sup> "U.C. Views Suit Win; Moves to Other Items," *Weekly Herald* 9 Jun. 1977: clipping in UC Archives.

<sup>637</sup> "Regional Status To Be Sought by SARA," *Northside Sun* 29 Jun. 1977: clipping in UC Archives.

<sup>638</sup> "SARA Needs Regional Status," *Northside Sun* 29 Jun. 1977: clipping in UC Archives.

<sup>639</sup> "Councilmen Quiz SARA On 'Regional' Designation," *Valley News* 30 Jun. 1977: clipping in UC Archives.

<sup>640</sup> "Local Officials Ask for Delay In SARA Regional Designation," *Valley News* 7 Jul. 1977: clipping in UC Archives.

<sup>641</sup> "CCMA Budget Requires Rate Boost or Tax," *Weekly Herald* 14 Jul. 1977: clipping in UC Archives.

<sup>642</sup> "What's Ahead for Cibolo Creek?" *Valley News* 8 Sep. 1977: clipping in UC Archives.

<sup>643</sup> "CCMA moves toward big plant expansion," *Weekly Herald* 15 Sep. 1977: clipping in UC Archives.

Growth in UC prompted an increased budget for fiscal year 1978. The General Fund budget was set at \$1,188,763 and the Utility Fund at \$611,400.<sup>644</sup> The tax rate was \$1.75 per \$100 valuation, based on a 30% assessment rate. This effectively raised the rate to 52.5 cents per \$100, compared to 50 cents for fiscal year 1977. The rate went from 48 to 50 cents in 1976.<sup>645</sup>

One of the challenges faced by the UC City Council in 1977 was to how to pay for the sidewalks badly needed on Pat Booker and Kitty Hawk Roads. In June the Council discussed an ordinance to have new construction in residential and commercial areas to include sidewalks, or the posting of a bond to ensure the work would be done.<sup>646</sup> Also, they were considering getting merchants to pay for sidewalks, curbs, and gutters on Pat Booker Road.<sup>647</sup> These actions immediately prompted a chorus of dissention from concerned businessmen. The cost could be formidable. For example, Morton/Southwest, Garrett Brothers, the Bar-X Corporation, and the Episcopal Church owned most of the property along Kitty Hawk Road from FM 1604 to just east of Quail Drive. The proposed assessment for sidewalks was \$8.03 per foot, making it a total of \$41,000 for the 5,106 feet of Kitty Hawk.<sup>648</sup>

A result of these actions by the City Council was the formation of the UC Business Association (UCBA) to "improve communications and relations among ourselves as well as with city hall and the community." Developers and business people formed UCBA because of perceived "red tape" in getting permits and bad city ordinances. They didn't feel comfortable at City Hall because of an "anti-business attitude."<sup>649</sup>

An issue arose in 1977 that still has repercussions today. The new San Antonio Mass Transit Authority (later known as "VIA") was seeking to expand into the UC, Selma, Kirby, and Converse area. There was a catch, however, that it required an affirmative vote for a sales tax increase of

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<sup>644</sup> "Notice of Public Hearing, City of Universal City Budget, Fiscal Year 1978," *Valley News* 23 Jun. 1977: clipping in UC Archives.

<sup>645</sup> "U.C. Views '78 Money: Sees Tax Hike," *Weekly Herald* 23 Jun. 1977: clipping in UC Archives.

<sup>646</sup> "'Hop Scotch' Sidewalk Ordinance Spurs U.C. Group," *Valley News* 30 Jun. 1977: clipping in UC Archives.

<sup>647</sup> "Merchants View New Walks," *Weekly Herald* 16 Jun. 1977: clipping in UC Archives.

<sup>648</sup> "U.C. Sets Kitty Hawk Street Assessment at \$8.03 Front Foot," *Valley News* 14 Jul. 1977: clipping in UC Archives.

<sup>649</sup> "UC Businessmen Formed Group," *Weekly Herald* 21 Jul. 77: clipping in UC Archives.

½ of one cent to subsidize the service.<sup>650</sup> In November, however, voters nixed mass transit service; in UC the vote was 451 against, 155 for.<sup>651</sup> To date, the Metrocom area remains without bus service.

The Greater Randolph Area Chamber of Commerce was disturbed over a trend they had observed concerning the shopping habits of consumers in the area. It seemed that people were going elsewhere to buy things. Using sales tax receipts as an indicator, the Chamber noted that UC was getting about \$22/person in sales tax receipts from the State. This compared favorably to Schertz (\$11/person), Selma (\$8/person), Live Oak (\$4/person), and Converse (\$5/person), but unfavorably with San Antonio (\$27/person), Seguin (\$26/person), and New Braunfels (\$28/person).<sup>652</sup> Over the next three decades this trend would continue as malls and shopping centers sprang up nearby and the businesses along Pat Booker closed or deteriorated.

UC had taken some bold steps towards improving its parks during 1977. In September it was reported that UC had turned a former gravel pit into a park with a football field by using clean fill. One pit had been transformed, but there were two more awaiting transition.<sup>653</sup>

In December the City Council voted \$346,674 for the construction of Universal City Park. The State of Texas would reimburse the city \$172,837. Construction was to begin April 1978.<sup>654</sup> The plans for the new city park were forwarded to Texas Parks & Wildlife Dept. It had three phases. Phase I included the construction of two lighted combo baseball/football fields, one lighted softball field, a sprinkler system, a scoreboard, bleachers, and concession stand/restroom building covering a total of 33.8 acres. Phase II (8-9 acres) and III (15 acres) required additional landfill for lighted tennis courts, more roads and bike trails, as well as picnic areas with shelters, benches, barbeque pits, a soccer-football field and landscaping. The whole project was expected to take 6-8 years to complete. It was noted that the gravel "borrow" pit was used in 1929 and 1930 for Randolph Field construction and continued to be used for many

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<sup>650</sup> Betty Shepard, "Local Mass Transit Being Viewed," *Weekly Herald* 30 Jun. 1977: clipping in UC Archives.

<sup>651</sup> "Area Rejects MTA," *Weekly Herald* 10 Nov. 1977: clipping in UC Archives.

<sup>652</sup> "Open Letter to Area People," *Valley News* 30 Jun. 1977: clipping in UC Archives.

<sup>653</sup> "Suburb turns gravel pit into park, two to go," *San Antonio News* 26 Sep. 1977: clipping in UC Archives.

<sup>654</sup> Strickland 54.

years afterward. It eventually was 20-22 feet deep, became dumpsite for city, and had been under reclamation since 1969.<sup>655</sup>

There were some other events in 1977 that warrant mentioning. In July the UC police activated “electronic communications equipment” that put patrolmen in instant touch with a state- and nation-wide information network. A terminal in the Police Department tapped into a network that maintained a database of suspicious vehicles and people. The information could be extracted in an unbelievable 60 seconds!<sup>656</sup> Also in July the City Council disapproved the construction of a roller rink located in the area between Pat Booker Road and Kitty Hawk, near Quail Drive; however, the Council did approve the idea of a cloverleaf at I-35 and Loop 1604.<sup>657</sup> In August UC citizens were warned that there was a health hazard in swimming in the stagnant water of the “swimming hole” in Cibolo Creek known as “Blue Water” or “White Cliffs.”<sup>658</sup> Also in August the Council approved a traffic light to be installed at Pat Booker Road and Randolph Plaza, to be operational in early 1978.<sup>659</sup> In September the city accepted from the State Highway Department two surplus tracts. These were remnants of two old roadside parks located in the 2200 and 2900 blocks of Pat Booker.<sup>660</sup> In October UC swapped land with Live Oak. The city got land around the ground water storage tank (later razed) near Oak Meadows Drive and Live Oak got 3 ½ acres near the Martinez Creek Dam #5 reservoir.<sup>661</sup> In November the Council approved the city’s participation in the 9-1-1 emergency phone system.<sup>662</sup> The city’s only movie theater, the Universal City Twin Cinema, located at 1905 Pat Booker (now Cash America Pawn) had opened in 1974, but competition from the nearby Judson 4 Drive-In (located in Live Oak at Judson Road and I-35) had affected business. In desperation the Twin Cinema started showing X-rated movies, which was not taken well by the UC citizenry,

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<sup>655</sup> “New Universal City Park Get ACOG Approval,” *Valley News* 15 Dec. 1977: clipping in UC Archives.

<sup>656</sup> “Local Police Have Longer Law Arms,” *Valley News* 21 Jul. 1977: clipping in UC Archives.

<sup>657</sup> “UC Council Won’t OK Rink,” *Weekly Herald* 21 Jul. 1977: clipping in UC Archives.

<sup>658</sup> “Do You Know Where Your Children Swim?” *Weekly Herald* 18 Aug. 1977: clipping in UC Archives.

<sup>659</sup> Council Minutes, 16 Aug. 1977.

<sup>660</sup> Council Minutes, 6 Sep 1977.

<sup>661</sup> “Vendor Issue Back Before UC Council,” *Northside Sun* 12 Oct. 1977: clipping in UC Archives.

<sup>662</sup> “911 Emergency Phone Participation OK’d by UC,” *Valley News* 8 Nov. 1977: clipping in UC Archives.

especially the churches. Under pressure, the Cinema switched back to G-rated movies, but was still losing money. Its future was now in doubt.<sup>663</sup> On November 12 UC American Legion Post 667 dedicated its new building at the corner of Bowie and East Byrd Boulevard.<sup>664</sup> Post 593 had moved to Converse earlier in the decade.

## 1978

There were many highlights for 1978. The clear zone project ended. Construction of residences and businesses continued its frantic pace. Woolco, Handy Andy, K-Mart, and Foodland opened. The city approved a cable TV franchise and Kitty Hawk Road got a much-needed facelift. On the down side, there was a reversal of fortunes in the city's relationship with CCMA.

In January it was reported that the clear zone negotiations were complete for all 134 tracts involved. The transactions covered 293.19 acres and land payments only amounted to \$4,458,538. Only 11 tracts had to be acquired via condemnation proceedings. There were 198 apartment units removed (some were moved and can still be seen in Schertz). Apartment tenants had to be out by February 1, 1978. It would take about 4 months for the owners to remove the units. The government made 327 relocation payments. Restoration of the land to its original state would begin around July 1.<sup>665</sup>

The spate of construction continued in UC during 1978. Sam Parnes of Morton/Southwest announced in February that he planned to build 1200 more new homes in UC and Selma with the prices of the homes ranging from \$50,000 to over \$100,000. In the first four months of the years \$2,247,794 in building permits were issued, including the \$1 million K-Mart, a \$85,000 Alamo Omelette Shoppe at 2009 Pat Booker, and a \$120,000 addition to the sanctuary of the Assembly of God Church at 413 Kitty Hawk.<sup>666</sup> By August it was reported that 171 permits for \$3,598,182 had been issued, which was about the same as 1977.<sup>667</sup>

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<sup>663</sup> "Theater May Close," *Weekly Herald* 8 Nov. 1977: clipping in UC Archives.

<sup>664</sup> "UC Legion Post Plans Dedication," *Valley News* 10 Nov. 1977: clipping in UC Archives.

<sup>665</sup> "Area lauded for cooperation," *Weekly Herald* 19 Jan. 1978: clipping in UC Archives.

<sup>666</sup> "Another \$1 Million Building Set," *Valley News* 18 May 1978: clipping in UC Archives.

<sup>667</sup> "UC Construction Even With Last Year's," *Valley News* 10 Aug. 1978: clipping in UC Archives.

The payoff from the permits came quickly. Woolco had its grand opening in the Triangle Shopping Center on May 31.<sup>668</sup> The Foodland supermarket in Universal Square (where West Telemarketing was later located) had its grand opening during the week June 1-7.<sup>669</sup> The Handy Andy supermarket opened next door to Woolco on August 31.<sup>670</sup> K-Mart held its grand opening sometime during this period also.<sup>671</sup>

Perhaps the biggest news of the year was the greatly anticipated arrival of cable TV to UC. In March the City Council decided to take a survey to see if citizens would be interested.<sup>672</sup> UC and its neighbors had hoped to follow San Antonio's lead in securing cable service; however, foot-dragging forced them not to wait for San Antonio and they pressed on.<sup>673</sup> By mid-May it was announced that UC would try to have cable TV operational by May 1979.<sup>674</sup> The City Council met with cable TV officials on June 6. There was a long, sometimes heated, discussion of the process to award a franchise. The competition was mainly between UA/Columbia and Communications Service Incorporated.<sup>675</sup> On July 12, 1978, the Council awarded the city's cable TV franchise to UA/Columbia Television of Texas, Inc.<sup>676</sup>

There were developments concerning some of the city's major thoroughfares. On March 31 the newly widened Kitty Hawk Road opened. The .6 mile of four lanes with pedestrian and bike

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<sup>668</sup> *Weekly Herald* advertisement, 1 Jun. 1978: 6B-7B.

<sup>669</sup> *Weekly Herald* advertisement, 1 Jun. 1978: 8-9.

<sup>670</sup> *Weekly Herald* advertisement, 31 Aug. 1978: 12.

<sup>671</sup> It is unclear as to when K-Mart actually opened. There are no advertisements in the *Weekly Herald* about a grand opening during 1978. K-Mart was scheduled to be opened during the summer of 1978. The first advertisement mentioning the Pat Booker K-Mart didn't appear in the *Weekly Herald* until early 1979, and it was not a grand opening announcement.

<sup>672</sup> "Cable TV for UC?" *Valley News* 2 Mar. 1978: clipping in UC Archives.

<sup>673</sup> "Suburban cities forge on with cable TV plans," *Northside Sun* 12 Apr. 1978: clipping in UC Archives.

<sup>674</sup> "Universal City ready from cable TV," *San Antonio News* 15 May 1978: clipping in San Antonio Library.

<sup>675</sup> Council Minutes, 6 Jun. 1978.

<sup>676</sup> Strickland 56.

paths cost \$400,500<sup>677</sup> (\$358,000 from the Federal Government and \$42,500 from the city).<sup>678</sup> Pat Booker Road, however, continued to take criticism. A *Weekly Herald* editorial complained that Pat Booker needed sidewalks; in addition to a turn lane, it needed sequential lights; the railroad crossing needed to be widened; and additional traffic signals would be helpful.<sup>679</sup> That long-debated subject of a bridge over the railroad surfaced again in June. This time planners envisioned an overpass that would begin about halfway between Aviation and Lindbergh, pass over the current tracks and FM 78, and end in a half cloverleaf on Randolph AFB land. An alternate would be to lower the railroad 40 feet, essentially making it level from Cibolo Creek to Converse.<sup>680</sup> The Council also considered some other ways to take traffic pressure off of Pat Booker. Suggested ideas included (1) extending Village Green to Langley, (2) Austin Street crossing the railroad, (3) paving the Villa Drive cut-off (from the Old Selma Rd turn, past public works, to Villa Drive), and (4) putting a bridge across Cibolo Creek at Old Selma Road.<sup>681</sup> A northward extension of Parkview to Pat Booker was not recommended.<sup>682</sup> In October Bexar County announced plans to extend Gibbs Sprawl Road from Toepperwein Road in Converse to Loop 1604.<sup>683</sup>

On January 17 the City Council dissolved the Booker PUD<sup>684</sup> and it was officially sold to UC on January 30.<sup>685</sup> The city assumed operations and liability of the Booker PUD on February 1.<sup>686</sup>

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<sup>677</sup> "Kitty Hawk opening Mar. 31," *Weekly Herald* 23 Mar. 1978: clipping in UC Archives.

<sup>678</sup> Strickland 56.

<sup>679</sup> "Minding Your Business: Sidewalks? Whose Responsibility?" *Weekly Herald* 18 May 1978: clipping in UC Archives.

<sup>680</sup> "Ramp Over Rails Proposal To 'Decongest' Intersection," *Valley News* 22 Jun. 1978: clipping in UC Archives.

<sup>681</sup> "Improving UC Traffic Studied," *Valley News* 24 Aug. 1978: clipping in UC Archives.

<sup>682</sup> Council Minutes, 15 Aug. 1978.

<sup>683</sup> "Road Expansion progressing in Universal City," *Weekly Herald* 19 Oct. 1978: clipping in UC Archives.

<sup>684</sup> Strickland 56.

<sup>685</sup> Bexar County Clerk records.

<sup>686</sup> "Live Oak dissolves Booker Utility assets, *Northside Sun* 25 Jan. 1978: clipping in UC Archives.

In another water issue, the news was not good. Thinking that the argument had been settled and was over last year, UC learned to its chagrin that CCMA's appeal had reversed the court's previous collection fee decision in favor of UC. UC decided to appeal to the Texas Supreme Court.<sup>687</sup> However, the sewage connection fee ruling was upheld when the Supreme Court refused to hear UC's plea.<sup>688</sup>

On April 1, 1978, Charles W. Johnstone was reelected mayor for a third term, a first for the city. Forrest Ready, Pete R. Adame, and Jess Wilkinson were reelected councilmen. Former Councilman Adame, after losing one election and sitting out another, was elected to a fresh term.<sup>689</sup> A few months later the Council approved a \$1,489,000 budget for fiscal 1979.<sup>690</sup> At the same time the Council set a tax rate of \$1.57 per \$100 valuation, based on 35 percent of fair market value.<sup>691</sup>

Coming under a "potpourri" category, the following events also took place in 1978. Acme Lumber relocated from the clear zone to 2405 Pat Booker. Almost immediately there were complaints about the design of the new building. Councilman Clyde Hales called it a "sheep barn."<sup>692</sup> In April the city refurbished a 1952 Dodge M-43 ambulance into its Civil Defense truck and would use it secondarily to assist local police and fire departments, as requested.<sup>693</sup> On June 20 the Council approved a 9-1-1 emergency telephone contract with San Antonio.<sup>694</sup> The 9-1-1 system was to be operational by January 7, 1979, and officially in service by January 29.<sup>695</sup>

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<sup>687</sup> "CCMA Wins Appeal; UC May Go To Supreme Court," *Valley News* 29 Jun. 1978: clipping in UC Archives.

<sup>688</sup> "Sewage Connection fee ruling is upheld," *San Antonio Express-News* 30 Nov. 1978: clipping in UC Archives.

<sup>689</sup> Strickland 56.

<sup>690</sup> "City Budget Okayed After Protests," *Valley News* 20 Jul. 1978: clipping in UC Archives.

<sup>691</sup> Strickland 56.

<sup>692</sup> "Air Force entering mopping up part of clear zone acquisition," *Northside Sun* 1 Mar. 1978: clipping in UC Archives.

<sup>693</sup> "Civil Defense Is Expanding Emergency Services," *Valley News* 6 Apr. 1978: clipping in UC Archives.

<sup>694</sup> Strickland 56.

<sup>695</sup> Council Minutes, 19 Dec. 1978.

In September developer Quincy Lee donated 28 hybrid oak trees for beautification of Athenian Drive.<sup>696</sup> The UC Volunteer Fire Department, which organized August 15, 1961, now had 6 paid firefighters, 26 volunteers, and a \$125,000 budget for fiscal 1978.<sup>697</sup> In September the City Council learned that there might still be a possibility that the Animal Shelter could stay in the clear zone.<sup>698</sup> These hopes were dashed in December when the Air Force refused to reconsider. The only hope now was for the Commander of Air Training Command to “go to bat” for the city.<sup>699</sup> In October it was announced that Northview Elementary School would be closed effective with the 1979-80 school year.<sup>700</sup> Further expanding its water options, in November the City Council moved \$403,035.56 from the General Fund to the Utility Fund to finance Water Well # 8 (413 Kitty Hawk) and an elevated storage tank elsewhere.<sup>701</sup>

## 1979

This year in the history of UC could be described as “steady, but unspectacular.” Other than the completion of the cable TV project and a reconstruction of Pat Booker Road, most of the other events were ordinary day-to-day operations. The city did put out a master plan that platted projects, some of which would reach fruition in the next decade, others wouldn’t happen until the new millennium.

Economically, UC was poised for a good year. In 1978 sales tax receipts were \$283,997, buoyed no doubt by the opening of Woolco and K-Mart. This was an 18.6 percent increase over 1977 receipts of \$239,403, which was 6.5 percent better than 1976’s \$223,466.<sup>702</sup> However, the announcement that Albertson’s supermarket coming to Live Oak was not well-received in UC.<sup>703</sup>

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<sup>696</sup> “Quincy Lee donates trees to subdivision,” *Weekly Herald* 21 Sep. 1978: clipping in UC Archives.

<sup>697</sup> “UC Fire Department began in 1961,” *Weekly Herald* 12 Oct. 1978: clipping in UC Archives.

<sup>698</sup> Council Minutes, 5 Sep. 1978.

<sup>699</sup> Council Minutes, 5 Dec. 1978.

<sup>700</sup> “Northview-Rose Garden enrollments to be combined next year in UC,” *Valley News* 26 Oct. 1978: clipping in UC Archives.

<sup>701</sup> Council Minutes, 7 Nov. 1978.

<sup>702</sup> “City Sales Tax Receipts,” *Weekly Herald* 15 Feb. 1979: clipping in UC Archives.

<sup>703</sup> “Business Briefs,” *Weekly Herald* 8 Feb. 1979: clipping in UC Archives.

The installation of cable TV progressed slowly, mainly because of the trenching requirements; a good part of the cables would be underground.<sup>704</sup> Then in early September there was the announcement that cable TV would start operating in parts of UC on September 12. The areas that had overhead cable would start a week later. About a week after that Coronado and Olympia would be hooked up. UC had the distinction of being the first city in Bexar County to have cable TV.<sup>705</sup> UA-Columbia Cablevision offered 35 channels for \$19 per month. Home Box Office and Showtime channels were extra. The system was officially operational on September 25.<sup>706</sup>

The relationship between the city and businesses continued to fester. After much discussion the City Council approved the first sidewalk assessments on Pat Booker Road in March. Only the two businesses in the 100 block of Pat Booker were affected: Exxon (where Bill Miller's is now) and Jif E Mart (where Subway is now). How the cost would be shared between the city and the owners was not settled.<sup>707</sup> Although this involved only one block on Pat Booker many owners and residents were concerned about its precedence-setting.<sup>708</sup>

Hall Knowles of the Greater Randolph Area Chamber of Commerce noted that absentee owners accounted for 50 percent of the businesses in UC. He also made the familiar complaint that people working and living in the area don't shop in UC.<sup>709</sup>

There was a special meeting held on June 11 concerning the city's alleged anti-business attitude. Present were the City Council, businessmen, and citizens of UC. Much was discussed, but nothing was settled.<sup>710</sup>

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<sup>704</sup> "Cable TV slowed down," *Weekly Herald* 12 Apr. 1979: clipping in UC Archives.

<sup>705</sup> Lynn Catalina, "Cable television to start here Sept. 12," *Weekly Herald* 6 Sep. 1979: clipping in UC Archives.

<sup>706</sup> "Universal City turns on Cable TV," *San Antonio Express-News* 26 Sep. 1979: clipping in UC Archives.

<sup>707</sup> Ken Steger, "Open hearing bring sidewalks," *Weekly Herald* 15 Mar. 1979: clipping in UC Archives.

<sup>708</sup> Council Minutes, 19 Jan. 1979.

<sup>709</sup> Lynn Catalina, "Knowles: 'What bothers me is people don't shop here first,'" *Weekly Herald* 10 May 1979: clipping in UC Archives.

<sup>710</sup> "Council attracts opinions," *Valley News* 14 Jun. 1979: clipping in UC Archives.

The City Council was busy in 1979. Reflecting the times, the Council adopted a noise ordinance. The ordinance declared to be a nuisance and hereafter prohibited “any unreasonably loud, disturbing, unnecessary noise which cause material distress, discomfort, or injury.” Examples given were loud car horns, amplifiers, motorcycles, radios, and peddlers. Also loud mufflers, compressed air-driven machinery, and construction were prohibited between 10 p.m. and 7 a.m.<sup>711</sup>

In the April 7 election, newcomers Bruce Barnard, Mike Heaviland, and Roger Dubbs were picked to be council members. Shortly afterwards the Council discussed having a UC independent school district.<sup>712</sup> Since such a district would require cooperation from both the Schertz-Universal City-Cibolo ISD and Judson ISD, both of whom would be loath to cede any territory and ad valorem taxes, nothing came of this.

A bit of the area’s history disappeared during 1979. In March it was reported that City Manager Bob Green was going to try to resolve confusion over Kitty Hawk Road becoming Old Selma Road east of the intersection with Pat Booker Road.<sup>713</sup> On May 1 the City Council decided to change the name of the remaining segment of Old Selma Road into Kitty Hawk Road.<sup>714</sup>

Another long-time landmark also disappeared this year. The old Schertz Red and White IGA grocery store, later Ott’s Meat Market, and then Marroquin’s, at 405 Pat Booker Road, was razed for the construction of a Wendy’s.<sup>715</sup>

The City’s fiscal year 1980 budget was a whopper. The General Fund was programmed for \$1,780,589 and the Utility Fund at \$965,321.<sup>716</sup> The tax rate stayed at \$1.57 per \$100 valuation based on 35 percent of fair market value.<sup>717</sup>

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<sup>711</sup> “UC outlaws excessive noise level in suburbs,” *Weekly Herald* 4 Jan. 1979: clipping in UC Archives.

<sup>712</sup> Lynn Catalina, “Universal City to establish own independent school district?” *Weekly Herald* 19 Apr. 1979: clipping in UC Archives.

<sup>713</sup> Lynn Catalina, “Anti-business concern of the UC councilmembers,” *Weekly Herald* 22 Mar. 1979: clipping in UC Archives.

<sup>714</sup> George Gillihan, “Hearing to be held in UC,” *Weekly Herald* 3 May 1979: clipping in UC Archives.

<sup>715</sup> “Business Briefs,” *Weekly Herald* 8 Feb. 1979: clipping in UC Archives.

Later in year the City Council passed an ordinance establishing a hotel occupancy tax. This tax would go into a fund to be used to promote and advertised UC. In November the Council accepted the bid of \$390,000 to build a 500,000-gallon elevated water storage tank on Centerbrook on the hill above Olympia, the highest elevation in the area.<sup>718</sup> Then on December 18 the Council established the Parks and Recreation Committee. T. E. Schoolcraft was named chairman.<sup>719</sup> Ray Roof, Joan Moore, John Scanlon and Roger Dubbs, Jr. were members.<sup>720</sup>

In a series of articles late in the year, UC's master plan was revealed to the public. It included plans for a new city hall, a new fire station and substation in the northwest portion of the city, an adequate police facility and force, new elementary schools and a high school, new utility storage facility, continued development of water and sewage services, and a need for 80 acres of park space (the city had only 42 acres).<sup>721</sup>

Other notable events in 1979 included the formation of the Olympia Homeowners Association in January.<sup>722</sup> With all the new construction in Olympia, there was concern about Athenian being the only entry into the development. The City Council later discussed the extension of UC Boulevard as an alternate entrance.<sup>723</sup> Citizens learned that former Mayor Marvin "Dale" Parkhurst died January 29, 1978, at age 66.<sup>724</sup> The Carson & Barnes Five Ring Wild Animal

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<sup>716</sup> "Universal City to hold budget hearing on Aug. 13," *Weekly Herald* 9 Aug. 1979: clipping in UC Archives.

<sup>717</sup> Strickland 58.

<sup>718</sup> Strickland 58.

<sup>719</sup> Lynn Catalina, "Universal City establishes Recreation Commission," *Weekly Herald* 20 Dec. 1979: clipping in UC Archives.

<sup>720</sup> Council Minutes, 18 Dec. 1979.

<sup>721</sup> Lynn Catalina, "Master plan okayed in Universal City," *Weekly Herald* 25 Oct. 1979; "Part two of city's master plan report," *Weekly Herald* 1 Nov. 1979; "Master Plan: Parks are 'woefully inadequate,'" *Weekly Herald* 8 Nov. 1979. All three clippings in UC Archives.

<sup>722</sup> Council Minutes, 16 Jan. 1979.

<sup>723</sup> Council Minutes, 15 May 1979.

<sup>724</sup> "Former Universal City Mayor Passes Away," *Valley News* 8 Feb. 1979: clipping in UC Archives.

Circus visited UC on April 3.<sup>725</sup> In April it was noted that the UC Police Department was approaching 20 full-time officers, not including 11 reserve officers, 6 dispatchers, and 2 clerks. There were only 2 officers in the Police Department in 1965.<sup>726</sup> Also in April the City Council paid \$9,225 in full settlement of the lawsuit with CCMA.<sup>727</sup> In June the State of Texas approved the charter for Universal City Bank, which was would be located at the corner of Athenian and Pat Booker.<sup>728</sup> In November the City Council accepted as completed the State of Texas' reconstruction project on Pat Booker Road.<sup>729</sup> Late in the year there was the good news that a new car dealership (Subaru) would be built at the corner of Palisades and Pat Booker Road.<sup>730</sup>

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<sup>725</sup> "Circus, Circus," *Weekly Herald* 29 Mar. 1979: clipping in UC Archives.

<sup>726</sup> Edward Martinez, "Police Department growing," *Valley News*, 12 Apr. 1979: clipping in UC Archives.

<sup>727</sup> Council Minutes, 17 Apr. 1979.

<sup>728</sup> "Proposed new bank passes preliminaries," *Valley News* 14 Jun. 1979: clipping in UC Archives.

<sup>729</sup> Strickland, 58.

<sup>730</sup> Lynn Catalina, "Universal City establishes Recreation Commission," *Weekly Herald* 20 Dec. 1979: clipping in UC Archives.

## CHAPTER FOUR

### THE 1980s

The decade was one of high and lows. The good news was that a recession ended, the country regained its confidence, and Communism crumbled. The bad news was that the over-valued real estate market collapsed, there was a savings and loan business crisis, the Stock Market plunged, the new disease AIDS alarmed the country, and the space program and America was shaken by the loss of the shuttle *Challenger*.

#### 1980

UC's 20<sup>th</sup> year of existence was not marked by any special, notable event. Like 1979, this year was a "business as usual" year. There would be, however, an election outcome in November that would galvanize the city.

Over the course of the city's history the question has often been asked, "Was there ever a chance that the five small cities, UC, Selma, Schertz, Live Oak, and Converse, could have consolidated." The answer is, there have been times, had the leadership been willing and strong enough to convince the public that consolidation was good, that it might have happened. One of those times occurred in 1980. In July the Live Oak and UC councils discussed the possibility of consolidating its police forces; eventually, however, Live Oak did not agree.<sup>731</sup> Had the police forces consolidated, that might have opened the door for further economies of consolidation and perhaps merging of the two cities. About the same time as this was going on, Live Oak applied to the Postal Service for its own zip code; it had been using UC's 78148 zip code.<sup>732</sup>

In other areas, the UC City Council made some progress. In January it renamed the Animal Shelter on East Aviation the "Ruth Blake Memorial Shelter," in honor of General Blake's deceased wife who had worked so hard for the shelter and Homes for the Homeless, which supported the shelter.<sup>733</sup> In February there was a huge public turnout for a Council meeting where a HUD proposal for 80 low-rent (Section 8) apartments to be constructed at Kitty Hawk

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<sup>731</sup> Strickland 60.

<sup>732</sup> "Live Oak seeking own Zip Code," *Valley News* 29 May 1979: clipping in UC Archives.

<sup>733</sup> Strickland 60.

and Loop 1604 (where H.E.B. is currently located). Two hundred homeowners, many from Coronado Village, cheered when the Council voted down the Quail Creek project.<sup>734</sup> Later in the month, the City Council heard the familiar complaint that the 12 traffic lights on Pat Booker Road were not synchronized. Apparently last years' construction had messed up the timing.<sup>735</sup> By June things were straightened out.<sup>736</sup>

Mayor Johnstone chose not to run again in 1980, so the way was open for a new mayor to take over. Consequently, four candidates threw their hats in the ring. Council members Bruce Barnard and Roger Dubbs filed for the mayor's position, and former council member Forrest Ready and local businessman Mike Bruno joined them. Over 1,000 people showed up at the polls on April 6 and Bruce Barnard won a plurality of them with 406 votes. Forrest Ready (335) and Roger Dubbs (301) trailed not far behind. Mike Bruno finished a distant fourth with 43 votes. Like Mayor Johnstone in 1974, Bruce Barnard was declared winner of the mayor's race without a majority of the votes cast. Newcomers Terry Cook, Hazell Scott, and Elizabeth E. "Bidda" Reed joined Barnard as council members.<sup>737</sup> Since Barnard had to step down as a council member, Robert J. "Bob" Cantu was appointed to fill his position until the next election.

To celebrate the city's 20<sup>th</sup> anniversary, there was an open house at the city hall.<sup>738</sup> During the city's 20<sup>th</sup> year of existence there were a couple of interesting facts noted. There were still about seven properties within the city limits that had septic tanks.<sup>739</sup> UC's population had grown from about 1,800 in 1960, to 7,613 in 1970, and to an estimated 14,900 for 1979. The projected 1985 population was 20,110, 24,257 for 1990, and 27,978 for 1995.<sup>740</sup> Unfortunately, the rosy population outlook for the 80's and 90's would prove to be greatly overestimated.

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<sup>734</sup> "Quail Creek project protested, voted down," *Weekly Herald* 7 Feb. 1979: clipping in UC Archives.

<sup>735</sup> "Pat Booker Road is, you got it, not 'right,'" *Weekly Herald* 28 Feb. 1979: clipping in UC Archives.

<sup>736</sup> Council Minutes, 3 Jun. 1980.

<sup>737</sup> Strickland 60.

<sup>738</sup> Strickland 61.

<sup>739</sup> Strickland 60.

<sup>740</sup> "UC grows with RAFB," *Valley News* 26 Jun. 1980: clipping in UC Archives.

Nonetheless, the city was growing and improvements had to continue. A traffic light was installed at Kitty Hawk and Pat Booker.<sup>741</sup> To the relief of many parents in the area, the Olympia Elementary School opened September 2.<sup>742</sup> Also in September the Council accepted a bid of \$410,000 for drilling and installing a pump and piping at Well Site # 8 at 413 Kitty Hawk (behind Colonial Funeral Home).<sup>743</sup> The water well was almost complete by early December.<sup>744</sup> The new elevated water tank above Olympia was filled to the top by mid-September.<sup>745</sup> The extension of FM 1976 (Gibbs Sprawl Road) to Loop 1604 opened on October 16. Adolph Scheel owned some of the land used in the extension.<sup>746</sup> The landfill at UC Park was finishing up in November.<sup>747</sup> Once this was completed, more of the park could be developed.

The cost of doing business grew with the city. The city's fiscal year 1981 budget broke the \$3,000,000 barrier. It was estimated that \$2,045,219 (later increased to \$2,112,762) would be needed in the General Fund and \$1,001,784 in the Utility Fund.<sup>748</sup> The tax rate jumped 24 cents to \$1.81 per \$100.00 valuation, based on 35 percent of fair market value.<sup>749</sup>

Although state and national politics are not necessarily a part of this history, a UC resident figured in the news in November 1980. The Reagan victory at the polls on November 4 had a coattails effect for Alan Schoolcraft, T. E. Schoolcraft's son, who had run as the Republican opponent to Democrat Al Brown, State Representative for District 57-C. Schoolcraft shocked

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<sup>741</sup> Council Minutes, 18 Mar. 1980.

<sup>742</sup> "Olympia to open in fall," *Valley News* 19 Jun. 1980: clipping in UC Archives.

<sup>743</sup> Strickland 61.

<sup>744</sup> Council Minutes, 2 Dec. 1980.

<sup>745</sup> "Olympia water tank has water 'filled to the top,'" *Saturday Evening Herald (Universal City)* 20 Sep. 1979: clipping in UC Archives.

<sup>746</sup> "FM 1976 extension to open," *Weekly Herald* 16 Oct. 1980: clipping in UC Archives.

<sup>747</sup> "Universal City Park landfill finishing up," *Saturday Evening Herald* 1 Nov. 1980: clipping in UC Archives.

<sup>748</sup> "Universal City Notice of Public Hearing," *Weekly Herald* 14 Aug. 1980: clipping in UC Archives.

<sup>749</sup> Strickland 61.

Brown by edging him 19,150 to 18,109.<sup>750</sup> This, of course, led to a recount that affirmed Schoolcraft's victory, but the verdict did not end the dispute. This issue would continue over the next two months into 1981.

## 1981

In 1981 UC entered its third decade with high hopes and a history of astounding growth behind it. The year would prove, however, to have few notable highlights, the exception being the Schoolcraft-Brown election controversy.

After the apparent victory by Schoolcraft the previous November, the issue went before the Democrat-controlled Texas State House of Representatives. Brown had questioned the validity of many absentee votes made primarily by military members who claimed the district as their home of residence. Brown maintained that many of these voters did not actually reside here and were therefore not eligible to cast votes for State Representative. The Democrats in the State House supported his position and would not seat Schoolcraft. Instead, they appointed a five-member panel (comprised of three Democrats and two Republicans) to investigate and make a recommendation. One of the Democrats joined the two Republicans in recommending that Schoolcraft be seated. The body of the House of Representatives disregarded the panel's recommendation by a vote of 74-55, voided the November 4, 1980, District 57-C election, and called for a special election on February 10, 1981.<sup>751</sup> Supported by an indignant backlash from active duty and retired military voters in the district, Schoolcraft crushed Brown in the special election by 13,412 to 4,031.<sup>752</sup>

Faces in City Hall changed again this year. The regular city election on April 4 saw Bob Cantu, T. E. Schoolcraft, and Sparky Rapelye elected as council members. On April 17 Fire Chief Tom Weir resigned after serving over 17 years in the UC Fire Department. Ross Wallace was appointed as his replacement on April 26.<sup>753</sup>

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<sup>750</sup> "Alan Schoolcraft wins District 57-C race over incumbent Al Brown," *Weekly Herald* 13 Nov. 1980: clipping in UC Archives.

<sup>751</sup> John Thomas McDonald, "JCC faces money problems," *Saturday Evening Herald* 17 Jan. 1981: clipping in UC Archives.

<sup>752</sup> Robert Leibold, Jr., "Schoolcraft wins!" *Weekly Herald* 12 Feb. 1981: clipping in UC Archives.

<sup>753</sup> Strickland 62.

During the year the Council addressed several issues. Citing Pat Booker Road's "Las Vegas look," the Council in February considered another sign ordinance,<sup>754</sup> but it was later tabled, and then killed in May.<sup>755</sup> When the city considered using the old Air Force transceiver site on Kitty Hawk Road (still vacant today) as the location for a new public works area, it was met with a chorus of dissension from homeowners in Red Horse Manor.<sup>756</sup> Although voters had rejected San Antonio's VIA bus service 1977 and the City Council had considered submitting the issue again to voters,<sup>757</sup> there was some surprise when it was announced in April 1981 that VIA would extend their service to Randolph AFB.<sup>758</sup> This service would last for a few years before it was terminated due to low usage. UC and Live Oak exchanged property (but not city limits) on April 7. The land around the old Olympia standpipe on Oak Meadows was traded for the land under the new, elevated water storage tank on Centerbrook.<sup>759</sup> On July 7 the Council approved the final boundary settlement with Selma.<sup>760</sup> UC gave up 63 acres (some in the flood plain) and received 41 acres from Selma. The new boundary conformed to the streets and lots planned for the disputed area.<sup>761</sup> In August the Council passed a resolution to keep the Animal Shelter in the clear zone.<sup>762</sup> An arrangement with the Air Force had kept the Shelter in limbo since structures in the clear zone had been razed in 1978, but now there were ominous indications that the Air Force was going to force the issue again.

The cost of doing business in UC in fiscal year 1982 remained about the same as fiscal year 1981. The Council estimated a General Fund budget of \$2,017,857 and a Utility Fund budget of

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<sup>754</sup> Gary Gossett, "Sign Ordinance U.C. eyeing 'Vegas clutter' along Pat Booker," *Valley News* 19 Feb. 1981: clipping in UC Archives.

<sup>755</sup> Council Minutes, 5 May 1981.

<sup>756</sup> Gary Gossett, "Protestors upset U.C. council plan," *Valley News* 5 Mar. 1981: clipping in UC Archives.

<sup>757</sup> Council Minutes, 3 Feb. 1981.

<sup>758</sup> "VIA comes to Randolph AFB," *Weekly Herald* 4 Jun. 1981: clipping in UC Archives.

<sup>759</sup> Council Minutes, 7 Apr. 1981.

<sup>760</sup> Strickland 62.

<sup>761</sup> Bernice Marlin, "Selma OKs boundary," *Valley News* 24 May 1981: clipping in UC Archives.

<sup>762</sup> Council Minutes, 4 Aug. 1981.

\$1,048,926.<sup>763</sup> The tax rate changed because the parameters had changed. It was now 63.4 cents per \$100 valuation and 100 percent of assessed value.<sup>764</sup> Despite the changes, however, the amount of taxes paid on a \$60,000 home in 1981 versus the same home in 1980 was nearly the same: \$380.10 as opposed to \$380.40. In November the city abandoned the vestige of Trudy Lane (Milam Drive on the original city plat) that was south of East Aviation. At one time Trudy Lane had been considered as an alternate railroad crossing, but the costs of the project were too high for further consideration.<sup>765</sup>

There were a few other events worth mentioning. Northview Elementary, instead of being boarded up, was leased to a technical school, Radio Electronic Television School (RETS).<sup>766</sup> On April 25 the new Universal City Park officially opened.<sup>767</sup> The new UC Fire Department had its grand opening on November 4. This was not a new building, but rather an extension to the City Hall.<sup>768</sup>

## 1982

It would prove to be a tumultuous year for UC. The Animal Shelter issue came to a head. The citizens voted on whether or not to have a municipal complex, a City Manager resigned and a new one took over, and, to encourage economic development, the city established a special organization to oversee the efforts.

The bad news on the Animal Shelter arrived early. On January 5 the Air Force advised UC that they had to vacate the shelter by July 1.<sup>769</sup> The shelter had been on borrowed time since 1977.

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<sup>763</sup> "City of Universal City Budget, Fiscal Year 1982," *Northeast Herald-News* 13 Aug. 1981: clipping in UC Archives.

<sup>764</sup> Strickland 62.

<sup>765</sup> "Trudy Lane 'abandoned' by Council," *Northeast Herald-News* 19 Nov 1981: clipping in UC Archives.

<sup>766</sup> Robert Leibold, Jr., "District, RETS sign Northview Lease," *Weekly Herald* 1 Jan. 1981: clipping in UC Archives.

<sup>767</sup> Strickland 62.

<sup>768</sup> Strickland 62.

<sup>769</sup> Council Minutes, 5 Jan. 1982.

After several turndowns, the Air Force relented and leased the shelter property to UC for three years (until April 1982), and now extended the agreement three more months.<sup>770</sup>

The Council moved quickly to find a new location. For \$14,000 UC bought from Schertz- Cibolo- Universal City ISD 1.27 acres of land next to the Public Works.<sup>771</sup>

After appropriating \$35,500 for the new shelter,<sup>772</sup> the city found that the lowest bid to construct it was \$46,350. <sup>773</sup> After some debate, it was decided to use concrete block rather than metal framing in the new shelter. So, with volunteer help and contributions, the project was kept on budget.<sup>774</sup> The Air Force helped by giving UC until September 30 to vacate the old shelter;<sup>775</sup> however, the new shelter would not be dedicated until 1983.

The second big issue of the year was whether or not to build a new municipal center for the city. The Comprehensive Plan of 1972 said that UC should locate its municipal facilities as close as possible to the center of the city, thinking of Pat Booker Road and Kitty Hawk. A few years later, however, the city purchased 7.5 acres on north UC Boulevard, which at that time extended only a few hundred yards north of Pat Booker. The city tasked an architectural firm to assess UC needs and develop a program to implement these needs. This was finished in December 1976; however, the city took no action at that time. In 1980 the city considered using the soon-to-be-closed Northview Elementary School, but this option was lost when it was leased to RETS. Now the Council was looking at a \$1,000,000 structure that would include police and municipal facilities and an expanded public works.<sup>776</sup>

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<sup>770</sup> Gordon Blake, "Shelter dilemma/ATC Commanding General John Roberts goes to bat," *Northeast Herald-News* 18 Mar. 1982: clipping in UC Archives.

<sup>771</sup> Strickland 64.

<sup>772</sup> Strickland 64.

<sup>773</sup> Robert Ostrum, "Citizens argue to retain post of U.C. Assistant City Manager," *Northeast Herald-News* 26 Aug. 1982: clipping in UC Archives.

<sup>774</sup> "Universal City solves shelter dilemma," *Northeast Herald-News* 9 Sep. 1982: clipping in UC Archives.

<sup>775</sup> Council Minutes, 20 Jul. 1982.

<sup>776</sup> Gary Gossett, "On U.C. Municipal Complex issue," *Northeast Herald-News* 11 Feb. 1982: clipping in UC Archives.

In the middle of this debate, a mayor and three council members were elected on April 3. Bruce Barnard won his second term as mayor, defeating Fay Marks by 427-144 votes. Terry Cook was elected to another term and Mike Heaviland returned after a one-year absence. Newcomer Jim Huston joined Heaviland and Cook. Hazell Scott and "Bidda" Reed were not reelected.

After considerable debate and pressure from a petition group, the new City Council decided that the issue would be put before the voters on July 24.<sup>777</sup> On the eve of the election Mayor Barnard complained that a handbill being circulated by the anti-municipal center petition group had "outright mistruths and totally erroneous figures."<sup>778</sup> The municipal center proposition was shot down by an 869-406 margin.<sup>779</sup> Obviously, citizens did not see a need for a new municipal complex and a public works center, so it was back to the drawing board for the City Council.

The next issue revolved around City Manager Bob Green. In July, as part of the budgeting process for fiscal year 1983, the City Council debated merging the Chief of Police and Patrol Captain into one position and to reinstate the position of Investigator. Also, they proposed combining the positions of City Manager and Director of Planning into one and reinstated a firefighter position. Green stated that the Council had limited his choices as City Manager and that he would resign.<sup>780</sup> On August 3 he submitted his resignation, which would be effective December 4; that would give the Council four months to find a replacement.<sup>781</sup> According to a local news article, Green cited a "long-standing disagreement over management policy" in UC. He had been City Manager for almost ten years.<sup>782</sup>

On October 30 the Council hired Mike Tanner to be the new City Manager. His starting salary would be \$30,000, but would increase to \$32,000 after six months and a favorable review. To ease the transition Bob Green moved his resignation day to December 31.<sup>783</sup>

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<sup>777</sup> Council Minutes, 16 Jun. 1982.

<sup>778</sup> Council Minutes, 20 Jul. 1982.

<sup>779</sup> Strickland 64.

<sup>780</sup> Council Minutes, 13 Jul. 1982.

<sup>781</sup> Strickland 64.

<sup>782</sup> Robert Ostrum, "Bob Green resigns post as U.C. City Manager," *Northeast Herald-News* 12 Aug. 1982: clipping in UC Archives.

<sup>783</sup> Strickland 65.

The fourth significant event of the year was the creation of the Industrial Development Corporation (IDC). The Council established the IDC on October 19 and the initial members were Forrest D. Ready, Sandra Sowell, Kenneth H. Schmitt, Charles R. Luther (President), and Thomas G. Weaver.<sup>784</sup> In a special meeting a few days later the Council approved the use of IDC bonds in “blighted areas” to create jobs and increase the tax base.<sup>785</sup> Eventually, “blighted areas” would be all of UC.

A year couldn’t pass without something being mentioned about the appearance of Pat Booker Road. In August Hal Knowles of the Chamber of Commerce deplored the neglected condition of the businesses on Pat Booker Road.<sup>786</sup> Some UC citizens decided to take their own steps. After Knowles’ editorial appeared, a group formed to beautify UC not by edict, but by peer pressure and pride.<sup>787</sup> Unfortunately, this group was unsuccessful in its efforts.

Among the other events for 1982 included the August groundbreaking for the 40-lane Summit bowling center at the Triangle Shopping Center next to Handy Andy. Construction of a Republic Bank was underway at the corner of Pat Booker and Athenian (apparently the Universal City Bank that had been chartered in 1980 for that location never was built).<sup>788</sup> Also, Palisades Park Apartments, comprising 328 units, started construction at its location behind Woolco.<sup>789</sup> In September the word got out that a hospital would be built at the corner of Kitty Hawk and Loop 1604. Work was scheduled to start July 1983 and be completed by December 1984.<sup>790</sup> This project never came to fruition. The total value of building permits through November 1982 was \$20,314,053 (385 permits); compare this to \$4,421,685 (377 permits) for all of 1981.<sup>791</sup>

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<sup>784</sup> Council Minutes, 19 Oct. 1982.

<sup>785</sup> Council Minutes, 21 Oct. 1982.

<sup>786</sup> Hal Knowles, “Minding Your Business,” *Northeast Herald-News* 5 Aug. 1982: clipping in UC Archives.

<sup>787</sup> Judy Trezona, “Group being formed to beautify Universal City,” *Greater Randolph Recorder-Times* 2 Sep. 1982: clipping in UC Archives.

<sup>788</sup> “Universal City Newsletter,” *Northeast Herald-News* 5 Aug. 1982: clipping in UC Archives.

<sup>789</sup> “Universal City Newsletter,” *Northeast Herald-News* 24 Jun. 1982: clipping in UC Archives.

<sup>790</sup> “Universal City OKs Hospital,” *San Antonio Express-News* 8 Sep. 1982: clipping in San Antonio Library.

<sup>791</sup> “Universal City Newsletter,” *Northeast Herald-News* 16 Dec. 1982: clipping in UC Archives.

The fiscal year 1983 budget was not enumerated in the City Council minutes or could be found in the UC newspaper Archives, but the tax rate for the next year was set at 66.01 cents per \$100 valuation, a slight increase.<sup>792</sup>

## 1983

This year saw the municipal complex issue revisited. There was a controversy concerning a member of the City Council, the Animal Shelter finally opened, and the city disposed of surplus land and reorganized its structure.

The most important development of 1983 concerned the municipal complex. The proposal was scaled back to \$700,000 and covered only a new city hall, police station, and courtroom. The proposition, along with another proposition to legalize bingo in UC, was placed on the city election ballot on April 2. Both propositions passed, bingo by 1,015 to 212 and the municipal building by 711 to 534. A low bid of \$623,000 was accepted by the Council on August 16, and the groundbreaking was held on September 1, coinciding with the city's 23<sup>rd</sup> birthday.<sup>793</sup>

On January 14 Councilman T. E. Schoolcraft was criticized over his involvement in developing the Brunswick Subdivision (near the intersection of Pat Booker and Coronado Boulevard). Although the Council was prepared to let Schoolcraft stay on, however he chose to resign effective January 17 to prevent being "the target of any accusations of cover-up or whitewash."<sup>794</sup> Charles Kemble was appointed to fill Schoolcraft's position.<sup>795</sup>

The long-awaited opening of the new occurred in March. First, the City Council approved dedicating the new shelter in remembrance of Ruth Blake.<sup>796</sup> Then, the shelter was formally dedicated on March 17. The construction cost was under \$41,000.<sup>797</sup>

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<sup>792</sup> Strickland 64.

<sup>793</sup> Strickland 66.

<sup>794</sup> Council Minutes, 14 Jan. 1983.

<sup>795</sup> Strickland 66.

<sup>796</sup> Council Minutes, 15 Mar. 1983.

<sup>797</sup> Janie Conner, "Post Office goofs in U.C.," *Northeast Herald-News* 17 Mar. 1983: clipping in UC Archives.

Through the years the city had accumulated bits and pieces of land. In April seven tracts were declared surplus and offered to the highest bidder. Lot 1 was 2.07 acres remained from an old roadside park transferred to the city in 1977 by the State of Texas. It currently is the site of the Valero gas station at 2909 Pat Booker. Lot 2 was 1.26 acres of the old roadside park at 2202 Pat Booker Road transferred to UC by the State of Texas in 1977. Lot 3 was a .14 acre lot at the corner of Oak Meadows and Phoenix. Lot 4 was .25 acres on West Langley (probably the site of City Well # 1). Lot 5 was .19 acres at the corner of West Aviation and Travis. Lot 6 was .22 acres at 305 West Aviation. Finally, Lot 7 was the 3.22 acres of the old Air Force transceiver site on Kitty Hawk Road.<sup>798</sup> The city ended up receiving \$407,564.89 from the sale of the seven tracts.<sup>799</sup>

The city election on April 2 saw the reelection of Sparky Rapelye as council member. Charles Kemble was elected to a full term on the Council and Hazell Scott returned after a year's hiatus.

The new Council reorganized the city later in the year. On June 7 the City Council voted to abolish the City Clerk position, effective June 30. The new position of Administrative Services Supervisor was created effective July 1.<sup>800</sup> The Council established a Library Advisory Board on June 7. Majorie Roolf was named chair and Liz Entrekin, vice chair. Members of the board were Ena Burlingame, Paul Davis, Bonnie Fridley, Mary Bell Haney, Cheryl Rapelye, Nadine Ready, and Dot Roberts.<sup>801</sup> The Library Board had its work cut out for it because soon the city was looking for a new library to be established at the old City Hall once the new one was opened.<sup>802</sup> On July 5 the Council combined the Planning and Zoning Commissions into one commission.<sup>803</sup> In October there was debate among council members about reviewing the city charter to see whether it was violating the Open Meetings Act.<sup>804</sup> There was also discussion in

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<sup>798</sup> Susan Ryan, "U.C. council nixes meeting," *Northeast Herald-News* 21 Apr. 1983: clipping in UC Archives.

<sup>799</sup> Strickland 66.

<sup>800</sup> Strickland 66.

<sup>801</sup> Council Minutes, 7 Jun. 1983.

<sup>802</sup> Laura Glenwinkel, "UC working for new library at City Hall site," *Northeast Herald-News* 30 Jun. 1983: clipping in UC Archives.

<sup>803</sup> Council Minutes, 5 Jul. 1983.

<sup>804</sup> Helen D. Wright, "U.C. Charter to be reviewed," *Herald-News* 20 Oct. 1983: clipping in UC Archives.

the local newspaper about the importance of industrial development in UC, versus the status quo.<sup>805</sup>

The cost of operating the city continued to grow. The fiscal year 1984 budget came in at \$2,236,882 for the General Fund, and \$1,188,077 for the Utility Fund.<sup>806</sup> The tax rate, however, was more than halved, to 30 cents per \$100 valuation!<sup>807</sup> The precipitous reduction could be attributed to either higher property values, increased revenues from other sources, or a combination of both.

There were a few other events in 1983 that merited mention. The City Council heard plans for a new apartment complex (Peppermill) to be built behind Universal Square shopping center. Estimated completion date was December 31, 1984.<sup>808</sup> The Republic Bank observed its grand opening in June. It was noted at the same time that the UC population was estimated to be 14,000 and building permits issued amounted to \$5,418,451.<sup>809</sup> In June the Council was briefed on the upcoming I-35 construction project. The highway would be widened to six lanes of divided highway. A portion of Loop 1604 would be widened to four lanes of divided highway and the stretch of Pat Booker Road from I-35 to Loop 1604 would be four lanes too, with a center turn lane. Construction would take about three years.<sup>810</sup> UC old-timers may recall that when Olympia was first started in the early 1970s, there was a sign advertising the new development on an island in the middle of Athenian Drive, just as one turned off Pat Booker Road. Through the years the sign, which was supported by Greek columns, deteriorated and was eventually razed. In August it was reported that the island had been removed.<sup>811</sup>

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<sup>805</sup> Paul H. Davis and Charlene Blohm, "Industry needed to keep U.C. alive," *Herald-News* 1 Dec. 1983: clipping in UC Archives.

<sup>806</sup> "Universal City Budget, Fiscal Year 1984," *Northeast Herald-News* 18 Aug. 1983: clipping in UC Archives.

<sup>807</sup> Strickland 67.

<sup>808</sup> Council Minutes, 4 Jan. 1983.

<sup>809</sup> Laura Glenwinkel, "U.C. grows more in past year than ever before," *Northeast Herald-News* 30 Jun. 1983: clipping in UC Archives.

<sup>810</sup> Council Minutes, 21 Jun. 1983.

<sup>811</sup> Carol De Paolo, "Universal City passes bids for new City Hall," *Recorder-Times* 11 Aug. 1983: clipping in UC Archives.

The last two items fall under the category of “what might have been.” In May the City Council approved an ordinance to use approximately 91 acres in the “northern sector” of UC for a water theme park and related activities.<sup>812</sup> The proposed site for a “White Water Park” by SDC Recreation and Recreation Ventures, Inc. lay between Sunrise Canyon and Olympia.<sup>813</sup> Also in May there was an announcement that a Luby’s cafeteria would be built at the corner of Pat Booker Road and Coronado Boulevard (where Sonic is now).<sup>814</sup> Obviously, neither of these happened, although the sign advertising the imminent arrival of Luby’s stood in the vacant lot for years.

## 1984

The year 1984 would mark the beginning of a turbulent two years in UC. What began as a seemingly routine revision of the zoning ordinance erupted into controversy, division, and then a court challenge. Other events occurred during this period, but they would be overshadowed by this disagreement.

The controversy began with the city election on April 7. The incumbent mayor, Bruce Barnard faced two challengers, Robert Dubbs and Larry Kerkow. Dubbs was part of a Citizens for Good Government organization and Kerkow, the former City Clerk until his job was eliminated in 1983, ran as an independent. The Citizens for Good Government were upset about the City Council, and industrial and apartment developments.<sup>815</sup> Barnard emerged victorious, but was a plurality mayor again, garnering 710 votes, versus 620 for Dubbs, and 258 for Kerkow.<sup>816</sup>

The three council members representing the Good Government organization were Jack E. Dodson, Jean F. Gardner, and L. M. Thompson.<sup>817</sup> None of them were elected; instead, Jim Huston was reelected and was joined by newcomers Rob Shelby and Colin R. Burlingame.<sup>818</sup>

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<sup>812</sup> Strickland 66.

<sup>813</sup> Council Minutes, 17 May 1983.

<sup>814</sup> “New S.A. Luby’s set for ’84,” *San Antonio Express-News* 12 May 1983: clipping in UC Archives.

<sup>815</sup> “Universal City races heating up,” *San Antonio Light* 3 Mar. 1984: clipping in UC Archives.

<sup>816</sup> Strickland 68.

<sup>817</sup> “Universal City races heating up,” *San Antonio Light* 3 Mar. 1984: clipping in UC Archives.

<sup>818</sup> Strickland 68.

Shortly after the election the Planning and Zoning Commission presented a revamping of the city zoning ordinance and accompanying map. Immediately, there were negative reactions from citizens who claimed they were not informed that the P&Z was rewriting the zoning ordinance.<sup>819</sup> Some people were concerned that the new UC Boulevard would become another Pat Booker Road (meaning cluttered with signs and assorted buildings).<sup>820</sup> Consequently, progress was halted as the public was allowed to have its say.

The focus of the complaints about the new zoning ordinance concerned the proposed, but unbuilt portion of UC Boulevard between the site of the new City Hall and Olympia. UC Boulevard had been envisioned since the 1972 Master Plan.<sup>821</sup> The P&Z recommended that the area be zoned for conditional use (Class 4), but the City Council was looking at zoning it for houses and apartments (Class 1), and commercial property and light industry (Class 2).<sup>822</sup> The residents of Olympia opposed the possibility that apartments and businesses could spring up along the UC Boulevard extension.<sup>823</sup> They had gotten wind that the developer, Morton/Southwest, planned to build six apartment complexes along the road. The Olympia bloc cited the dangers from increased traffic past the Olympic Elementary School and the noise created by apartment dwellers.<sup>824</sup>

The counterargument from the city was that they needed Morton/Southwest to build the new road; the city couldn't afford to pay for it. The apartments didn't bother the Council because they could act as a buffer between commercial and residential areas.<sup>825</sup> Morton/Southwest

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<sup>819</sup> Claire Poole, "Council tables rezoning changes," *Recorder-Times (San Antonio)* 10 May 1984: clipping in UC Archives.

<sup>820</sup> Claire Poole, "Commission to consider ordinance," *Recorder-Times* 17 May 1984: clipping in UC Archives.

<sup>821</sup> Gordon Blake letter to the editor, "Street planned in 1972," *Herald-News* 19 Jul. 1984: clipping in UC Archives.

<sup>822</sup> Dan Balcar, "U.C. Planning Commission approves new zoning ordinance," *Herald-News* 24 May 1984: clipping in UC Archives.

<sup>823</sup> Council Minutes, 12 Jun. 1984.

<sup>824</sup> "Residents of Universal City to pretest street extension," *San Antonio Express-News* 5 Jun. 1984: clipping in UC Archives.

<sup>825</sup> Michael Cary, "Hearing moved to fire station," *Herald-News* 7 Jun. 1984: clipping in UC Archives.

added that they got their best return of their investment through apartments, which could be built quickly, and not single-family houses, which took longer. Regardless of the outcome of the zoning ordinance, however, Morton/Southwest said they would build UC Boulevard.<sup>826</sup>

The Council discussed the extension of UC Boulevard. They debated the width of the road (2 or 4 lanes), whether it should be an alternate route to take pressure off Pat Booker, the closeness to the elementary school, and whether it should be kept residential.<sup>827</sup> All of these were burning issues for the residents of Olympia.

The issue came to a head at the June 12 City Council meeting. At that meeting and after much debate, Councilman Rapelye proposed a compromise. The “line” where single-family housing would stop and apartments and businesses would begin would be where the power lines crossed the proposed UC Boulevard.<sup>828</sup> A quick look at the map would reveal this really wasn’t much of a compromise; Morton/Southwest would have the lion’s share of UC Boulevard to develop.

The Council took three weeks to think about the situation and then returned on July 3 to consider the ordinance. There was more discussion and it was debated that the “line” should be moved 250 feet south of the power lines. This still left a lot of area for apartments and businesses, but would provide a larger buffer for the people in Olympia. The Council rejected this proposal and the zoning ordinance was passed by a 4-3 vote, with Mayor Barnard casting the deciding vote.<sup>829</sup>

Within a week a group of Olympia residents served notice that they were gathering signatures on a petition to recall Barnard, Burlingame, Charles Kemble, and Hazell Scott and repeal the zoning ordinance. The petition would need 1,500 signatures to be valid.<sup>830</sup> One of the leaders of the petitioners was Perry Jordan, a resident of Olympia.<sup>831</sup> It wasn’t just the residents of Olympia against the new zoning ordinance. A Coronado Village resident was not happy about

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<sup>826</sup> Council Minutes, 12 Jun. 1984.

<sup>827</sup> Council Minutes, 5 Jun. 1984.

<sup>828</sup> Council Minutes, 12 Jun. 1984.

<sup>829</sup> Council Minutes, 3 Jul. 1984.

<sup>830</sup> Tim Griffin, “Universal City Recall Sought,” *San Antonio-Express News* 11 Jul. 1984: clipping in UC Archives.

<sup>831</sup> “Recall drive 90 percent complete,” *Herald-News* 30 Aug. 1984: clipping in UC Archives.

the zoning of the northeast corner of Kitty Hawk and Loop 1604, which was right in his backyard.<sup>832</sup>

On September 1, the day of the dedication of the new Municipal Center, the Olympia group presented Mayor Barnard with a petition containing 1,713 names. The petition demanded a recall election of Barnard, Kemble, Burlingame, and Scott and to repeal the new zoning ordinance.<sup>833</sup>

A month later at the October 2 meeting, City Attorney Tom Joseph advised the Council that in his opinion the petition was groundless and should be rejected because it did not meet the requirements set forth in the city charter. First, the request to repeal the zoning ordinance was insufficient because a petition could not be used to nullify a zoning ordinance. Second, city council members could be recalled only if guilty of “incompetency, misconduct, or malfeasance in office or related grounds.” The petition had accused the council members of making a decision without regard to the health, safety, and welfare of our city, and in defiance of numerous citizen objections; these accusations, in Joseph’s opinion, did not meet the requirements for a recall election under the terms of the city charter. In other words, disagreement with Council decisions was not grounds for a recall election; petitioners would have to wait until the next city election in 1985 to vent their frustrations. The Council accepted Joseph’s advice and unanimously rejected the petition.<sup>834</sup> So, 1,700 petitioners walked away unhappy. Two weeks later the Council approved the plat for the extension of UC Boulevard.<sup>835</sup>

The frustrated petition group argued that neither the City Council nor the City Attorney had the authority to decide if a petition was sufficient on legal grounds.<sup>836</sup> Therefore, in October leaders of the group asked a district court judge to order a recall election and curtail the Council’s actions.<sup>837</sup> In November they asked for an injunction to stop the City from making

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<sup>832</sup> “Coronado Village residents offers help with petition,” *Recorder-Times* 12 Jul. 1984: clipping in UC Archives.

<sup>833</sup> “UC christens offices,” *San Antonio Express-News* 2 Sep. 1984: clipping in UC Archives.

<sup>834</sup> Council Minutes, 2 Oct. 1984.

<sup>835</sup> Council Minutes, 16 Oct. 1984.

<sup>836</sup> “Lawsuit imminent over UC rezoning,” *Recorder-Times* 11 Oct. 1984: clipping in UC Archives.

<sup>837</sup> Michael Cary, “U.C. citizens ask district court to order recall, curtain council,” *Herald-News* 18 Oct. 1984: clipping in UC Archives.

decisions using the new ordinance. They cited failure to properly notify owners of the pending zoning changes.<sup>838</sup> Their request was denied.<sup>839</sup>

So, as the year ended, the petitioners' suit was still active, but there was no decision yet.<sup>840</sup> The City Council, however, could continue to apply the new zoning ordinance in their decisions.

Despite all this turmoil, life went on in UC. On August 23 city personnel began moving into the new Municipal Center, which comprised City Hall, a courtroom/council room, and Police Department.<sup>841</sup> As mentioned above, the building was dedicated on September 1.

The same city election that returned Barnard for a third term and put Huston, Shelby, and Burlingame on the Council also approved eight amendments to the city charter and disapproved one.<sup>842</sup> The approved amendments concerned powers of the city, exercise of powers, forfeiture of office, filling of vacancies, succession, judge of qualifications by the Council, open and closed meetings, and conflict of interest. The failed amendment concerned a requirement that the Judge of the Municipal Court had to be a UC resident.<sup>843</sup>

In March the City Council named Helen Wright as the head of the new Recreation Program. It was noted at the time that the city had 8.1 acres in Red Horse Park, 44.7 acres in UC City Park, and .64 acres next to the City Hall.<sup>844</sup>

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<sup>838</sup> Michael Cary, "Universal City's new zoning ordinance sparks second lawsuit by residents," *Herald-News* 8 Nov. 1984: clipping in UC Archives.

<sup>839</sup> Michael Cary, "U.C. injunction denied in court," *Herald-News* 22 Nov. 1984: clipping in UC Archives.

<sup>840</sup> Michael Cary, "U.C. lawsuits to have day in court," *Herald-News* 29 Nov. 1984: clipping in UC Archives.

<sup>841</sup> Michael Cary, "Sep.1 new opening date for complex," *Herald-News* 9 Aug. 1984: clipping in UC Archives.

<sup>842</sup> Strickland 68.

<sup>843</sup> Council Minutes 20 Mar. 1984.

<sup>844</sup> Dan Balcar, "Universal City names Helen Wright to head new recreation program," *Herald-News* 22 Mar. 1984: clipping in UC Archives.

The Council approved the formation of a Commission for Human Services. The task of the new commission was to assess the needs of youth, handicapped, senior citizens, and any other disadvantaged individual or groups in UC and make recommendations to the Council. The commission would develop and implement these programs and cooperate with other city, county, state and Federal agencies.<sup>845</sup> The Council appointed Robert E. Creasy and the first member of the commission.<sup>846</sup> He was followed by Bob Hise<sup>847</sup> and Charles R. Stubblefield.<sup>848</sup>

After some fits and starts that covered nearly a decade, the Bill Miller Barbeque people finally announced that they would build one of their restaurants on land they owned at the corner of East Aviation and Pat Booker Road, site of the old Exxon station and before that, The Outpost.<sup>849</sup>

The Council approved the fiscal year 1985 budget in September. The budget edged towards the \$4 million mark with the General Fund set at \$2,488,882 and the Utility Fund at \$1,402,614.<sup>850</sup>

There was some good economic news for UC at the end of 1984. Wal-Mart opened in the old Woolco building in the Triangle Shopping Center on November 29.<sup>851</sup> Woolco, which had been founded in 1962 in Columbus, Ohio by the F. W. Woolworth Company as a discount department store, had fallen on hard times in the early 1980s. In 1982 all the Woolco stores in the United States were closed.<sup>852</sup>

In November the Council reorganized the city offices. The Department of Planning was renamed the Department of Engineering and Development. The City Planner became the City Engineer. The Utilities Superintendent became the Director of Public Works, the Department of Animal Control became the Animal Control Division (within Public Works), and the position of

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<sup>845</sup> Council Minutes, 17 Apr. 1984.

<sup>846</sup> Council Minutes, 1 May 1984.

<sup>847</sup> Council Minutes, 15 May 1984.

<sup>848</sup> Council Minutes, 2 Oct. 1984.

<sup>849</sup> Council Minutes, 19 Jun. 1984.

<sup>850</sup> Council Minutes, 4 Sep. 1984.

<sup>851</sup> "Wal-Mart Discount City Opens Today," *Herald-News* 29 Nov. 1984: 6A.

<sup>852</sup> *Wikipedia, the free encyclopedia*: <<http://en.wikipedia.org/wiki/Woolco>>

Administrative Assistant was created.<sup>853</sup> The new Chief of Administrative Services, Karen Savage, attended her first Council meeting.<sup>854</sup>

Under the category of “look what they were thinking, even back then,” the City Council in January approved a resolution that urged the building of an alternate highway between Austin and San Antonio. I-35 would be beyond capacity soon and State planners should consider a toll road!<sup>855</sup>

As the year ended, the Council heard in early December that a section of UC Boulevard would be open in about two weeks.<sup>856</sup>

## 1985

As expected, the turmoil of 1984 poured over into 1985. The results of the city election reflected this turmoil and the relationship among the members of the City Council became tense and contentious. Yet, the city continued to grow and prosper.

The court case concerning the zoning ordinance was decided in July. Judge Peebles of the 288<sup>th</sup> District Court ruled on the case and UC “won,” partially. The ordinance was allowed to stand, however, specific pieces of land owned by certain plaintiffs (and properties within 200 feet of the plaintiffs) affected by the new ordinance were returned to their pre-ordinance status.<sup>857</sup> So, the city was allowed to keep its new zoning ordinance, but there were now a handful of special exemptions that complicated enforcement. Over the next few years these exemptions would dwindle such that the zoning ordinance eventually applied to nearly every property in the city.

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<sup>853</sup> Council Minutes, 14 Nov. 1984.

<sup>854</sup> Strickland 68.

<sup>855</sup> Helen D. Wright, “Charter revisions on U.C. April ballot,” *Herald-News* 19 Jan. 1984: clipping in UC Archives.

<sup>856</sup> Council Minutes, 4 Dec. 1984.

<sup>857</sup> Herb Booth, “Judge adds clauses to U.C. judgment,” *Herald-News* 18 Jul. 1985: 1.

Then, the recall suit was thrown out by the 4<sup>th</sup> Court of Appeals on July 15. No reason was given. The original writ of mandamus was dropped by the district court because of no jurisdiction; the writ was then filed with Appeals.<sup>858</sup>

The ill feelings from the lawsuits, however, ran on all during this year. People energized by the conflict ran for council member positions in the city election held on April 5. Incumbent Sparky Rapelye chose not to seek reelection, and incumbents Charles Kemble and Hazell Scott were unseated. They were replaced by former City Clerk Larry Kerkow, and Olympia petitioners Perry Jordan and Pat Niederlitz.<sup>859</sup>

Almost immediately fireworks began. At a special workshop there were a string of questions from the new members that showed that they had some definite ideas on how to run the city. The zoning ordinance was certainly in the crosshairs.<sup>860</sup>

At the Council meeting a week later, there was debate over the current sign ordinance. Among the items discussed were the definition of portable vs. temporary signs, what was considered “unsightly,” the need for a sign ordinance, permits, and enforcement or non-enforcement. The Council could not agree, so decided to not to enforce the ordinance until a committee could review it. Then a motion was made to repeal the zoning ordinance. The motion was not seconded. City Attorney Joseph cited conflict with pending litigation and lack of proper process (notification of public hearing, etc.).<sup>861</sup>

In May the Council appointed a Sign Ordinance Committee and debated over whether or not to enforce the sign ordinance in the meantime. It was agreed that owners of illegal signs would not be cited and that new signs would be permitted, provided they met all existing requirements. The zoning ordinance was debated again and the Council decided to put it on the agenda of the next meeting.<sup>862</sup>

At the next meeting there were several votes taken on various issues and the dichotomy of the Council was clearly delineated. On one side was Barnard, Huston, Burlingame, and Shelby and on the other side Kerkow, Jordan, and Niederlitz. Councilwoman Jordan presented a new

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<sup>858</sup> Herb Booth, “Court denies recall rehearing,” *Herald-News* 25 Jul. 1985: 1.

<sup>859</sup> Strickland 70.

<sup>860</sup> Council Minutes, 9 Apr. 1985.

<sup>861</sup> Council Minutes, 16 Apr. 1985.

<sup>862</sup> Council Minutes, 7 May 1985.

zoning ordinance that would replace the old one, but no vote to repeal was taken and the issue was tabled.<sup>863</sup>

At the July 2 meeting of the Council the bickering continued with another 4-3 vote concerning people being named to various commissions and boards. Then came the bombshell; Councilwoman Niederlitz announced she would resign, effective July 16. She was an Air Force wife and her husband was reassigned from Randolph AFB.<sup>864</sup> That set the stage for a power struggle in the next Council meeting.

At the next meeting Jack Strickland was nominated to replace Niederlitz. He was voted down by a 3-2 vote, Kerkow and Jordan voting for him. Dave Stine was nominated, but Kerkow suggested a special election instead. City Attorney Joseph said the city charter did not allow a special election for a situation like this. Jordan supported Kerkow's proposal by saying that the citizens of UC should choose Niederlitz's successor. Nevertheless, Stine was elected by a 3-2 vote. During this contentious debate Mayor Barnard had to call for order in the Council Chamber four times.<sup>865</sup>

For the remainder of the year the disputes among the council members were toned down and the city's business conducted without much friction.

One of the big events of the year was a huge snowstorm on January 12. UC had experienced several snow "dustings" in the past, with this one was a lulu—13.5 inches!<sup>866</sup>

The council made some changes in the city staff. Karen Savage, the city's Chief of Administration Services, was promoted to City Clerk on February 12, reporting to the City Manager.<sup>867</sup> Charles R. Stubblefield was named Judge of the Municipal Court, replacing Eugene Sisk, who had resigned.<sup>868</sup>

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<sup>863</sup> Council Minutes, 21 May 1985.

<sup>864</sup> Council Minutes, 2 Jul. 1985.

<sup>865</sup> Council Minutes 16 Jul. 1985.

<sup>866</sup> Strickland 69.

<sup>867</sup> Council Minutes, 12 Feb. 1985.

<sup>868</sup> Council Minutes, 16 Apr. 1985.

UC would be 25 years old on September 6, so the Council was agreed that a celebration was in order. The Council appointed Carmeline Squires to be chair of the 25<sup>th</sup> Anniversary Celebration Committee and gave her a \$6,000 budget.<sup>869</sup> A motto "Pride in the Past, Confidence in the Future," was chosen later.<sup>870</sup> The celebration was held on August 30 and consisted of a five-kilometer road race and a ten-kilometer volksmarch at Eberle Park on Randolph AFB, a golf tournament at Randolph, and a party that night.<sup>871</sup>

With the old City Hall now vacant the Council decided that it was time for a UC library. A plan of action was adopted in January<sup>872</sup> and on June 8, the new library opened. On the same day that the Library opened, the Human Services Commission came into operation.<sup>873</sup>

UC's Office for Human Services began providing services to the elderly and veterans.<sup>874</sup> The office didn't last for long, however. The Greater Randolph Area Services Program (GRASP) had come into being and it was found that their services duplicated that of UC's Human Services. On September 17 UC handed over their services to GRASP. The Human Services Committee would continue to serve the city in an advisory capacity.<sup>875</sup>

UC's budget for fiscal year 1986 easily exceeded the \$4 million mark for the first time. The General Fund budget was set at \$2,726,568 and the Utility Fund at \$1,426,942. Included in the budget were funds for a new Fire Station.<sup>876</sup> The tax rate was set at 24.085 cents per \$100 valuation.<sup>877</sup> Sales tax receipts meant that property taxes could be kept stable.<sup>878</sup>

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<sup>869</sup> Council Minutes, 21 May 1985.

<sup>870</sup> Council Minutes, 18 Jun. 1985.

<sup>871</sup> Information taken from original flyer owned by Charles Kemble.

<sup>872</sup> "U.C. Library plan-of-action adopted," *Herald-News* 31 Jan. 1985: clipping in UC Archives.

<sup>873</sup> Council Minutes 21 May 1985.

<sup>874</sup> Herb Booth, "UC library, human services office open," *Herald-News* 4 Jul. 1985: 4B.

<sup>875</sup> Herb Booth, "U.C. hands duties over to GRASP," *Herald-News* 26 Sep. 1985: 1.

<sup>876</sup> Council Minutes, 3 Sep. 1986.

<sup>877</sup> Strickland 70.

<sup>878</sup> Herb Booth, "UC library, human services office open," *Herald-News* 4 Jul. 1985: 4B.

On October 10 the UC City Council met with the city councils of Schertz and Cibolo at Samuel Clements High School to discuss items of concern to the three cities.<sup>879</sup> Although this may have given some hope to those who favored consolidation, there was no talk of this subject during the meeting, only joint concerns.<sup>880</sup>

Late in the year it was announced that United Savings would be developing a mixed-use area in the land west of old UC, south of Kitty Hawk, east of Loop 1604, and north of the railroad. Called Northlake/1604, the developer would start building streets in the spring of 1986.<sup>881</sup>

On December 12 the Comfort Inn (now Super 8) opened on Palisades Drive. It was the first, and still only, motel chain to operate in UC.<sup>882</sup>

The bad economic news for UC was that on September 26 ground was broken for Rolling Oaks Mall at the corner of Loop 1604 and Nacogdoches Road.<sup>883</sup> Although some three miles away, the new mall would eventually strip even more business away from UC merchants, especially those on Pat Booker Road.

## 1986

Compared to the previous two years, 1986 was rather calm for UC. A new mayor took office and practically the whole City Council changed, a new fire station was built, and the possibility of consolidation with a neighboring city briefly arose.

One must keep in mind while reading the next ten years or so of this history that the United States had entered a turbulent financial period. What later became known as the Savings and Loan Crisis of the 1980s and 1990s was already underway and while the names of some of the financial institutions in UC may have changed or their doors shuttered, the biggest impact on the city was that the housing bubble burst and the building of new homes ground to a halt.

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<sup>879</sup> Strickland 70.

<sup>880</sup> Robert Carlson, "Ten cities meet," *Herald-News* 17 Oct. 1985: 1A & 9A.

<sup>881</sup> "United Savings spearheading development in Universal City," *San Antonio Light* 27 Nov. 1985: clippings in San Antonio Library.

<sup>882</sup> Council Minutes, 3 Dec. 1985.

<sup>883</sup> "Rolling Oaks Mall begins," *Herald-News* 10 Oct. 1985: 6B.

Consequently, the growth of UC, which had been so phenomenal for a quarter century, stopped in its tracks. Nonetheless, the citizens moved on and did what they could to make UC a great place in which to live.

There was quite a bit of turnover for the City Council in 1986. Not surprisingly, Mayor Barnard chose not to run for reelection. Instead, current councilman Larry Kerkow and past councilman Sparky Rapelye vied for the position. In the April 5 election Kerkow prevailed 878 to 451. Councilmen Jim Huston and Colin Burlingame did not run for reelection, but Rob Shelby did. Jack Strickland, Carmeline Squires, and Dan Whealen were the top vote-getters for the three councilman seats. Since Kerkow was also a councilman, his position had to be filled. The Council selected R. D. "Denny" Shanklin.<sup>884</sup>

It didn't take long for the new City Council to sharpen their knives. On April 15 the Council fired City Attorney Tom Joseph because he did not practice in UC. The law firm of Adams and Flake was hired as interim City Attorneys. The decision was made permanent on June 17.<sup>885</sup>

A little over two months later, Perry Jordan resigned from the City Council, effective June 17. She too was an Air Force wife and her husband was reassigned. City charter rules called for a special election to fill her seat. On August 9 Bob Yost defeated Hazell Scott and Rob Shelby 260 to 38 and to 8, respectively. Thus only Mayor Kerkow and Councilman Stine were holdovers from the previous Council.

In January the City Council approved the construction of a new fire station next to the Municipal Center for \$405,564. In early February, with some changes and reductions, the cost was altered to \$344,984.<sup>886</sup> Construction began March 10<sup>887</sup> and the grand opening was held September 20.<sup>888</sup>

In early October there was news that group of Selma residents were gathering names on a petition asking that Selma and UC consolidate. The petitioners had 25 signatures when only 9

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<sup>884</sup> Strickland 72.

<sup>885</sup> Strickland 72.

<sup>886</sup> Strickland 72.

<sup>887</sup> *Herald-News*, photo and caption, 13 Mar. 1986: 9A.

<sup>888</sup> Strickland 73.

were required.<sup>889</sup> At a subsequent meeting of the Selma City Council, many other Selma residents voiced their opposition to consolidation.<sup>890</sup> Later, Selma declared the petition invalid, due to technicalities (undated signatures and county of residence not indicated).<sup>891</sup> During this period the UC Council debated the cost of services currently being rendered to Selma by UC.<sup>892</sup> This seemed like a good time to pursue consolidation, if it ever was going to happen.

On November 13 at the Olympia Elementary School there was a town meeting of citizens from UC and Selma who heard an overview of services available and the mutual benefits of consolidation of the two cities.<sup>893</sup> It was pointed out that UC subsidized Selma by providing police dispatch, police and fire support, vehicle maintenance and repair, and water and sanitary service to residents in Olympia. Mayor Kekow told those in attendance (fewer than 20 were there) that he believed consolidation would stabilize taxes because of a larger tax base; he added that UC was self-sufficient and was not seeking consolidation to remain solvent. Councilman Strickland added that it was Selma residents who requested consolidation, not UC. One UC resident said that consolidation would not benefit UC; rather, it would lead to construction of additional streets and taxes would increase to fund capital improvements in Selma. Kerkow disagreed that taxes would increase, and Gordon Blake said that consolidation should be more closely studied. Two citizens suspected that UC was behind the consolidation effort because it wanted frontage on I-35 and a larger tax base. A Selma citizen said that most Selma residents now regretted signing the consolidation petition.<sup>894</sup>

So, the meeting led only to agreement that neither city had much in common with the other.<sup>895</sup> Thus, nothing substantive came from the whole situation, although one can't help but wonder what might have happened if the leadership and citizens in both cities had gotten past their parochialism and carefully examined the economies of combining the two cities.

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<sup>889</sup> Herb Booth, "Selma residents begin petition push to U.C. consolidation," *Herald-News* 2 Oct. 1986: 1A & 11A.

<sup>890</sup> Herb Booth, "Selma residents oppose merger," *Herald-News* 9 Oct. 1986: 1A.

<sup>891</sup> Herb Booth, "Selma fails to validate consolidation petitions," *Herald-News* 23 Oct. 1986: 1A.

<sup>892</sup> Herb Booth, "U.C. to discuss Selma costs," *Herald-News* 23 Oct. 1986: 1A & 2A.

<sup>893</sup> Strickland 73.

<sup>894</sup> Council Minutes, 13 Nov. 1986.

<sup>895</sup> Herb Booth, "Universal City council tells of advantages of merging with Selma," *Herald-News* 20 Nov. 1986: 7B.

The other events of the year were not as exciting as those above, but were worth mentioning. The Council created the position of a part-time City Librarian in January<sup>896</sup> and Jo Ann Huskey was hired to fill it.<sup>897</sup> The Council approved the new sign ordinance, but set the effective day as January 1, 1988, to allow time for compliance.<sup>898</sup> Despite the court's ruling on the zoning ordinance the previous year, by February UC was able to rezone all but three sets of property that originally had been singled out by the judge. The three properties were ten residences on East Langley and National Boulevard, Joe Marks' salvage yard, and land at Kitty Hawk and Loop 1604 (where H.E.B. is now located).<sup>899</sup> UC acquired the troubled Meadow Oaks Recreation Center and pool at no cost in March. It was later converted into a city park.<sup>900</sup> In April the Council approved an ordinance that granted a one percent or \$5,000 homestead exemption.<sup>901</sup> In May it was noted that the UC Police Department now employed 24 officers, 12 reserve officers, and 15 civilians.<sup>902</sup> The Olympia Neighborhood Recreational Facility opened June 4.<sup>903</sup> The issue of a street-level crossing of Pat Booker Road over the railroad came up again when the Council was briefed in July that the project would cost about \$3 million and take 2 years to complete.<sup>904</sup> The city's budget for fiscal year 1987 crept closer to \$5,000,000, with \$2,828,011 programmed for the General Fund and \$1,505,697 for the Utility Fund.<sup>905</sup> The tax rate dropped slightly to 24.01 cents per \$100 valuation.<sup>906</sup> A group of Cimarron homeowners took over operation of their neighborhood pool when Morton/Southwest withdrew its support.<sup>907</sup> City

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<sup>896</sup> Strickland 72.

<sup>897</sup> Council Minutes, 18 Mar. 1986.

<sup>898</sup> Herb Booth, "U.C. OKs sign ordinance," *Herald-News* 9 Jan. 1986: 1A.

<sup>899</sup> Herb Booth, "U.C. rezones portion of enjoined properties," *Herald-News* 20 Feb. 1986: 1A.

<sup>900</sup> Council Minutes, 18 Mar. 1986.

<sup>901</sup> Council Minutes, 15 Apr. 1986.

<sup>902</sup> "Area police departments tell of programs," *Herald-News* 15 May 1986: 3B.

<sup>903</sup> Council Minutes, 3 Jun. 1986.

<sup>904</sup> Strickland 73.

<sup>905</sup> Council Minutes, 2 Sep. 1986.

<sup>906</sup> Strickland 73.

<sup>907</sup> Herb Booth, "U.C. Council adopts 1987 budget," *Herald-News* 4 Sep. 1986: 1A.

Public Service briefed the City Council that it would cost a total of \$1,065,700 to relocate utility poles and overhead lines along Pat Booker Road in three phases.<sup>908</sup> The Council decided to take the report “under consideration.”<sup>909</sup> In November the Council approved the concept of a railroad spur into Northlake/1604 to serve prospective businesses there.<sup>910</sup> Finally, as a sign of the times, City Hall bought its first computer for municipal operations. It would handle billing, finance, municipal court, and, eventually, engineering. It cost only \$109,420!<sup>911</sup>

As a side note, both school districts that served UC hit milestones in 1986. The Schertz-Cibolo-Universal City ISD celebrated its 25<sup>th</sup> anniversary. In April 1961 an election changed Schertz-Cibolo County Line Consolidated School District #21 into Schertz-Cibolo ISD. Since many UC students were attending district schools in 1963, the name was changed to Schertz-Cibolo-Universal City ISD. The high school opened in 1967 and was later named Samuel Clemens.<sup>912</sup> The Judson ISD observed its 20<sup>th</sup> anniversary. On December 10, 1966, an election formed JISD from the Judson Rural School District #8 (which had been formed June 25, 1958). At that time it had two elementary and two secondary schools. The district was named after Moses Judson. By 1986 JISD had 12,025 students. Judson High School was opened in 1959, Coronado Village Elementary in 1971, Olympia Elementary in 1980, and Kitty Hawk Junior High in 1976.<sup>913</sup>

## 1987

This would be a relatively calm year for UC. The major issue was whether or not to build a new civic center and a library. Municipal construction always attracted interest from the progressive and “no new taxes” elements of the city. Also, there were a few new faces in City Hall. Finally, the city began to look into some festival that could be held annually to promote UC.

Early in the year the City Council began talking about building a 12,000-square foot library and a 15,000-square foot civic center. The library would be in front (south) of the Municipal Center

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<sup>908</sup> Strickland, 73.

<sup>909</sup> Council Minutes, 7 Oct. 1986.

<sup>910</sup> Herb Booth, “Universal City Council brings rail service into Northlake 1604 project, *Herald-News* 20 Nov. 1986: 2A.

<sup>911</sup> Herb Booth, “U.C. OKs purchase of computer,” *Herald-News* 18 Dec. 1986: 1A.

<sup>912</sup> “District celebrates 25<sup>th</sup> anniversary,” *Herald-News* 20 Oct. 1986: 1.

<sup>913</sup> “Massive growth the watchwords in JISD history,” *Herald-News* 1 Dec. 1986: 1C.

and the civic center would be sited behind (east) of the Fire Station.<sup>914</sup> Disagreement about the need for both a civic center and a library arose within the City Council and on February 17 the Council decided to defer the construction of the civic center and concentrate on the library.<sup>915</sup> It was decided that the new library would be sited behind (north) of the Municipal Center.<sup>916</sup> A special election was held June 9 to ask UC citizens for authority to issued \$750,000 in bonds to construct a new library. The result, by a 650-268 margin, was a resounding NO!<sup>917</sup> After the election the Council established a steering committee to secure donations, materials, and volunteers to renovate the existing library.<sup>918</sup>

At first things were stable in City Hall, but not for long. The annual city election on April 4 saw Bob Yost, Denny Shanklin, and Dave Stine all reelected. However, within two months Shanklin suddenly resigned and the Council picked L. M. Thompson to replace him.<sup>919</sup> Then in September City Manager Mike Tanner resigned, effective October 31, 1987. He was replaced by Marion Eugene “Gene” Thorpe, effective January 1, 1988.<sup>920</sup>

During the April 4 election voters also approved 5 amendments to the city charter, including one that required the mayor to be elected by 50% of the vote, plus 1. If no one received 50% of the vote plus 1, there would be a runoff between the top two vote getters.<sup>921</sup>

In September the Council created an Ad Hoc Festival Committee with Councilwoman Squires as the chairperson.<sup>922</sup> In November the Council decided that a festival would be held November 5, 1988, in conjunction with the Veterans Day Parade.<sup>923</sup>

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<sup>914</sup> Council Minutes, 13 Jan. 1987.

<sup>915</sup> Council Minutes, 17 Feb. 1987.

<sup>916</sup> Council Minutes, 3 Mar. 1987.

<sup>917</sup> Strickland 74.

<sup>918</sup> Council Minutes, 16 Jun. 1987.

<sup>919</sup> Strickland 74.

<sup>920</sup> Strickland 75.

<sup>921</sup> Council Minutes, 7 Apr. 1987.

<sup>922</sup> Council Minutes, 15 Sep. 1987.

<sup>923</sup> Council Minutes, 17 Nov. 1987.

Other events that occurred during the year included a decision by the City Council to have AACOG provide information on streets and street drainage, and to present a program to improve both.<sup>924</sup> In July the Commission for Human Services was abolished.<sup>925</sup> Also in July the city approved construction of a park pavilion in UC Park for \$80,000, half of which would be paid by the State of Texas.<sup>926</sup> Groundbreaking for the pavilion was on July 25<sup>927</sup> and it was completed by early October. Tables and benches would be installed in early 1988.<sup>928</sup> The fiscal year 1988 budget stayed about the same, with \$3,004,990 in the General Fund and \$1,507,333 in the Utility Fund.<sup>929</sup> The tax rate dropped slightly to 23.82 cents per \$100 valuation.<sup>930</sup> When Texans voted on November 3 to approve pari-mutual wagering, it didn't take long before there was talk about building a horseracing track on the grounds of the failed Retama polo fields in Selma.<sup>931</sup>

## 1988

UC had few notable events in 1988. Because of the weak economy, development within the city limped along. The Council tried to figure out a way to pay for badly needed street and drainage repairs. The Northlake/1604 development made some progress. The city had its first runoff election for mayor and new fall festival debuted. Donations were sought to refurbish the City Library and the city went to the state for help in improving some important streets and roads.

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<sup>924</sup> Strickland 74.

<sup>925</sup> Council Minutes, 21 Jul. 1987.

<sup>926</sup> Strickland 74.

<sup>927</sup> Strickland 75.

<sup>928</sup> "The quiet, silent type of UC," *Recorder-Times* 8 Oct. 1987: clipping in UC Archives.

<sup>929</sup> Council Minutes, 1 Sep. 1987.

<sup>930</sup> Strickland 75.

<sup>931</sup> Larry Kerkow, "Mayor promotes Retama for racing," *Herald-Sun* 12 Nov. 1987: clipping in UC Archives.

The city staff came up with a \$5 million bond proposal to fix roads and drainage, but the Council pared it back to \$3 million and sent it back for an alternate plan.<sup>932</sup> The alternate plan was considered in February, but sent back to the Planning and Zoning Commission for review.<sup>933</sup> The Commission decided in May that it would be best to go on a pay-as-you-go street improvement program. It was suggested that a five-cent tax rate increase might solve the problem.<sup>934</sup>

In February it was reported that the Northlake/1604 project was nearing completion. Consisting of 272 acres of mix-used property, Harry Jewett Associates, who had been trying to develop the land since 1972, had put \$12 to \$15 million into the infrastructure. UC Boulevard had been extended to meet with Gibbs Sprawl Road and West Byrd was extended to Loop 1604. Northlake signs were placed at entry points on Kitty Hawk, West Byrd, UC Boulevard, and Loop 1604.<sup>935</sup> In May the city approved 29 streetlights for the development.<sup>936</sup> Now, all that was needed were some buyers; unfortunately, they didn't show up for some time.

The May 7 city election turned out to be more exciting than usual. Mayor Kerkow chose not to run, so three candidates vied for the position. When the votes were counted, Dan Whealen had garnered 468, Carmeline Squires 411, and Dan Judson 328. Since no one had 50 percent plus 1 of the total votes cast for mayor, under the new provisions of the city charter a runoff election was held between Whealen and Squires. On May 28 Carmeline Squires received 597 votes to Whealen's 422; thus, she became UC's first, and still only, woman mayor.

In the race for three councilmen positions, Denny Shanklin returned after an 11-month absence, and newcomers Arlene Wolf and Cullen Skelton joined him.<sup>937</sup>

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<sup>932</sup> Herb Booth, "UC returns proposed bond package to drawing board," *Recorder-Times* 21 Jan. 1988: clipping in UC Archives.

<sup>933</sup> Herb Booth, "UC wavers on bond issue," *Recorder-Times* 18 Feb. 1988: clipping in UC Archives.

<sup>934</sup> Herb Booth, "Universal City eyes possible 5-cent increase in property taxes," *Recorder-Times* 5 May 1988: clipping in UC Archives.

<sup>935</sup> "Northlake/1604 project nearing completion," *Herald-Sun* 25 Feb. 1988, in UC Archives.

<sup>936</sup> Council Minutes, 17 May 1988.

<sup>937</sup> Strickland 76.

UC held its first festival in many years on November 5. Dubbed the “Star-Spangled Festival” and held at UC Park, there were a parade, a radio broadcast, live music, dancers, variety shows, games for kids, a dunking booth, door prizes, 50 food and arts and crafts booths, and classic cars. Proceeds went to UC parks.<sup>938</sup> Although a good time was had by all, only \$2,381.78 was raised for the parks.<sup>939</sup>

The UC Library received some attention during the year. Librarian Jo Ann Huskey resigned, effective May 14, citing the lack of paid clerks and volunteers leaving.<sup>940</sup> Sybil Pool was hired as the new librarian in June.<sup>941</sup> The Library Rehabilitation Funds Committee had been raising money to repair the roof (\$10,000), refurbish the old fire truck bays into usable space (\$20,000), and to obtain shelving for the books. They were seeking as much Federal and State matching funds as possible. Despite their pledge to help, the people who defeated the bond issue in 1987 had not kept their promise of raising funds through alternate means.<sup>942</sup>

In July the city applied to the Texas Department of Highways and Public Transportation Commission for four projects: (1) completion of UC Boulevard, (2) continuation of Sunrise Canyon to UC Boulevard, (3) widening of Pat Booker Road and UC Boulevard, and (4) extension of FM 1976 (Gibbs Sprawl) to West Aviation.<sup>943</sup>

There were some other events that happened during the year worth mentioning. The first meeting of the newly formed Parks and Recreation Partners Fund (later, just Parks Partners) was held on February 9. The mission of the group was to use various fund-raising events/drives to obtain money to improve the city’s parks. Stephanie Friesenhahn was the group’s first president.<sup>944</sup> The new pavilion in UC Park was dedicated on February 27. Incidents along

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<sup>938</sup> “All systems go for UC Festival,” *Herald Life (Universal City)* 29 Oct. 1988: clipping in UC Archives.

<sup>939</sup> Eric Zarate, “UC festival reports profit,” *Herald* 10 Dec. 1988: clipping in UC Archives.

<sup>940</sup> “Huskey Resigns as librarian,” *Herald Life* 5 May 1988: clipping in UC Archives.

<sup>941</sup> Leanna Lake, “UC leaders reject housing plan,” *Recorder-Times* 16 Jun. 1988: clipping in UC Archives.

<sup>942</sup> “Help UC Library double \$,” *Herald Life* 7 Apr. 1988: clipping in UC Archives.

<sup>943</sup> Council Minutes, 19 Jul. 1988.

<sup>944</sup> “Parks group elects officers at first general meeting,” *Recorder-Times* 11 Feb. 1988: clipping in UC Archives.

Cibolo Creek led to an article in a local newspaper in March. The article noted that in some places there were cliffs 100 feet high and there were caves where alleged “satanic worshipers” hung out. It warned that there were abandoned shacks, vagrants, and poisonous snakes.<sup>945</sup> In June the City Council approved buying a capped water well from the Olympia Water Company for \$100,984.<sup>946</sup> (This well, still owned by UC, lies in the middle of the Forum Shopping Center parking lot in front of the Old Navy store.) Although the IDC was still in existence, it was inactive due to the poor economy.<sup>947</sup> Mayor Squires proclaimed August 9 as “National Night Out” for UC. Homes for the Homeless was collecting aluminum cans to defray some of their expenses.<sup>948</sup> The city budget held steady for fiscal year 1989. The General Fund was \$3,134,937 and the Utility Fund was \$1,535,285.<sup>949</sup> The Council increased the tax rate by about 2 cents to 26.793 cents per \$100 valuation.<sup>950</sup>

## 1989

After over three years of relative peace and quiet, this year would prove to quite contentious as the City Council struggled to produce a budget that would be acceptable to the taxpayers during the tough economic times. Regardless, the city continued to improve services and infrastructure.

The battle of the budget was rooted in the city’s May 6 election. One councilman, Dave Stine was reelected and two former councilmen, Jack Strickland and Jim Huston, returned to the Council. Councilwoman Arlene Wolf resigned on June 21 and was replaced by Donald L. Shively.<sup>951</sup>

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<sup>945</sup> “Cibolo Creek dangers noted,” *Recorder-Times* 24 Mar. 1988: clipping in UC Archives.

<sup>946</sup> Strickland 76.

<sup>947</sup> Council Minutes, 5 Jul. 1988.

<sup>948</sup> Council Minutes, 19 Jul. 1988.

<sup>949</sup> Council Minutes, 12 Sep. 1988.

<sup>950</sup> Strickland 76.

<sup>951</sup> Strickland 78.

At the same election voters approved the fluoridation of city water by 599-437, disapproved collective bargaining for police and fire departments 592-489, and approved 17 changes to the city charter.<sup>952</sup>

In a series of meetings in August and early September the Council debated budget priorities and eliminated expenditures to keep the tax rate down. The final budget, however, was nearly \$5 million: General Fund was \$3,378,118 and the Utility Fund was \$1,603,710. This budget, however forced a tax rate increase from 26.793 cents to 32.469 cents per \$100 valuation.<sup>953</sup> This increase could trigger a rollback election if citizens submitted a valid petition. The Council hoped that there would be no petition, however, on November 6 a valid one with 1,289 signatures was submitted.<sup>954</sup> The rollback election would be on January 20, 1990.

West Wright Boulevard, one of the oldest and the first residential street of UC, had fallen into disrepair in the nearly 60 years of its existence. A Community Block Grant led to the July 10 groundbreaking for the renovation of West Wright.<sup>955</sup> The work was quickly completed, and on September 29 the new street had its grand opening.<sup>956</sup>

After nearly two years of soliciting monetary and material donations and with a lot of volunteer help, the newly rebuilt and renovated City Library had its grand re-opening on December 3.<sup>957</sup> Except for the old council room, the new library now occupied the entire former City Hall, Fire Station, and Police Department.

The city made some progress in other areas. Effective March 29, calls to 9-1-1 were answered by the UC Police Dispatcher and callers were directed to the appropriate service (police, fire, or EMS).<sup>958</sup> Under the leadership of Hazell Scott, a comprehensive plan for the next 10 years was

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<sup>952</sup> Strickland 78.

<sup>953</sup> Council Minutes, 5 Sep. 1989.

<sup>954</sup> Council Minutes, 21 Nov. 1989.

<sup>955</sup> Strickland 78.

<sup>956</sup> Strickland 79.

<sup>957</sup> "U.C. Library Re-opening is Sunday from 2-4 p.m.," *Metrocom Herald (Universal City)* 29 Nov. 1989: clipping in UC Archives.

<sup>958</sup> Carmeline Squires, "UC 911 Service begins March 29," *Recorder-Times* 23 Mar. 1989: clipping in UC Archives.

completed in March. Bexar County approved the UC City Hall as an official early voting site for county, state, and national elections.<sup>959</sup> To encourage improvement in the appearance of the city, Mayor Squires announced that starting in June there would be a “Yard of the Month” award given monthly during the summer.<sup>960</sup> Some service ties between UC and Selma were severed in 1989. On July 1 UC terminated water service to Selma; this was followed by an August 15 cancellation of an 18-year sewer contract between the cities.<sup>961</sup> The “Star Spangled Festival” was held October 28 and featured many of the events held the previous year plus a performance by the Air Force’s “Tops in Blue” and a 5-kilometer walk/run.<sup>962</sup> Later, the City Manager reported that the festival made \$3,700 for the parks.<sup>963</sup> Despite the shaky economy, UC saw its sales tax receipts of \$75,169.92 for 1989 increase 6.94 percent from 1988’s \$70,292.34. The city also received \$3,151.82 from mixed drink tax rebates and \$2,741.96 from bingo tax rebates.<sup>964</sup> In December the Council voted down a no smoking ordinance for certain public places.<sup>965</sup>

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<sup>959</sup> Gary Gossett, “Fluoridation makes Universal City history-maker,” *Metrocom Herald* 28 Feb. 1990: clipping in UC Archives.

<sup>960</sup> Carmeline Squires, “‘Yard of the Month’ to begin in June,” *Herald* 17 May 1989: clipping in UC Archives.

<sup>961</sup> Council Minutes, 15 Aug. 1989.

<sup>962</sup> Carmeline Squires, “‘Star Spangled Festival’ near,” *Herald Life* 5 Aug. 1989: clipping in UC Archives.

<sup>963</sup> Council Minutes, 19 Jun. 1990.

<sup>964</sup> “Sales tax rebate checks both up, down in this area;” “Mixed drinks taxes are distributed;” “Area cites receive bingo tax rebates,” *Metrocom Herald* 22 Nov. 1989: clippings in UC Archives.

<sup>965</sup> Council Minutes, 19 Dec. 1989.

## CHAPTER FIVE

### THE 1990s

The 1990s was an exciting decade. An Iraqi invasion of Kuwait brought about a military buildup, Desert Shield, followed by a lightning war, Desert Storm. At the same time the Soviet Union collapsed, leaving the United States as the Cold War victor. A recession, however, brought about the defeat of a President that had been riding a wave of popularity just a few months earlier. The rise of the Internet led to the dot-com phenomenon, where fortunes were made virtually overnight. However, the decade was marked by Islamic terrorist attacks in the United States and abroad; also, domestic terrorists destroyed a government building in Oklahoma. To prevent genocide, the United States and other European nations were forced to intervene in internecine warfare in the Balkans. At the end of the decade a President was impeached, but not found guilty, and the economy seemed to be on the verge of another boom.

#### 1990

The first year of the decade started off with a tax rollback election that caused an upheaval in the city's budget plans, but not a disaster, as it turned out. UC Boulevard opened all the way from Olympia to Pat Booker Road. The tragedy of a kidnapping riveted the attention of the Metrocom area for several weeks. Finally, during this year the terms "recycling" and "water use" entered the vocabulary of the populace.

In a January 20 special election 1,675 (23.8% of registered voters) people, the largest turnout up to that point, approved by 1,184 to 491 a tax rate rollback from 32.469 to 30.0469 cents.<sup>966</sup> City Manager Gene Thorp estimated that the rollback would create a \$78,000 shortfall in the budget. The Council would have to reduce the budget, increase revenue in other areas, or use reserve funds to maintain the present service and program levels.<sup>967</sup> To compound the problem the City Director of Finance reported a deficit in sales tax revenue, compared to the previous year.<sup>968</sup> In late March it was reported that the rollback had cost the city \$84,840,

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<sup>966</sup> Strickland 80.

<sup>967</sup> Gary Gossett, "Universal City voters approve rollback," *Metrocom Herald* 24 Jan. 1990: clipping in UC Archives.

<sup>968</sup> "Metrocom cities receive less in sales tax rebates than '89," *Metrocom Herald* 14 Feb. 1990: in UC Archives.

\$16,000 given back to taxpayers, \$1,000 for the election cost, and \$67,840 in lost revenues.<sup>969</sup> Just a week later, however, things had improved and it appeared that no drastic cuts would have to be made for the city to keep its budget on track.<sup>970</sup> So, the rollback turned out to be a tempest in a teapot.

After years of wrangling and zoning debate, UC Boulevard opened on March 24. Opening at the same time was Sunrise Canyon Boulevard from Kitty Hawk to UC Boulevard.<sup>971</sup> The idea of an alternate north-south road to take traffic pressure off of Pat Booker Road had been conceived in 1972 and was set in motion when Johnnie Chuoke was convinced not to turn Robin Drive into a cul-de-sac.<sup>972</sup> Unfortunately, the city could not build another crossing over the railroad track, so UC Boulevard only fulfilled a part of the dream of the city planners.

The tragedy of Heidi Seeman caught the attention of UC, Texas, and the Nation in the late summer of 1990. On August 4 Heidi disappeared while walking along Stahl Road, returning from a friend's house. The daughter of an Air Force senior master sergeant at Randolph AFB, her apparent kidnapping launched a massive 21-day search. Unfortunately, her body was discovered near Wimberly, Texas on August 25. Although there was a prime suspect, no indictments were made, and it remains a "cold case" today.<sup>973</sup> For a short period, the Heidi Seeman Search Center was located in a vacant building at 2411 Pat Booker Road before it moved to Windsor Park Mall.

The city began a recycling project in June. Through an agreement with Wal-Mart and UC, San Antonio Recycling Centers, Inc. would begin collecting plastics, glass, cardboard, and metal at the Wal-Mart parking lot on June 30.<sup>974</sup>

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<sup>969</sup> Leanna Lake, "UC rollback cost set at \$84,840," *Recorder-Times* 29 Mar. 1990: clipping in UC Archives.

<sup>970</sup> Gary Gossett, "Universal City money picture rosy," *Metrocom Herald* 4 Apr. 1990: clipping in UC Archives.

<sup>971</sup> Strickland 80.

<sup>972</sup> Holly Wood, "Ceremony marks UC Boulevard opening," *Recorder-Times* 29 Mar. 1990: clipping in UC Archives.

<sup>973</sup> *Wikibin*: <<http://wikibin.org/articles/heidi-seeman.html>>

<sup>974</sup> Council Minutes, 19 Jun. 1990.

Two months later the Council passed Ordinance 404 regarding “Use Reduction Measures Which Shall Reduce Water Pumpage From the Edwards Aquifer.”<sup>975</sup> The Edwards Aquifer is essentially a huge underground freshwater reservoir that extends from Brackettville in the west, to San Antonio in the middle, and then up to Austin. Because of lawsuits by the Sierra Club and other environmental groups, a federal judge ruled that water drawn from the aquifer had to be controlled so that endangered species in San Marcos would not be threatened during periods of drought.<sup>976</sup> Since UC’s water pumps drew from the Edwards, it fell under these rules. Thus, arose a new obstacle to the future development of UC and all the cities that depended upon the aquifer for its water needs.

The city election on May 5 had little of the drama of past year. Carmeline Squires won a second term, defeating Charles Kemble 884 to 337. The 884 votes were the most any candidate for mayor had ever received up to that point. Three new council members were elected, Wilson Petefish, Wanda Owen, and James T. Carroll.<sup>977</sup>

The fiscal year 1991 city budget stayed over \$5 million. The General Fund was set at \$3,686,894<sup>978</sup> and the Utility Fund at \$1,622,000.<sup>979</sup> The tax rate increased slightly to 32.899 cents per \$100 valuation.<sup>980</sup>

Other events occurred during 1990 that should be mentioned. Fluoridation of the city’s water began March 19; UC was the first city in the area to have fluoridation.<sup>981</sup> In August a UC icon faded away. After 45 years of operation, Myrtle Boenig of N&B liquor decided to call it quits in August. She leased, and then sold her property at 207 Pat Booker Road to Gary and Carol Carrera, who owned an optical business.<sup>982</sup> After dropping out of the United Suburban Cities

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<sup>975</sup> Council Minutes, 4 Sep. 1990.

<sup>976</sup> *The Edwards Aquifer Website*: <<http://www.edwardsaquifer.net/>>

<sup>977</sup> Strickland 80.

<sup>978</sup> Council Minutes, 21 Aug. 1990.

<sup>979</sup> Gary Gossett, “Proposed 1991 budget for U.C. holds line on present tax rate,” *Metrocom Herald* 15 Aug. 1990: clipping in UC Archives.

<sup>980</sup> Strickland 81.

<sup>981</sup> “Fluoridation of U.C. water to begin Monday, March 19,” *Metrocom Herald* 28 Feb. 1990: clipping in UC Archives.

<sup>982</sup> Myrtle Nietzsche Boenig, Personal interview, 15 Oct. 2008.

organization in 1989, the Council reversed itself and joined again.<sup>983</sup> On November 10 an “All Who Serve Their County” memorial was dedicated in front of City Hall.<sup>984</sup> That same weekend the third annual Star Spangled Festival was held November 10-11.<sup>985</sup> Unfortunately, the results were poorer than either 1988 or 1989; Jerry Geyer of Parks Partners reported only \$2,050 was raised for the city parks.<sup>986</sup> The city continued to have problems with the library; Librarian Sybil Pool resigned effective November 28.<sup>987</sup>

Thus ended the first three decades since the city’s incorporation in 1960. Jack Strickland’s invaluable history of UC also ended at this point. From here on, the history is based on City Council minutes, newspaper articles, and the personal experience of the author, who retired from the Air Force in June 1991 and returned to UC in early July.

## 1991

As UC entered the last decade of the millennium, it was poised to shake off the effects of the bad economy and regain the vigorous growth it had experienced in its first quarter-century. However, the city had to face up to the fact that it was land-locked by its neighbors Selma, Schertz, Randolph AFB, Converse, and Live Oak. UC would have to make the best use of the land it had left, because there wasn’t going to be any more significant annexations. This led to the major issue of the decade, a municipal golf course. The seed of this debate was first sown in 1991.

UC had not been directly affected by war since the end of the Vietnam War in the mid-1970s. That ended when Iraq invaded Kuwait on August 2, 1990. President Bush ordered a buildup of military forces almost immediately (Desert Shield). Having garnered allies and approval by the United Nations, Bush ordered an aerial bombardment of Iraq, starting January 17 (Desert Storm). After a month of softening up, the ground assault began on February 23 and lasted

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<sup>983</sup> Council Minutes, 5 Nov. 1990.

<sup>984</sup> Photo and caption, *Metrocom Herald* 14 Nov. 1990: clipping in UC Archives.

<sup>985</sup> “Plan nearly complete for Universal City fest,” *Metrocom Herald* 3 Oct. 1990: clipping in UC Archives.

<sup>986</sup> Holly Wood, “UC Committee disappointed with festival results,” *Recorder-Times* 20 Dec. 1990: clipping in UC Archives.

<sup>987</sup> Council Minutes, 20 Nov. 1990.

four days before Iraq asked for a cease-fire.<sup>988</sup> Since many UC residents were members of the Armed Forces or had loved ones in the services, the City Council issued a proclamation supporting Desert Storm.<sup>989</sup>

Returning to the business at hand, the Council first discussed the possibility of a municipal course in early March.<sup>990</sup> A special meeting was held April 16 by the UC and Selma City Councils to consider the possibility of a joint municipal golf course. Bob Reeh of Olympia Joint Venture briefed that the course could be built on 140 acres of flood-prone land between Selma and Cibolo Creeks in the northeastern part of UC and southwestern part of Selma. The course would be irrigated by recycled water from the CCMA. It would be a par 70 course, over 6,100 yards in length. Nine holes would be located in each city. First Golf Corporation would build the course, and Selma and UC would own the course after 20 years. The course would cost \$5,305,000 with the two cities sharing 50/50, even though 80 percent of the land was in UC and Selma would have 80 percent of the economic benefit around the course, according to comments made by a UC councilman. During a subsequent Council discussion, Northlake and another area west of Cibolo Creek were offered as alternate locations better suited to UC needs. As an omen of upcoming dissension, the Council approved a feasibility study by a slim 4-3 vote.<sup>991</sup>

The golf course issue moved on as the year progressed. The feasibility study was awarded to THK Associates, Inc. for \$6,840.<sup>992</sup> THK presented their report to the Council in September. They estimated the construction cost to be \$3.9 million (\$5.2 million included financing). The actual course would cost \$1.8 million, the rest of the money going to a clubhouse, maintenance, etc. THK saw the UC/Selma course as the second or third strongest of the 100 golf course projects they'd done in 1991. They said that the current economic climate was not conducive to private golf courses; public courses were more feasible.<sup>993</sup>

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<sup>988</sup> *Wikipedia, the free encyclopedia*: < [http://en.wikipedia.org/wiki/Gulf\\_War](http://en.wikipedia.org/wiki/Gulf_War) >

<sup>989</sup> Council Minutes, 5 Feb. 1991.

<sup>990</sup> Council Minutes, 5 Mar. 1991.

<sup>991</sup> Council Minutes, 17 Apr. 1991.

<sup>992</sup> Council Minutes, 2 Jul. 1991.

<sup>993</sup> Council Minutes, 23 Sep. 1991.

The Council approved a review of the golf course lease arrangement by an independent financial advisor; Councilman Petefish would be the point of contact for the Council. Some citizens were already asking for a vote on the golf course.<sup>994</sup>

In November the Council approved an Interlocal Government Agreement for the Lease and Purchase of a Public Golf Course. A Board of Trustees was formed to manage the course until a professional manager could be found. Former City Manager Bob Green and former Mayor Bruce Barnard were appointed to the board.<sup>995</sup> Councilman Petefish was appointed later.<sup>996</sup>

The May 4 city election put three new council members in office. Wesley D. “Wes” Becken, Jesse L. Wickersham, and Richard R. “Dick” Crow were the newcomers. Wes Becken would become a driving force in UC for the next 13 years.

Later in the year Councilman Jack Strickland questioned the legality of Mayor Squires and Council Members Owen, Carroll, and Petefish. He said that the City Manager, not the City Clerk, had sworn them in on May 8, 1990. Therefore, all actions since then were questionable, legally. City Attorney Ron Flake suggested properly swearing in the affected Council members and addressing any possible illegal actions at a special meeting. City Clerk Karen Savage then swore in the four members. An emergency meeting was held right after the regular meeting to ratify all actions taken by the City Council between May 8, 1990, and September 17, 1991. They were ratified unanimously.<sup>997</sup> One can only imagine the chaos had a bloc of council members used this as an opportunity to negate some past, unpopular decisions. It spoke well of the Council that this did not happen.

There was good news concerning Loop 1604 in 1991.<sup>998</sup> The loop was opened as a four-lane highway early in the year. Then, the long-anticipated 1604/Kitty Hawk overpass was officially opened on March 23.<sup>999</sup> In July the Council passed a resolution asking the Texas Highway

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<sup>994</sup> Council Minutes, 1 Oct. 1991.

<sup>995</sup> Council Minutes, 19 Nov. 1991.

<sup>996</sup> Council Minutes, 12 Dec. 1991.

<sup>997</sup> Council Minutes, 17 Sep. 1991.

<sup>998</sup> Council Minutes, 2 Jan. 1991.

<sup>999</sup> Council Minutes, 5 Mar. 1991.

Department to close the uncontrolled 1604/Palisades Drive crossing because of too many accidents.<sup>1000</sup>

The continuing concern about the city's water source led to two city ordinances passed in April concerning conservation. One ordinance required water efficient fixtures in all new construction; another approved a city water conservation plan.<sup>1001</sup> At this meeting there was a discussion of the infamous "Catfish Farm" that had grabbed the headlines in early 1991. While cities were discussing ways to limit pumping out of the Edwards Aquifer, a nearby catfish farmer was shown beside a large water pipe with thousands of gallons gushing into his fishponds. It seemed incongruous for all this conservation on one hand and all this apparent waste on the other. Eventually, the farm was bought out and closed down, but not after considerable litigation.<sup>1002</sup>

UC got some disappointing news in June. The official US Census for 1990 put the city's population at 13,400, a thousand fewer than expected. The Council felt there was an undercount because of all the apartments in the city and they would send comments to the Texas Municipal League supporting a statistical adjustment.<sup>1003</sup> Nevertheless, the population on the city limits signs showed 13,057 during the 1990s.

Concerned about the future of the city, the Council approved the formation of a Committee for the Promotion of Universal City.<sup>1004</sup> However, the committee was disbanded on February 18, 1992.<sup>1005</sup>

Future or not, the city had to have a budget for the next year. The fiscal year 1991 budget remained slightly over \$5 million, with \$3,483,935 in the General Fund and \$1,585,400 in the Utility fund. The tax rate was unchanged: 32.899 per \$100 valuation.<sup>1006</sup>

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<sup>1000</sup> Council Minutes, 16 Jul. 1991.

<sup>1001</sup> Council Minutes, 2 Apr. 1991.

<sup>1002</sup> *Ron Pucek's Living Waters Catfish Farm*: < <http://www.edwardsaquifer.net/pucek.html>>

<sup>1003</sup> Gary Gossett, "Council makes short work of a short agenda," *Metrocom Herald* 19 Jun. 1991: clipping in UC Archives.

<sup>1004</sup> Council Minutes, 4 Jun. 1991.

<sup>1005</sup> Council Minutes, 18 Feb. 1992.

<sup>1006</sup> Council Minutes, 3 Sep. 1991.

The city's fourth festival was held October 25-26. Under a new name, "UC Autumn Festival," it included a Mayor's Street Dance on Friday, a 5-kilometer run Saturday morning, and activities (food, crafts, and entertainment) all day on Saturday at UC Park.<sup>1007</sup> Additionally, the Fire Department raised funds with a pancake breakfast Saturday morning.<sup>1008</sup> Later, Jerry Geyer reported that the festival raised \$2,252 versus \$2,050 in 1990.<sup>1009</sup>

At its December 17 meeting the Council approved recycling every other week as a part of its waste disposal contract, when the current contract expired January 18, 1992. The service would start March 3, 1992.<sup>1010</sup>

## 1992

Compared to the previous few years, this year was rather mundane. There were no City Council flaps, and the golf course proposal stayed on the "back burner." The headlines for the year concerned two pieces of bad news—a huge fire and the announcement of the departure of a major business.

Despite the urgings of some councilmen and UC citizens, the Council did not put the golf course issue on the May 2 city election ballot. Instead, only the mayor and three council members seats were up for election. Carmeline Squires filed for a third term and was opposed by Councilman Jack Strickland. Squires won 898-498. The 898 votes were the most for a mayoral candidate in the city's first 50 years! Wilson Petefish and Jim Carroll won reelection and were joined by newcomer French Massey.<sup>1011</sup>

The city was saddened by the loss of a local personality. Well-known for years because he was seen riding his bicycle everywhere in the city, "Radar" was killed May 14 when he was struck by

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<sup>1007</sup> "October 25-26 are dates for 1991 U. C. Festival," *Herald* 25 Sep. 1991: clipping in UC Archives.

<sup>1008</sup> Council Minutes, 1 Oct. 1991.

<sup>1009</sup> Council Minutes, 5 Nov. 1991.

<sup>1010</sup> Joni Simon, "Twice-a-month recycling get council recommendation," *Herald* 11 Dec. 1991: clipping in UC Archives.

<sup>1011</sup> Council Minutes, 4 May 1992.

a vehicle in the 100 block of Pat Booker Road.<sup>1012</sup> For the record, “Radar’s” real name was Gustave F. Bugnitz; he was 79 years old.<sup>1013</sup>

The local housing market remained depressed. In June the Bexar Appraisal District dropped UC property values from \$381 million in 1991 to \$354 million, a 7 percent decrease. The Council had expected a five percent decrease.<sup>1014</sup>

Despite this news, the budget for fiscal year 1993 increased slightly from the previous year, rising to just under \$5.3 million. The General Fund was programmed for \$3,672,288 and the Utility Fund for \$1,591,027. Accordingly, the tax rate jumped almost 3 cents to 35.73 cents per \$100 valuation.<sup>1015</sup>

UC lost some and gained some in area roads during 1992. The low water crossing on East Aviation was closed for several weeks due to heavy rains in February.<sup>1016</sup> The Texas Highway Department had closed the Palisades crossover a few months earlier; in July the entrance and exit to Loop 1604 at the Randolph-Brooks Federal Credit Union closed too.<sup>1017</sup> On the other hand, in early October the extension of East Aviation to FM 1976 (Gibbs Sprawl Road) was opened for traffic.<sup>1018</sup>

The fifth annual UC Autumn Fest was held October 23-24.<sup>1019</sup> Because of declining profits and the drain on volunteer manpower the festival was scaled back considerably. There was only a Mayor’s Dance and the 5-kilometer run.

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<sup>1012</sup> “Chronology,” *Herald* 6 Jan. 1993: 7-8.

<sup>1013</sup> *Social Security Death Index*: <<http://ssdi.rootsweb.ancestry.com/cgi-bin/ssdi.cgi>>

<sup>1014</sup> Gary Gossett, “Appraisal district drops property values,” *Herald* 3 Jun. 1992: clipping in UC Archives.

<sup>1015</sup> Council Minutes, 13 Aug. 1992.

<sup>1016</sup> “Chronology,” *Herald* 6 Jan. 1993: 7-8.

<sup>1017</sup> Photo and caption, *Herald* 8 Jul. 1992: clipping in UC Archives.

<sup>1018</sup> Gary Gossett, “U.C. Planning and Zoning okays Paragon Cable,” *Herald* 7 Oct. 1992: clipping in UC Archives.

<sup>1019</sup> “Universal City Autumn Fest to be held 23-24 Oct.,” *Herald* 30 Sep. 1992: clipping in UC Archives.

On November 1 the telephone area code for the San Antonio area, including UC, changed from 512 to 210.<sup>1020</sup> (The area code for the San Antonio area had been 512 for at least 31 years, based on a 1961 telephone book in this author's possession.)

Late in the year UC got some good economic news. Sales tax receipts for the year were \$914,416 versus \$814,726 in 1991, a 12.24 percent increase.<sup>1021</sup> This, unfortunately was offset by the bad news that Wal-Mart would be closing its UC store in the summer of 1993 and moving to a newer and larger store with more parking at the Loop 1604/Nacogdoches intersection.<sup>1022</sup>

The year ended with a spectacular fire, the biggest in UC history. On December 3 fire destroyed or damaged 36 units in the Palisades Park Apartments. Six units were destroyed, 10 suffered major damage, 3 had minor damage, and 17 were without utilities. The fire displaced 33 families and caused an estimated \$1.2 million in damage.<sup>1023</sup>

## 1993

The municipal golf course would dominate the attention of UC citizens for most of the year. Other than that issue, the year was unremarkable.

The proposed golf course issue got off to an early start with a briefing to the public on April 12 at the Olympia Elementary School.<sup>1024</sup> Later, the Council authorized the golf course Board of Trustees to begin negotiations with financing and construction agents to build the course.<sup>1025</sup> In August the Council authorized a September 25 referendum for the issuance of \$6.6 million in

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<sup>1020</sup> "Area Code changes Nov. 1," *Herald* 21 Oct. 1992: clipping in UC Archives.

<sup>1021</sup> "Sales Tax Revenues," *Herald* 16 Dec. 1992: clipping in UC Archives.

<sup>1022</sup> Gary Gossett, "Wal-Mart to leave Universal City location," *Herald* 23 Dec. 1992: clipping in UC Archives.

<sup>1023</sup> Jamie Mitchem, "Fire causes \$1.2 million damage in U.C.," *Herald* 9 Dec. 1992: clipping in UC Archives.

<sup>1024</sup> Council Minutes, 12 Apr. 1993.

<sup>1025</sup> Council Minutes, 20 Apr. 1993.

bonds for the golf course.<sup>1026</sup> A rigorous, sometimes vociferous and acrid campaign followed. The outcome was a shocking 1037 to 920 defeat of the golf course.<sup>1027</sup>

In the May 1 city election Wes Becken was reelected councilman with 1,057 votes, the highest for any candidate in the first 50 years of the city's history. Jesse Wickersham was reelected too and newcomer Robert McManaway joined him.<sup>1028</sup> Later, McManaway resigned October 5 because he was moving to Lubbock, and Dick Crow was selected to replace him.<sup>1029</sup>

The Coronado Village pool, like in other developments in the area, had fallen on hard times. A local realtor bought the pool and tried to operate it, but eventually closed it. He failed to pay taxes on the pool and the city and Judson ISD placed liens on it. On March 16 the Council approved waiving the \$4,787.76 in back city taxes to permit Judson to foreclose on the pool and clubhouse.<sup>1030</sup> Judson subsequently repaired and renovated the pool, covered it with a permanent structure, and used it for the high school swim team.

In May the Council bought 7.297 acres of land next to Nations Bank (now Bank of America) for \$40,000.<sup>1031</sup> This land later became the location for a new animal shelter, a dog park, and a 1,000,000 gallon elevated water storage tank.

Before preparing the budget, the Council heard some good news. The Bexar Appraisal District said that UC property values were \$375 million, up from 1992's \$369 million.<sup>1032</sup> The fiscal year 1994 budget approached the \$5.5 million mark with \$3,799,798 allocated to the General Fund and \$1,683,216 to the Utility Fund. The tax rate crept up to 37.137 cents/\$100 valuation.

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<sup>1026</sup> Council Minutes 3 Aug. 1993.

<sup>1027</sup> Council Minutes, 27 Sep. 1993.

<sup>1028</sup> Council Minutes, 4 May 1993.

<sup>1029</sup> Council Minutes, 19 Oct. 1993.

<sup>1030</sup> Council Minutes, 16 Mar. 1993.

<sup>1031</sup> Council Minutes, 18 May 1993.

<sup>1032</sup> Lori Peters, "Metrocom property values are on the rise," *Herald* 4 Aug. 1993: clipping in UC Archives.

The business news got worse. As expected, the new Wal-Mart opened August 15 on Nacogdoches Road and the UC Wal-Mart was slated to close by October 15.<sup>1033</sup> Then, the city got the bad news that K-Mart would be leaving on or about June 1, 1994. The loss of these two “big-box” stores was estimated to eventually have a \$400,000 negative impact yearly on UC.<sup>1034</sup> Already, the city’s sales tax receipts, although up for the year, showed a five percent decrease in the month of September.<sup>1035</sup>

The city’s Autumn Fest limped into its sixth iteration on October 22-23. Like the year before, only a Mayor’s Dance and a 5-kilometer run/2 mile walk was offered.<sup>1036</sup> The festival netted \$2,027 for the city parks, up slightly from \$1,802 in 1992.<sup>1037</sup> As a side note, there was a brief flurry of activity when a former city councilman lodged a noise complaint against Mayor Squires and the City Council.<sup>1038</sup> The complaint was later dismissed.

On November 6 the city dedicated “Carl Meade Parkway,” the entrance road to UC Park in honor of Lieutenant Colonel (now Colonel) Carl J. Meade an Air Force astronaut whose parents resided in UC.<sup>1039</sup>

## 1994

There would be no major issues for UC in 1994. The golf course seemed to be dead and buried and the city went about its normal business. In the Police Department a familiar figure decided to call it quits.

About the biggest news of the year was the defeat of Mayor Squires at the polls on May 7. Seeking an unprecedented fourth term, Squires was turned back by UC voters, and Councilman

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<sup>1033</sup> Council Minutes, 4 Aug. 1993.

<sup>1034</sup> Gary Gossett, “U.C. taxpayers may see big bite,” *Herald* 6 Oct. 1993: clipping in UC Archives.

<sup>1035</sup> “Sales Tax Revenues,” *Herald* 24 Nov. 1993: clipping in UC Archives.

<sup>1036</sup> “Universal City Festival,” *Herald* 6 Oct. 1993: clipping in UC Archives.

<sup>1037</sup> Gary Gossett, “Mayor’s Street Dance nets over \$2,000 for city projects,” *Herald* 3 Nov. 1993: clipping in UC Archives.

<sup>1038</sup> Gary Gossett, “Street dance charges filed,” *Herald* 20 Oct. 1993: clipping in UC Archives.

<sup>1039</sup> Council Minutes, 7 Sep. 1993.

Jim Carroll prevailed 687 to 616. Former member Dan Whealen was returned to the Council, along with “newbies” Richard F. “Dick” Neville and Thomas E. “Tom” England.<sup>1040</sup>

The Council remained busy governing the city. During the year it created a Crime Prevention Commission,<sup>1041</sup> a full-time Fire Department directed by a Fire Chief, and the office of Fire Marshal.<sup>1042</sup> It passed an adult entertainment ordinance in April.<sup>1043</sup> It also passed two ordinances that affected 17-year-olds and younger. One ordinance established a curfew between midnight and 6:00 a.m.<sup>1044</sup> and the other established a curfew between 9:00 a.m. and 2:00 p.m. weekdays in public places.<sup>1045</sup>

Concerning the golf course, the Council learned in January that the developer would plat the land for residences unless a proposal was received otherwise.<sup>1046</sup> By June the golf course was declared a dead issue.<sup>1047</sup> The rumor of the golf course’s demise was greatly exaggerated, as the reader shall learn.

The format of the city’s annual festival was changed this year. Councilman Wes Becken took the reins of the operation. In addition to the street dance and the 5K run/2- mile walk he added an auto show, inviting classic car owners to attend.<sup>1048</sup> The 1<sup>st</sup> Annual Autumn Fest/Car Show was held October 21-22 and was the “best ever” in terms of money made for the UC parks; \$4,375 was collected.<sup>1049</sup>

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<sup>1040</sup> Council Minutes, 9 May 1994.

<sup>1041</sup> Council Minutes, 1 Feb. 1994.

<sup>1042</sup> Council Minutes, 2 Aug. 1994.

<sup>1043</sup> Council Minutes, 5 Apr. 1994.

<sup>1044</sup> Council Minutes, 3 May 1994.

<sup>1045</sup> Council Minutes, 18 Oct. 1994.

<sup>1046</sup> Council Minutes, 4 Jan. 1994.

<sup>1047</sup> Gary Gossett, “Council action practically kills golf course idea,” *Herald* 22 Jun. 1994: clipping in UC Archives.

<sup>1048</sup> Council Minutes, 7 Jun. 1994.

<sup>1049</sup> Council Minutes, 1 Nov. 1994.

Speaking of UC parks, the Parks and Recreation Commission recommended demolition of the Meadow Oaks clubhouse.<sup>1050</sup>

The fiscal year 1995 budget for UC remained slightly below \$5.5 million. The General Fund budget was set at \$3,756,608 and the Utility Fund at \$1,689,562. The tax rate dropped a smidgen to 32.123 cents/\$100 valuation. This was in spite of the fact that sales tax receipts, as of August were 16 percent below the same point the previous year.<sup>1051</sup>

In other news, the K-Mart was to be closed September 1,<sup>1052</sup> but West Telemarketing leased 42,000 square feet of empty space in Universal Square for their call center.<sup>1053</sup> Unfortunately, there would be no sales tax revenues generated by West Telemarketing to offset the loss of K-Mart.

A freak windstorm struck UC on May 13 and damaged several businesses on and around Pat Booker Road. Wendy's, Davis Transmission, Sippel's Hardware, and Ray's Garage were affected.<sup>1054</sup>

UC Police Chief Albert J. Lilly announced his retirement, effective November 30. He had been on the job nearly 18 years.<sup>1055</sup>

Some citizens had been pushing for single-member districts within UC, claiming that parts of the city were underrepresented. The City Council, however, took no action to put the issue up for a vote.<sup>1056</sup>

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<sup>1050</sup> Council Minutes, 15 Mar. 1994.

<sup>1051</sup> "Sales Tax Revenues," *Herald* 19 Oct. 1994: clipping in UC Archives.

<sup>1052</sup> Gary Gossett, "U.C. dads facing income dilemma," *Herald* 12 Jan. 1994: clipping in UC Archives.

<sup>1053</sup> Chris Smith, "Telemarketer plans to add 400 jobs in Universal City," *San Antonio Express-News* 27 Jun. 1994: clipping in UC Archives.

<sup>1054</sup> "Friday 13<sup>th</sup> storms bring bad luck to area residents," *Herald* 18 May 1994: clipping in UC Archives.

<sup>1055</sup> Gary Gossett, "Job of 'about two years' ending with retirement," *Herald* 9 Nov. 1994: clipping in UC Archives.

<sup>1056</sup> Gary Gossett, "No action on single member idea," *Herald* 16 Nov. 1994: clipping in UC Archives.

At the end of the year the city learned that the Texas Highway Department would close the crossovers of Loop 1604 at Meadowland and West Byrd, but not yet.<sup>1057</sup>

## 1995

By and large 1995 passed without controversy. A new head of the Police Department was found, a special election sought to revitalize the city's economy, and a new water management ordinance was approved.

The City Council hired Floyd Bryant on February 27 as "Director of Public Safety" until he could get a Texas Commission on Law Enforcement Officers certification.<sup>1058</sup> Bryant had recently retired from the Air Force. In December the position of Chief of Police was created again when Bryant got his certification.<sup>1059</sup>

The May 6 city election saw Wes Becken reelected and he was joined by former councilman/mayor Larry Kerkow and former councilman Dick Crow.<sup>1060</sup>

On August 12 voters in a special election approved by 390-176 a one-half of one percent local sales tax and use tax to be used by the IDC for the promotion and development of new business enterprises. The funds, estimated at an additional \$370,000 per year, would initially be used to fund city road projects, a snorkel fire truck, park improvement, relocation of overhead power lines on Pat Booker Road to underground, and speculative building in Northlake. Collection of the new taxes would begin January 1, 1996.<sup>1061</sup>

Federal Judge Lucius Bunton had ruled that the Endangered Species Act required that an adequate water flow at Comal Springs in San Marcos had to be maintained to preserve endangered wildlife there. Accordingly, UC (and other cities that used the Edwards Aquifer)

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<sup>1057</sup> Gary Gossett, "Controversial crossovers to close," *Herald* 7 Dec. 1994: clipping in UC Archives.

<sup>1058</sup> Council Minutes, 7 Mar. 1995.

<sup>1059</sup> Council Minutes, 5 Dec. 1995.

<sup>1060</sup> Council Minutes, 9 May 1995.

<sup>1061</sup> Gary Gossett, "Sales tax hike passed by U.C. voters," *Herald* 17 Aug. 1995: clipping in UC Archives.

drafted a new water conservation plan ordinance that set four stages, based on the water level in a test well.<sup>1062</sup> A short while later the ordinance was changed to base the stages on water flow at Comal Springs. The City was at Stage I because the springs were flowing at 244 cubic feet per second. Under Stage I there would be no watering of lawns between 10 a.m. and 8 p.m. except by hand-held hose.<sup>1063</sup>

The fiscal year 1996 budget crept over \$5.6 million. The General Fund was budgeted for \$3,961,861 and the Utilities Fund was \$1,750,835. The tax rate jumped 4 cents to 36.448 cents/\$100 valuation. UC's sales tax receipts had continued to decline and were 8 percent below the previous year's level through July.<sup>1064</sup> At the end of the year the Bexar Appraisal District showed UC as having \$428.43 million in market value property and \$404.26 million in taxable property, about \$12 million higher than 1994.<sup>1065</sup>

There were some other events in the year that were worth mentioning. The old K-Mart building was taken over by Brylane L.P., a \$600 million catalog retailer of women's apparel. The inbound telemarketing center, employing 300 people, would open in February.<sup>1066</sup> The Meadowland and West Byrd crossovers on Loop 1604 were closed effective June 7.<sup>1067</sup> UC returned to participating in the National Night Out on August 1.<sup>1068</sup> The 2<sup>nd</sup> Annual Fall Festival Auto Show and Swap Meet was held September 23 at the Brylane parking lot. The Mayor's

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<sup>1062</sup> Gary Gossett, "Council goes on record opposing chair's ideas," *Herald* 10 Aug. 1995: clipping in UC Archives.

<sup>1063</sup> Gary Gossett, "New water conservation ordinance gets approval," *Herald* 17 Aug. 1995: clipping in UC Archives.

<sup>1064</sup> "Sales Tax Proceeds," *Herald* 21 Sep. 1995: clipping in UC Archives.

<sup>1065</sup> "Home possibility to be studied by council," *Herald* 9 Nov. 1995: clipping in UC Archives.

<sup>1066</sup> Gary Gossett, "Brylane L.P. coming to Universal City," *Herald*, 11 Jan. 1995, clipping in UC Archives.

<sup>1067</sup> "Big Beat," *Herald* 24 May 1995: clipping in UC Archives.

<sup>1068</sup> Gary Gossett, "Aug. 1 a big day for crimefighting," *Herald* 19 Jul. 1995: clipping in UC Archives.

Dance and 5K Run/2 Mile walk were dropped from the festival activities.<sup>1069</sup> The festival earned \$3,875 for the city's parks; 125 cars participated, versus 104 in 1994.<sup>1070</sup>

## 1996

This year for the first time, there was no election to fill City Council seats. A drought led to restrictive water conservation, a highway was named after a prominent UC citizen, and the City Council voted not to unify with other city or county governments.

Early in the year Jim Carroll announced that he would not run for mayor again.<sup>1071</sup> Wes Becken resigned his council seat on March 6 to run for mayor.<sup>1072</sup> He was replaced by Larry Nuese on March 20.<sup>1073</sup> Becken was unopposed for mayor. Three councilmen, Tom England, Dan Whealen, and Dick Neville filed for reelection, but no others challenged them either. Therefore, for the first time in the city's history, there was no city election held.<sup>1074</sup> All candidates were declared winners and sworn in on May 7.<sup>1075</sup>

Lack of rain made itself felt early. UC entered Stage II in March, which limited watering the yard to once a week between 8 p.m. and 10 a.m. and no new pool fill ups.<sup>1076</sup> In May the UC water management ordinance was changed to base the stages upon the levels in the Fort Sam Houston well, not on the Comal Springs flow. Also, it would conform to the stages declared by

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<sup>1069</sup> Gary Gossett, "New water conservation ordinance gets approval," *Herald* 17 Aug. 1995: clipping in UC Archives.

<sup>1070</sup> Gary Gossett, "Power occupies U.C. council meet," *Herald* 5 Oct. 1995: clipping in UC Archives.

<sup>1071</sup> Council Minutes, 6 Feb. 1996.

<sup>1072</sup> Council Minutes, 5 Mar. 1996.

<sup>1073</sup> Council Minutes, 19 Mar. 1996.

<sup>1074</sup> Council Minutes, 2 Apr. 1996.

<sup>1075</sup> Council Minutes 7 May 1996.

<sup>1076</sup> Gary Gossett, "Universal City put into Stage II of water conservation," *Herald* 7 Mar. 1996: clipping in UC Archives.

San Antonio.<sup>1077</sup> By June 18 the city had entered Stage IV.<sup>1078</sup> By October things had eased and the city dropped back to Stage III.<sup>1079</sup>

For the first time, the city's budget broke through the \$6 million level. The fiscal year 1997 budget set the General Fund at \$4,128,430 and the Utilities Fund at \$1,898,178. The ad valorem tax rate was unchanged at 36.448 cents/\$100 valuation.<sup>1080</sup> Sales tax receipts for the year had improved considerably, \$1.09 million in 1996 versus \$734 thousand in 1995—a 48.01% increase!<sup>1081</sup>

There were some other notable events during 1996. Graduates of the city's first class of the UC Citizen Police Academy received their diplomas on April 16.<sup>1082</sup> The Council dissolved the Police and Fire Commission in July.<sup>1083</sup> On October 15 the stretch of FM 78 within UC city limits was dedicated as the "Gordon A. Blake Highway" in honor of Lieutenant General Blake, who had been so active in the city, especially for the care of homeless animals. A Chili Cook-Off was added to the 3<sup>rd</sup> Annual Fall Festival Auto Show held September 28 at the Brylane parking lot.<sup>1084</sup> The festival made \$3,280 for the city parks—a considerable drop off from the previous year.<sup>1085</sup> In September it was announced that Pat Booker Road would be resurfaced from I-35 to the railroad crossing beginning September 23 and lasting about a month.<sup>1086</sup> With no

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<sup>1077</sup> Gary Gossett, "Water conservation plan amended," *Herald* 16 May 1996: clipping in UC Archives.

<sup>1078</sup> Council Minutes, 18 Jun. 1996.

<sup>1079</sup> Gary Gossett, "Universal City water restriction now in Stage III," *Herald* 10 Oct. 1996: clipping in UC Archives.

<sup>1080</sup> Council Minutes, 20 Aug. 1996.

<sup>1081</sup> "Sale Tax Proceeds," *Herald* 19 Dec. 1996: clipping in UC Archives.

<sup>1082</sup> Council Minutes, 16 Apr. 1996.

<sup>1083</sup> Council Minutes, 2 Jul. 1996.

<sup>1084</sup> Gary Gossett, "Stricter enforcement council's wish," *Herald* 4 Sep. 1996: clipping in UC Archives.

<sup>1085</sup> Garry Gossett, "Residents register water bill complaints," *Herald* 9 Oct. 1997: clipping in UC Archives.

<sup>1086</sup> "Resurfacing work delayed," *Herald* 19 Sep. 1996: clipping in UC Archives.

objections from the Air Force, the Council approved City Public Service's request to construct a 147-foot communication tower in the 300 block of West Aviation.<sup>1087</sup> On October 15 the City Council approved a resolution opposing unification of UC with other cities in Bexar County and with the county government.<sup>1088</sup>

## 1997

There were two major issues this year. The golf course dominated the attention of UC for most of the year and voters decided whether the police and firefighters would have civil service rights.

Like a Phoenix rising from the ashes, the municipal golf course suddenly appeared again in January. The IDC approached the City Council to have them listen to proposals from the "golf community" for a golf course.<sup>1089</sup> In July the Council proposed to issue IDC certificates of obligation to build a golf course in the northwest quadrant of the city in the Selma Creek basin.<sup>1090</sup> Later in the month Mayor Becken said that the golf course was the "last best chance for the city to move into the 21<sup>st</sup> Century with a bona fide vehicle to provide a source of revenue for years." Opponents, concerned about higher taxes, called for a vote.<sup>1091</sup> Working with CCMA the City Council was able to reduce the cost of the course from \$7.3 million to \$5.93 million by using "gray" (recycled) water.<sup>1092</sup> In a September 13 election UC voters approved certificates of obligation to build a golf course by 1706 to 839, over a two-to-one margin.

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<sup>1087</sup> Gary Gossett, "CPS tower gets council approval," *Herald* 3 Oct. 1996: clipping in UC Archives.

<sup>1088</sup> Council Minutes, 15 Oct 1996.

<sup>1089</sup> Council Minutes, 21 Jan. 1997.

<sup>1090</sup> Wendy Hohn, "City to issue COs for construction of the golf course," *Herald* 17 Jul. 1997: clipping in UC Archives.

<sup>1091</sup> "U.C. mayor committed to public service," *San Antonio Express-News Northeast Sun* 23 Jul. 1997: clipping in UC Archives.

<sup>1092</sup> Gary Gossett, "Cost reduced for proposed U.C. golf course," *Herald* 14 Aug. 1997: clipping in UC Archives.

Granite Golf would manage the construction contract.<sup>1093</sup> Not letting any grass grow under its feet, the city broke ground for the golf course on December 16.<sup>1094</sup>

For the May 3 city election, the voters had two tasks; choose three city councilmen and to decide if the police and firefighters would have civil service rights. Larry Kerkow and Dick Crow were reelected and Larry Nuese was elected to his own two-year term. The police and firefighters, however, lost their bid for civil service by a 593-351 vote.<sup>1095</sup>

The Cimarron community was unable to maintain their pool and clubhouse, so in April the Council accepted it as a city park.<sup>1096</sup> It would take \$5,800 to repair the clubhouse and fill in the pool.<sup>1097</sup> In May the Council approved a new Parks Master Plan to identify and acquire new park areas, seek funding, improve and expand existing facilities, and coordinate activities and programs.<sup>1098</sup>

The fiscal year 1998 budget fell back somewhat from 1997. Total expenditures were programmed to be about \$5.5 million, with the General Fund budgeted for \$3,563,015 and the Utilities Fund at \$1,981,522. The tax rate rose to 37.168 cents/\$100 valuation, about a half-cent increase.<sup>1099</sup> Sales tax receipts for the period November 1996 through October 1997 were \$1.17 million, up over 8 percent from 1996's \$1.08 million.<sup>1100</sup>

The 4<sup>th</sup> Annual UC Fall Festive Auto Show and Chili Cook-Off were held September 27.<sup>1101</sup> Parks Partners' Jerry Geyer reported that he expected to make about \$3,500 from the events.<sup>1102</sup>

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<sup>1093</sup> Council Minutes, 16 Sep. 1997.

<sup>1094</sup> Wesley D. Becken, "Mayor's Corner – Update on city's issues," *Herald* 20 Nov. 1997: clipping in UC Archives.

<sup>1095</sup> Council Minutes, 6 May 1997.

<sup>1096</sup> Council Minutes, 1 Apr. 1997.

<sup>1097</sup> Council Minutes, 20 May 1997.

<sup>1098</sup> Gary Gossett, "Agreement with SARA means U.C. residents to get decrease in sewer bills," *Herald* 22 May 1997: clipping in UC Archives.

<sup>1099</sup> Council Minutes, 2 Sep. 1997.

<sup>1100</sup> "Sales Tax Proceeds," *Herald* 25 Dec. 1997: clipping in UC Archives.

<sup>1101</sup> Council Minutes, 16 Sep. 1997.

With the improving economy, the housing market seemed to be turning around. In 1997 UC issued 100 residential building permits,<sup>1103</sup> versus 82 in 1996.<sup>1104</sup>

The only other event worth mentioning for 1997 was the heavy rainfall that caused flooding on Cibolo Creek in early June. The worst seen in years, the water was over the FM 78 highway bridge.<sup>1105</sup>

## 1998

The highlights for the year 1998 could be summed up in two words, land and water. The city gained a huge chunk of land from a failed development and then, after a dry summer, the rains came, and how they came!

The area, which started as Westgate in 1973 and then morphed into Northlake/1604 in 1985, was still undeveloped by 1998. The real estate bust of the 1980s had continued into the 1990s, and Northlake still did not have one building erected in it. The streets had fallen into disrepair and the bushes, trees, and grass overgrown. In August the city accepted the 167 acres from the developer. The city improved the area to make it more attractive (fixed streets, mowed grass, trimmed trees, and repaired sidewalks and fences) and the IDC reimbursed the city for its expenses, estimated to be about \$226,810.<sup>1106</sup> It fell upon the IDC to sell the land to prospective commercial businesses. They offered land at \$15,000 an acre, which on a sliding scale would be reduced if the buyer employed at least 11 fulltime people.<sup>1107</sup>

In addition to Northlake, the IDC turned its attention to Pat Booker Road. It sponsored focus groups that looked at Pat Booker's appearance, access, government action, safety, and

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<sup>1102</sup> Council Minutes, 7 Oct. 1997.

<sup>1103</sup> "Universal City," *Herald* 6 Mar. 1997: clipping in UC Archives.

<sup>1104</sup> "Universal City," *Herald* 26 Feb. 1998: clipping in UC Archives.

<sup>1105</sup> Photograph, *Herald* 12 Jun. 1997: clipping in UC Archives.

<sup>1106</sup> Council Minutes 18 Aug. 1998.

<sup>1107</sup> "UC City Council approves corporation guidelines," *Herald* 5 Nov. 1998: clipping in UC Archives.

business. It also took a survey for citizen feedback.<sup>1108</sup> Based on the results of these efforts, the City Council approved a \$30,000 Pat Booker Road beautification plan by students in Texas A&M University's College of Landscape and Planning.<sup>1109</sup>

It was a dry spring, such that in late May the city declared Stage I water restrictions.<sup>1110</sup> By mid-June the Council was considering Stage II.<sup>1111</sup> Then came the rains—8 inches in August alone.<sup>1112</sup> The city fell back to Stage I by early September.<sup>1113</sup> In late October, the rains returned, and returned, and returned. A “training effect” over three days dumped over 15 inches of rain in the Metrocom area.<sup>1114</sup> This author personally emptied out his 7-inch rain gauge three times during the deluge. Cibolo and Schertz were hit hard too. Schertz was virtually an island because flooded creeks and flooded low areas blocked access roads.

Despite all this rain the SAWS board allocated less water to UC in 1998 than 1997.<sup>1115</sup> So, the Council had to set new, higher water rates that would encourage conservation. The new rates would be effective January 1, 1999.<sup>1116</sup>

The 1998 city election was another non-event. Wes Becken filed for a second term as mayor and Councilmen England, Whealen, and Neville filed for reelection. They were unopposed, so no election was held and all were seated on May 5.<sup>1117</sup>

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<sup>1108</sup> “Universal City focus groups looking at Pat Booker,” *Herald* 30 Jul. 1998: clipping in UC Archives.

<sup>1109</sup> Council Minutes, 1 Dec. 1998.

<sup>1110</sup> Gary Gossett, “Universal City among cities now conserving,” *Herald* 4 Jun. 1998: clipping in UC Archives.

<sup>1111</sup> Rob Hall, “Universal City in discussions in preparation for Stage II,” *Herald* 18 Jun. 1998: clipping in UC Archives.

<sup>1112</sup> Photo and caption, *Herald* 27 Aug. 1998: clipping in UC Archives.

<sup>1113</sup> “We’re in Stage I water conservation,” *Herald* 24 Sep. 1998: clipping in UC Archives.

<sup>1114</sup> “The Flood of ’98,” *Herald* 22 Oct. 1998: clipping in UC Archives.

<sup>1115</sup> “Water the big issue in U.C.,” *Herald* 7 May 1998: clipping in UC Archives.

<sup>1116</sup> Gary Gossett, “Plan to initiate new water rates approved,” *Herald* 24 Sep. 1998: clipping in UC Archives.

<sup>1117</sup> Council Minutes, 5 May 1998.

The fiscal year 1999 city budget took a huge leap, to over \$10 million, mainly because construction on the golf course would begin. The General Fund was \$4,133,383, but capital improvements were \$4,806,040 and the Utilities Fund was \$2,019,517. The tax rate jumped 1 ½ cents to 38.759/\$100 valuation.<sup>1118</sup>

Other events during 1998 included the widening of Kitty Hawk Road between 1604 and Toepperwein,<sup>1119</sup> the sudden decision by the Texas Department of Transportation to increase the Loop 1604 speed limit within UC from 55 to 65 miles per hour,<sup>1120</sup> the 5<sup>th</sup> Annual (and last, as it turned out) Fall Festival Auto Show on September 26,<sup>1121</sup> and UC winning the National Night Out award for cities with populations of 30,000 or fewer.<sup>1122</sup>

The topics of these last two paragraphs could be labeled as “signs of the times.” One of the phenomena of the 1990s was the escalation of graffiti on building walls. Painted primarily by members of teenage gangs, graffiti was a public eyesore that was hard to battle because of the pervasiveness and persistence of the perpetrators. Although “taggers,” as the graffiti artists were called, operated primarily in San Antonio, the problem had migrated to the suburbs. UC considered one way of fighting the problem, and that was banning the sale of spray paint and magic markers. Eventually, they abandoned the idea because it would be too hard to enforce and not fair to legal users.<sup>1123</sup>

The other issue concerned the approaching year 2000, or “Y2K.” When computer programs were designed in the mid-twentieth century, the year 2000 was too far in the future for programmers to worry about. Now, as 2000 neared there was a problem because many computer programs and systems had been designed with only two digits allocated for the year; for example 1997, would be coded 97. Once 2000 arrived; however, many computers might

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<sup>1118</sup> Council Minutes, 1 Sep. 1998.

<sup>1119</sup> Photo and caption, *Herald* 15 Jan. 1998: clipping in UC Archives.

<sup>1120</sup> Gary Gossett, “Without warning TxDOT ups speed limit on 1604 in Universal City, *Herald* 25 Jun. 1998: clipping in UC Archives.

<sup>1121</sup> Chuck McCullough, “Universal City sets fund-raiser,” *San Antonio Express-News* Sun 16 Sep. 1998: clipping in UC Archives.

<sup>1122</sup> “U.C. awarded for Night Out,” *Herald* 19 Nov. 1998: clipping in UC Archives.

<sup>1123</sup> “Council decides against ban on magic markers,” *Herald* 9 Apr. 1998: clipping in UC Archives.

have difficulty distinguishing between 1900 and 2000 and could possibly shut down. Since so many institutions used computers now, this could potentially plunge the world into chaos. This problem was first discussed at a Council meeting in June and would come up frequently over this and the next year.<sup>1124</sup>

## 1999

The municipal golf course dominated the attention of the city as construction began, and problems from an unexpected source arose. Otherwise, it was a relatively uneventful year.

As the golf course site was prepared some archeological sites were discovered, leading to delays as the State of Texas got involved.<sup>1125</sup> Construction was allowed to proceed. In March “Chief” Dan Castro, a Lipan Apache from Seattle, Washington, informed the Council that there were Native American burial sites along Cibolo Creek.<sup>1126</sup> In May the City Council officially named it the Olympia Hills Golf Course and Conference Center.<sup>1127</sup> The IDC loaned the city \$700,000 to complete the clubhouse and conference center.<sup>1128</sup> In September, “Chief” Castro filed a lawsuit, claiming that the city had disturbed tribal burial grounds and asking \$100 million in damages.<sup>1129</sup> As the city pondered this development, the opening date for the course was moved from October, to December, and then to the end of February 2000, because of little or no rainfall.<sup>1130</sup>

In the city election on May 1, in an extremely low turnout, Dick Crow and Larry Nuese were reelected and Charles P. “Chuck” Gallagher foiled Larry Kerkow’s reelection attempt. Nuese received the most votes, a paltry 291.<sup>1131</sup> One could attribute the low turnout to either

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<sup>1124</sup> Council Minutes, 16 Jun. 1998.

<sup>1125</sup> Council Minutes, 19 Jan. 1999.

<sup>1126</sup> Council Minutes, 2 Mar. 1999.

<sup>1127</sup> Council Minutes, 4 May 1999.

<sup>1128</sup> Council Minutes, 15 Jun. 1999.

<sup>1129</sup> David L. Terry, “Lawsuit threatens golf course construction,” *Herald* 23 Sep. 1999: clipping in UC Archives.

<sup>1130</sup> Council Minutes, 15 Nov. 1999.

<sup>1131</sup> Council Minutes, 4 May 1999.

satisfaction with the way things were going or a “you can’t fight city hall” attitude, or perhaps both.

The Council was fairly busy this year. In January they approved a Frisbee golf course in UC Park for \$8,000.<sup>1132</sup> In February they agreed to render mutual aid to its neighboring municipalities in the event of a disaster.<sup>1133</sup> Also in February they learned of a new apartment complex (later named Retama Ranch) to be built behind the Race Trac (later Valero) gasoline station.<sup>1134</sup> In March, after much debate and input from citizens, the City dropped the idea of annual testing of irrigation back-flow devices in residences.<sup>1135</sup> In April the City directed the IDC to drop any further discussions of lowering the railroad tracks at Pat Booker Road and to turn over any data collected to the Texas Department of Transportation (TxDOT).<sup>1136</sup> In June the plat for Alamo Controls, Inc., the first business to build in Northlake, was approved.<sup>1137</sup> In August Ron Flake announced his retirement, effective August 31.<sup>1138</sup> His law partner, Harry Adams, became the sole City Attorney on September 7.<sup>1139</sup> Finally, in November the Council approved \$2,600 to be paid to the railroad for right-of-way property needed to widen FM 78 at the Cibolo Creek intersection in UC.<sup>1140</sup>

The budget dropped down to the more reasonable \$6+ million range for fiscal year 2000. The General Fund was pegged at \$4,109,304 (plus \$646,520 in capital improvements) and the Utilities Fund at \$2,094,459. The tax rate was unchanged at 38.759 cents/\$100 valuation.<sup>1141</sup>

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<sup>1132</sup> Council Minutes, 5 Jan. 1999.

<sup>1133</sup> Connie Heji, “Agreement signed by fire departments,” *Herald* 4 Mar. 1999: clipping in UC Archives.

<sup>1134</sup> Council Minutes, 16 Feb. 1999.

<sup>1135</sup> Council Minutes, 16 Mar. 1999.

<sup>1136</sup> Council Minutes, 20 Apr. 1999.

<sup>1137</sup> Council Minutes, 15 Jun. 1999.

<sup>1138</sup> Council Minutes, 17 Aug. 1999.

<sup>1139</sup> Council Minutes, 7 Sep. 1999.

<sup>1140</sup> Gary Gossett, “Council okays pmt to railroad for right-of-way,” *Herald* 4 Nov. 1999: clipping in UC Archives.

<sup>1141</sup> Council Minutes, 21 Sep. 1999.

Things appeared to be looking up for UC, business-wise. In addition to new apartment and housing construction, the Racquetball and Fitness club opened September 1 in the Triangle shopping center at the site of the former Summit bowling lanes.<sup>1142</sup>

There were storm clouds on the horizon, however. Ground was broken on April 13 for the huge Forum shopping center north of the Olympia area of UC.<sup>1143</sup> Selma and Live Oak would share the vast majority of this mall. UC had a tiny portion on the southwest corner, just enough for a building that could have two businesses. In a year or two, vast sums of sales tax money would flow to Selma and Live Ok, while UC looked hungrily over the fence, lamenting that it had been unable to secure a foothold on the I-35 “gold mine.”

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<sup>1142</sup> Megan Kamerik, “Racquetball & Fitness to open 9<sup>th</sup> club in old bowling alley,” *San Antonio Business Journal* 6 Aug. 1999: clipping in UC Archives.

<sup>1143</sup> “Forum ground breaking,” *Herald* 22 Apr. 1999: clipping in UC Archives.

## CHAPTER SIX

### THE 2000s

The 2000s would be a tumultuous decade for the United States. The dot-com “bubble” burst, causing an economic downturn. Islamic terrorists struck the United States by using hijacked airliners to destroy the World Trade Center in New York City and part of the Pentagon. These events only served to increase the decline in the economy. The United States struck back by attacking terrorist bases in Afghanistan and a hostile regime in Iraq. During this time there were failures of business and financial institutions, and a mortgage foreclosure crisis. These deepened the recession with the attendant failures of more businesses, losses of jobs, downturns in the stock market, and reductions in tax revenues. Congress and a new President reacted by increasing government spending without raising taxes, thus increasing the national debt and causing a budget dilemma. As the decade ended, unemployment was over nine percent, US forces were still in Iraq and Afghanistan, and the recession persisted.

#### 2000

The last year of UC’s fourth decade and of the millennium started without any worldwide crises because of computer shutdowns. Programmers were able to apply fixes that prepared computer systems for 2000 and prevented problems. The “Y2K” people that went out and bought crates of food and water in preparation for Armageddon, ended up with just a lot of extra crates of food and water. The golf course opened, but there were some last-minute glitches that had to be addressed. Also, preparation began for the city’s next large undertaking, the complete revamping of Pat Booker Road. Finally, H.E.B. decided to stay in UC, but to relocate to a better site.

The golf course opened in early March,<sup>1144</sup> but used a temporary pro shop until the golf club and conference center opened in July.<sup>1145</sup> The clubhouse and conference center needed two infusions of cash to keep it moving. There was \$100,000 taken from the hotel/motel tax in February<sup>1146</sup> and another loan of up to \$200,000 was given by the IDC in June.<sup>1147</sup> Late in the year, the Council fired Granite Golf as the course manager and hired Kemper Sports.<sup>1148</sup>

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<sup>1144</sup> Chuck McCullough, “Capping a record of success,” *San Antonio Express-News* 29 Mar. 2000: clipping in UC Archives.

<sup>1145</sup> Council Minutes, 18 Jul. 2000.

<sup>1146</sup> Council Minutes, 15 Feb. 2000.

Armed with a beautification plan from Texas A&M, the City Council now worked to get funds to carry out a revamping of Pat Booker Road. First, the State of Texas approved \$1.723 million for Pat Booker Road. Also, there would be \$928,000 from the IDC, \$1.5 million from TxDOT for signal lights, and \$500,000 from the Metropolitan Planning Organization for sidewalks. It would cost \$1.5 million for utility relocation. The project was expected to begin in July 2002.<sup>1149</sup> The Council approved the IDC's sale of \$1.5 million in revenue bonds; the bonds will be paid off using the half-cent sales tax money.<sup>1150</sup> In July the Council approved spending \$484,000 from the City Public Service Overhead Conversion Fund to relocate or convert (to steel) utility poles on Pat Booker.<sup>1151</sup>

There were two announcements during 2000 that excited UC citizens. In November there was the news that the Alamo Community College District (ACCD) was opening their temporary campus on Pat Booker Road in Live Oak. Registration began December 13-14 and classes started January 16, 2001.<sup>1152</sup> Just a short time later the UC City Council approved the plat for a new H.E.B. supermarket to be built at the southeast corner of Loop 1604 and Kitty Hawk.<sup>1153</sup> This was a huge accomplishment for UC because H.E.B. was considering leaving the city for a better location than the old one at Pat Booker and Kitty Hawk. It took some great salesmanship to persuade H.E.B. to stay in UC.

In March Gene Thorpe, City Manager since 1988, announced his retirement, effective April 15.<sup>1154</sup> On May 2 the City Council appointed Donald E. Taylor as temporary acting City Manager, effective May 8.<sup>1155</sup> The appointment was made permanent on June 27.<sup>1156</sup>

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<sup>1147</sup> Council Minutes, 22 Jun. 2000.

<sup>1148</sup> UC fires golf course management firm," *Herald* 19 Oct. 2000: clipping in UC Archives.

<sup>1149</sup> Gary Gossett, "Pat Booker awarded enhancement funding," *Herald* 17 Feb. 2000: clipping in UC Archives.

<sup>1150</sup> Council Minutes, 6 Jun. 2000.

<sup>1151</sup> Council Minutes, 5 Jul. 2000.

<sup>1152</sup> Jeff B. Flinn, "ACCD beaming over U.C.s satellite campus," *Herald* 16 Nov. 2000: clipping In UC Archives.

<sup>1153</sup> Council Minutes, 21 Nov. 2000.

<sup>1154</sup> Chuck McCullough, "Capping a record of success," *San Antonio Express-News* 29 Mar. 2000: clipping in UC Archives.

Another long-time city employee left when Tony Rivas, UC's Public Works Director, resigned in July.<sup>1157</sup> Randy Luensmann replaced Rivas in October.<sup>1158</sup> This would turn out to be an exceptional move because Luensmann proved to be a dedicated and resourceful young man.

The May 6 city election saw all incumbents reelected. Wes Becken returned for his third term as mayor and he was joined by Councilment England, Neville, and Whealen.<sup>1159</sup>

The fiscal year 2001 budget stayed below \$7 million. The General Fund was budgeted for \$4,420, 618 and the Utilities Fund for \$2,260,876. The tax rate 38.759 cents/\$100 valuation stayed the same for the third straight year.<sup>1160</sup>

There were some other Council actions that merit mentioning. In May the Council approved paying TxDOT \$559,993 to cover the cost of the Old Cimarron Trail construction project.<sup>1161</sup> The project was completed in October 2001.<sup>1162</sup> The Council went on the record in June as opposing the water rate increase of \$37 per acre-foot.<sup>1163</sup> In August the UC Bike Patrol was started with a \$1,200 donation for the purchase of two 24-speed bicycles.<sup>1164</sup> Also in August the Council heard protests from residents who opposed a 208-unit apartment complex with 20

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<sup>1155</sup> Council Minutes, 2 May 2000.

<sup>1156</sup> Council Minutes, 27 Jun. 2000.

<sup>1157</sup> Council Minutes, 20 Jun. 2000.

<sup>1158</sup> Council Minutes, 19 Sep. 2000.

<sup>1159</sup> Council Minutes, 9 May 2000.

<sup>1160</sup> Council Minutes, 5 Sep. 2000.

<sup>1161</sup> Connie Heji, "Funds approved for TxDOT project," *Herald* 4 May 2000: clipping in UC Archives.

<sup>1162</sup> "Progress 2002: Road enhancement, top golf course shine for U.C.," *Herald* 7 Mar. 2002: clipping in UC Archives.

<sup>1163</sup> Amanda Jones, "UC opposes aquifer rate increase," *Herald* 22 Jun. 2000: clipping in UC Archives.

<sup>1164</sup> Jeff B. Flinn, "Donation enables U.C. to start bike patrol," *Herald* 17 Aug. 2000: clipping in UC Archives.

percent subsidized housing on Sunrise Canyon Drive.<sup>1165</sup> Not so well publicized, but important to UC was that another lot was sold in Northlake. This time it was 3 acres sold to Pollution Controls Services, who would begin construction soon.<sup>1166</sup>

On January 4 there was another devastating fire in the Palisades Park Apartments. This time, a 24-unit building was destroyed, causing \$2 million in damage and making 22 families homeless. This was rated the second worst fire in UC history, behind the December 1992 fire at Palisades that displaced 33 families and cost \$1.2 million. Arson was suspected.<sup>1167</sup>

## 2001

Although 2001, the first year of the new millennium, will be remembered for the infamous September 11 terrorists attacks on the World Trade Center of New York City and the Pentagon, and the valorous sacrifice by the passengers of a third airliner bound for Washington DC, in UC the focus was on water. The city, faced with cutbacks in water allocation, had to develop what it had and find alternate sources. Through all this, the Pat Booker Road improvement project steadily progressed.

In January the Edwards Aquifer Authority cut UC's water allocation from 2792.08 to 1,967.93 acre-feet, a 30 percent reduction, for calendar year 2002. An acre-foot is the amount of water it takes to cover an acre of land with one foot of water; it is equal to 325,851 gallons. UC would have to find more sources of water.<sup>1168</sup> The Council approved a five-year lease at \$54,250/year for 775 acre-feet of water from an alternate source in February.<sup>1169</sup> In September the Council really opened the pocketbook by approving \$4.2 million to expand the city's water storage capacity. They planned for a 1 million gallon elevated storage tank (eventually built on Pat Booker behind Popeye's Chicken), 500,000 gallon ground storage tank that would serve Wells 6 and 9 (built on the corner of Phoenix and Oak Meadows), a 500,000 gallon ground storage tank for Wells 5 and 8 (built on Kitty Hawk, behind Colonial Funeral Home), a 500,000 gallon ground storage tank for Well 2 (never built), and modifications to the 500,000 gallon standpipe on Pat

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<sup>1165</sup> Jeff B. Flinn, "U.C. homeowners organize opposition to apartment proposal," *Herald* 24 Aug. 2000: clipping in UC Archives.

<sup>1166</sup> Council Minutes, 3 Oct. 2000.

<sup>1167</sup> Edmond Ortiz, "Authorities seeking arson charges in Universal City blaze," *Herald* 13 Jan. 2000: clipping in UC Archives.

<sup>1168</sup> Council Minutes, 2 Jan. 2001.

<sup>1169</sup> Council Minutes, 20 Feb. 2001.

Booker (in front of Buckingham Village). Of the \$4.2 million, \$1,161,409.39 was earmarked for a new public works building.<sup>1170</sup>

The Council that would take UC through the task of managing the city's water situation changed slightly with the May 5 election. Only Dick Crow sought reelection and he was successful. Two new faces joined the council, William R. "Bill" Havlic and Joseph D. "Joe" Medinger.<sup>1171</sup>

The Pat Booker Road project was up and running. In January about a third of the traffic signals had been installed and all were done by May. Utility poles between Langley and the railroad were relocated to Houston and Bowie Streets in April.<sup>1172</sup> Wooden utility poles were being replaced by metal and the work was expected to end by July. Preliminary plans had been drawn up for landscaping, sidewalks, and driveways; construction would begin in March or April 2002. Planners envisioned Pat Booker as a boulevard, with a grass median and a limited number of turning lanes. More regulation on signage was expected.<sup>1173</sup> The public was briefed about the plan on June 6, but prior to that the business owners along Pat Booker had already taken issue with the "raised median" that would limit customer access to parking lots.<sup>1174</sup> After the meeting it was clear that the median idea was not supported, so UC went to TxDOT to see if it would be a problem if the median were eliminated from the plan. TxDOT saw no problem, but drainage issues still remained.<sup>1175</sup>

There were other Council actions taken during the year. In May it approved a \$42,035.65 bid by E. E. Hood and Sons, Inc. to develop Athenian Park on Athenian Drive behind the bank.<sup>1176</sup> Also in May it sent a request to the TxDOT Finance Division State Infrastructure Bank for

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<sup>1170</sup> Council Minutes, 18 Sep. 2001.

<sup>1171</sup> Council Minutes, 8 May 2001.

<sup>1172</sup> "Progress 2002: Road enhancement, top golf course shine for U.C.," *Herald* 7 Mar. 2002,: clipping in UC Archives.

<sup>1173</sup> Jeff B. Flinn, "Pat Booker makeover continues in stride," *Herald* 4 Jan. 2001: clipping in UC Archives.

<sup>1174</sup> Jeff B. Flinn, "Pat Booker Road plan to be aired next month," *Herald* 3 May 2001: clipping in UC Archives.

<sup>1175</sup> Jeff B. Flinn, "TxDOT: Address Pat Booker drainage," *Herald* 14 Jun. 2001: clipping in UC Archives.

<sup>1176</sup> Council Minutes, 1 May 2001.

\$305,000 to repair Kitty Hawk from Loop 1604 to Converse because of damage caused by springs under the road surface.<sup>1177</sup> Police Chief Bryant resigned effective July 6<sup>1178</sup> and Ron Meek was appointed as his replacement.<sup>1179</sup>

The economy, which had entered a recession at the end of the Clinton Administration, limped along during the first eight months of the Bush Administration and then nose-dived after the terrorist attacks on September 11. The city's fiscal year 2002 budget was approved on September 18, and although it passed \$7 million, city workers did not receive raises or cost-of-living adjustments. Sales tax receipts plummeted during the year.<sup>1180</sup> The General Fund was budgeted for \$4,678,674 and the Utilities Fund for \$2,481, 422. The tax rate dropped slightly to 38.3093 cents/\$100 valuation.<sup>1181</sup> In November the Bexar Appraisal District announced that the tax assessment roll for UC was \$1,926,924.46.<sup>1182</sup>

The September 11 attack had some effect on UC. Many UC residents were on active duty, primarily with the Air Force and Army. These people, including Councilman Havlic, were deployed<sup>1183</sup> and at least one city employee, Brian Dougherty, was called back to active duty.<sup>1184</sup> As things heated up in Afghanistan and Iraq over the next few years, "deployment" would be heard much more often in and around UC.

The Olympia Hills Golf Course and Conference Center entered its second year of operation. In June it was reported that the operation had made money for the first time—about \$15,000 over the last three months.<sup>1185</sup> This would prove to be ethereal, because weather, poor management, and the economy would challenge the profitability of the golf course over the

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<sup>1177</sup> Council Minutes, 15 May 2001.

<sup>1178</sup> Council Minutes, 3 Jul. 2001.

<sup>1179</sup> Council Minutes, 17 Jul. 2001.

<sup>1180</sup> Jeff B. Flinn, "UC struggles with new budget," *Herald* 4 Oct. 2001: clipping in UC Archives.

<sup>1181</sup> Council Minutes, 18 Sep. 2001.

<sup>1182</sup> Council Minutes, 20 Nov. 2001.

<sup>1183</sup> Council Minutes, 6 Nov. 2001.

<sup>1184</sup> Council Minutes, 18 Sep. 2001.

<sup>1185</sup> Chuck McCullough, "Universal City's Olympic Hills Golf Course finally making profit," *San Antonio Express-News* 27 Jun. 2001: clipping in UC Archives.

next decade. Nevertheless, Golf Digest magazine voted Olympia Hills as “4<sup>th</sup> Best New Affordable Golf Course in America” in December.<sup>1186</sup>

The population of UC, according to the 2000 Census was 14,849, a 13.7 percent increase over the 1990 count of 13,057. However, UC fell to the #2 spot, behind Schertz, in the northeast suburbs.<sup>1187</sup> Still, UC remained the second most populous city in Bexar County.

## 2002

As the war clouds gathered in the Middle East, UC went about its normal business. The golf course’s profitability became an issue, a mayor made history, a land swap with Selma and Schertz settled some problems, and the city got a new manager.

As mentioned above, the golf course, for various reasons, didn’t generate the money expected, yet the bills still had to be paid. The Council swallowed deeply and then went to the public to ask for a half-cent sales tax increase to cover debt service and principal interest payments for the course. The half-cent could mean an extra \$360,000 a year.<sup>1188</sup> The voters obliged, in a surprisingly low turnout for so contentious an issue, by a 316 to 146 margin.<sup>1189</sup>

In the same May 4 election, voters put Wes Becken back in the mayor’s seat for a fourth term—a first for UC. Two other mayors had served three terms, Charles Johnston and Carmeline Squires. Filling the other three seats on the council were Dick Neville (reelected) and newcomers Carol J. Carrera and John H. Williams.<sup>1190</sup>

Since Selma had opted out of the golf course deal before it was resurrected in 1997, the land on which the course was built straddled the limits between the two cities. To simplify things a land swap was worked out with Selma and Schertz. Selma de-annexed 100 acres of the golf course

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<sup>1186</sup> “Progress 2002: Road enhancement, top golf course shine for U.C.,” *Herald* 7 Mar. 2002: clipping in UC Archives.

<sup>1187</sup> Chuck McCullough, “Most N.E. cities see increases in census numbers,” *San Antonio Express-News* 11 Apr. 2001: clipping in UC Archives.

<sup>1188</sup> Jeff B. Flinn, “UC to ask voters for sales tax hike,” *Herald* 21 Feb. 2002: clipping in UC Archives.

<sup>1189</sup> Council Minutes, 7 May 2002.

<sup>1190</sup> Council Minutes, 7 May 2002.

and UC annexed it. In turn, UC gave Selma 108 acres along FM 1518 and Cibolo Creek. The two tracts were connected by one acre owned by Schertz. Schertz gave the one acre to UC, which in turn gave the land to Selma. UC received 2.8 acres from Schertz next to the public works facility.<sup>1191</sup> All of these transactions were done June 3, 2003.<sup>1192</sup>

The UC City Manager job changed hands in late summer. Don Taylor resigned effective October 1.<sup>1193</sup> A search for his replacement began, and Kenneth A. Taylor was hired, taking over on September 21.<sup>1194</sup>

There was some good economic news, despite all the gloom and doom of the economy and pending war in the Middle East. The old Wal-Mart store in the Triangle Shopping Center, vacant since 1993, was sold in 2001 and renovation began in October of that year.<sup>1195</sup> Instead of having one mega-store, the building was divided into several storefronts of varying sizes. One of the largest storefronts was converted into Gattiland, a pizza and games venue that catered to the kiddies. Gattiland opened for business on June 24.<sup>1196</sup> The opening of Gattiland spurred interest in the other storefronts of the former Wal-Mart and soon most of them were occupied.

Also, perhaps the last large residential development in UC began during 2002. The Council approved the first plats of Springwood, a gated residential community at the northeast corner of FM 1976 (Gibbs Sprawl) and Old Cimarron Trail.<sup>1197</sup> Construction would continue over the next few years. With this development there remained only pockets of land within the city limits that were zoned for residential.

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<sup>1191</sup> Chuck McCullough and Stephen Dove, "Three area cities agree on property changes," *San Antonio Express-News* 6 Nov. 2002: clipping in UC Archives.

<sup>1192</sup> Official Annexation Map of Universal City (1960-2010)

<sup>1193</sup> Council Minutes, 7 Aug. 2002.

<sup>1194</sup> Council Minutes, 29 Aug. 2002.

<sup>1195</sup> "Progress 2002: Road enhancement, top golf course shine for U.C.," *Herald* 7 Mar. 2002: clipping in UC Archives.

<sup>1196</sup> "Mr. Gatti's opens UC outlet," *Herald* 27 Jun. 2002: clipping in UC Archives.

<sup>1197</sup> Council Minutes, 16 Jul. 2002.

The city budget for fiscal year 2003 jumped to nearly \$9 million. The General Fund was set at \$5,319, 458 and the Utilities Fund at \$3,566,405. The tax rate, however, fell slightly to 38.5103 cents/\$100 valuation.

Among the other news for 2002 was the opening of the Disc (Frisbee) Golf Course<sup>1198</sup> and an \$837,000 grant to fix the Pat Booker Road drainage problem (project expected to be completed by early 2005).<sup>1199</sup> The rains returned in July when an estimated 30-50 inches were dumped in the Hill Country over a week's time. The Metrocom area got some rain too, but not nearly as much. The spillway at Canyon Lake overflowed for the first time since the dam was opened in 1966. Cibolo Creek flooded, as expected, but the FM 78 bridge was not threatened.<sup>1200</sup> Finally, a historical marker was placed in the Olympia Hills Golf Course recognizing the Geier and Schmid farm that once existed there.<sup>1201</sup>

## 2003

The Iraq War commenced on March 20, 2003, but for UC it was just another year of challenges. The city continued to enhance its water resources, a community college seemed to be in the city's future, the IDC took steps to spruce up Pat Booker Road, and the most-successful fund-raising event for the city parks took place.

The city's efforts to improve the water situation began in February with a land swap with Live Oak. UC transferred about a third of an acre of land that was the site of the old Olympia standpipe to Live Oak. In return, Live Oak deeded to UC about a fifth of an acre where Water Plant #9 was located at the corner of Phoenix and Oak Meadows. Additionally, UC acquired a 30-foot border around the elevated water storage tank on Centerbrook.<sup>1202</sup> In the summer UC purchased from Schertz the two water wells and two ground storage tanks next to the Public Works Yard. It also bought 1005 acre-feet of water rights from five sellers for a total of \$1,728,760.<sup>1203</sup> Eschewing the Edwards Aquifer Authority, Selma and UC secured a deal to tap

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<sup>1198</sup> Jeff B. Flinn, "Within throwing distance," *Herald* 7 Feb. 2002: clipping in UC Archives.

<sup>1199</sup> Chuck McCullough, "Road gets drainage assistance," *San Antonio Express-News* 20 Feb. 2002: clipping in UC Archives.

<sup>1200</sup> "Flood damage minimal in Metrocom," *Herald* 11 Jul. 2002: clipping in UC Archives.

<sup>1201</sup> "Farm receives historical marker," *Herald* 1 Aug. 2002: clipping in UC Archives.

<sup>1202</sup> Council Minutes, 4 Feb. 2003.

<sup>1203</sup> Council Minutes, 19 Aug. 2003 and 2 Sep. 2003.

into the Schertz/Seguin waterline from the Carrizo Spring Aquifer.<sup>1204</sup> In September the two cities bought 800 acre-feet of water from the Schertz-Seguin Local Government Corporation.<sup>1205</sup> In the fall a one million gallon elevated water storage tank was built on Pat Booker Road behind Popeye's Chicken; it was completed by December.<sup>1206</sup>

The ACCD inched closer to establishing a campus in the UC/Live Oak area when officials held a press conference in July to make a big announcement. The district would be buying 238.6 acres of land for \$3.2 million for the new community college. The land straddled the UC/Live Oak city limits north of Kitty Hawk and west of Loop 1604.<sup>1207</sup> The next step was to hold a bond election to secure funds to build the college.

The Pat Booker Road project continued in 2003. In consonance with this project the IDC drafted a plan for the city's Storefront Improvement Project. They provided funding for \$50,000 per year for five years for which local businesses could apply to renovate their properties. There would be a dollar-for-dollar reimbursement, up to a maximum of \$5,000 per business recipient, for any approved enhancements (windows, signs, landscaping, parking masonry facades, doors, meeting code standards, or awnings). Funds for this project would come from the half-cent IDC sales tax.<sup>1208</sup>

A newspaper article in December summed up what was going to happen on Pat Booker. Drainage would be improved, driveways and sidewalks installed where before none existed, new bike lanes striped off on both sides of the road, there would be landscaped borders along the road, curbs, new traffic signals, new street lights, and utility poles relocated (some had already been moved, more would follow). Phase 1 would cover between FM 78 and Randolph Plaza. Phase 2 would cover from Loop 1604 to Coronado Boulevard. Phase 3 stretched from UC Boulevard to Randolph Plaza. Phase 4 would finish the distance between Coronado

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<sup>1204</sup> Connie Heji, "Selma to join U.C. to tap into Carrizo water," *Herald* 1 May 2003: clipping in UC Archives.

<sup>1205</sup> Roger Croteau, "2 cities sign water contracts," *San Antonio Express-News* 18 Sep. 2003: clipping in UC Archives.

<sup>1206</sup> Council Minutes, 2 Dec. 2003.

<sup>1207</sup> Jeff B. Flinn, "ACCD: Next stop, Metrocom," *Herald* 10 Jul. 2003: clipping in UC Archives.

<sup>1208</sup> Jeff B. Flinn, "UC: Storefronts next," *Herald* 31 Jul. 2003: clipping in UC Archives.

Boulevard and UC Boulevard. The project was expected to be complete by February or March 2005.<sup>1209</sup>

After a five-year absence, a fund-raiser for the UC Parks reappeared, this time in the form of a golf tournament at Olympia Hills on September 20.<sup>1210</sup> This time it was a resounding success; despite being played in a driving rainstorm, the tournament reaped \$7,978 for the parks.<sup>1211</sup> The up side was that it required only a fraction of the volunteer hours compared to the earlier Autumn Fests, yet the returns were twice as much!

The May 3 election saw Bill Havlic and Joe Medinger reelected as councilmembers. Michelle A. Mays won the third seat, beating incumbent Dick Crow.

The budget for fiscal year 2004 was an eye-popping \$17.6 million, mainly because of the money earmarked for the Pat Booker Road enhancement project. The General Fund was set at \$6,657,588, but the Utilities Fund was \$10,978,788. The tax rate increased by a little over a penny to 39.6085/\$100 valuation.<sup>1212</sup>

One of the offshoots of the terrorist attacks of September 11, 2001, was increased concern about emergency response capability. Along those lines the Federal Emergency Management Agency awarded a \$158,247 grant to the UC Fire Department to upgrade their radio dispatch and relay system.<sup>1213</sup> Also, there was a Weapons of Mass Destruction drill on December 2 involving Randolph Metrocom emergency response teams and the United States Fifth Army.<sup>1214</sup> As a side note, a Schertz EMS unit had been stationed at the UC Fire Department 24 hours a day since September to provide faster response and patient transport.<sup>1215</sup>

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<sup>1209</sup> Chuck McCullough, "Pat Booker project to begin," *San Antonio Express-News* 24 Dec. 2003: clipping in UC Archives.

<sup>1210</sup> Wesley D. Becken, "UC Golf Tournament to benefit city's parks," *Herald* 11 Sep. 2003: clipping in UC Archives.

<sup>1211</sup> Council Minutes, 7 Oct. 2003.

<sup>1212</sup> Council Minutes, 16 Sep. 2003.

<sup>1213</sup> "UC firefighters get federal grant," *Herald* 6 Nov. 2003: clipping in UC Archives.

<sup>1214</sup> Jeff B. Flinn, "WMD drill is terrorist strike," *Herald* 27 Nov. 2003: clipping in UC Archives.

<sup>1215</sup> "Schertz EMS, UCFD cooperate to create better service," *Herald* 13 Nov. 2003: clipping in UC Archives.

## 2004

This was an exciting year for UC. The long-anticipated makeover of Pat Booker Road finally began, Northlake filled up with more new businesses, there was a huge upset in the city elections, and a new municipal building was begun. On the downside, a November storm dealt the city a serious blow.

After three years of planning and some preparatory work, the Pat Booker Road project officially began February 16.<sup>1216</sup> The first phase of the work covered the “Old Town” portion from FM 78 to Randolph Plaza. Because the Pat Booker right-of-way wasn’t as wide here as it was past Langley Boulevard, the construction caused quite a bit of congestion for a few months. Some problems with relocating utilities delayed the start, which had been originally planned for February 2.<sup>1217</sup> By August it was reported that the work was nearing mid-point, which meant that Phase 2 was almost finished.<sup>1218</sup> The project seemed on track to be finished by early 2005.

Northlake had a good year. Lots were sold to Bent Plumbing and Power Engineering Services, Inc. in February.<sup>1219</sup> Walter Sirotiak and V&S Investments bought lots in May.<sup>1220</sup> SWMCO and Power Quality Sales bought 1.2 acres in July.<sup>1221</sup> Additionally, the Council approved zoning changes to accommodate Zubie Wear Inc., Alamo Controls, Inc., Tuttle Plumbing, Pollution Control Services, Security One, and the Vaughn Co.<sup>1222</sup>

The May 15 city election saw a huge upset. Mayor Wes Becken had filed for a fifth term and his opponent was former Councilman Joe Medinger. When the ballots were counted, Medinger had edged Becken 602 to 569 in a fairly heavy turnout. Council members Carol Carrera and

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<sup>1216</sup> Jeff B. Flinn, “ROAD WORK AHEAD Pat Booker facelift begins Monday, *Herald* 12 Feb. 2004: clipping in UC Archives.

<sup>1217</sup> Jeff B. Flinn, “Hurry up and wait,” *Herald* 5 Feb. 2004: clipping in UC Archives.

<sup>1218</sup> Chuck McCullough, “Pat Booker Road upgrade nearing its midpoint,” *MySA.com* 25 Aug. 2004: printout in UC Archives.

<sup>1219</sup> Council Minutes, 17 Feb. 2004.

<sup>1220</sup> Council Minutes, 18 May 2004.

<sup>1221</sup> Council Minutes, 6 Jul. 2004.

<sup>1222</sup> Council Minutes, 20 Jul. 2004.

John Williams were reelected, and Bob Yost returned to the Council after a 15-year absence when he beat out Dick Neville for the third seat. Medinger had resigned his council seat on March 11 to run for mayor. The Council selected William E. "Will" Reece on April 6 to serve out the rest of Medinger's term.

The Olympia Hills Golf course had been holding its own during 2004. A report in August had it breaking even.<sup>1223</sup> However, in November Mother Nature pulled a dirty deed. During the week of November 14-21, the UC area received around 6 inches of rain, so by Monday the 22<sup>nd</sup> the ground was pretty well saturated. On the 22<sup>nd</sup> nearly 7 inches fell on that day alone. It evoked memories of the October 1998 deluge. Fueled by run-off not only from saturated ground, but also from the Forum shopping center and newly constructed housing developments across I-35, Selma Creek turned into a river and washed away three holes and a footbridge in the Olympia Hills Golf Course. Damage was initially estimated to be around \$1 million, and to channelize Selma Creek would take \$1.5 million, money cash-strapped UC could ill afford.<sup>1224</sup> Action to repair the course wouldn't take place until 2005. Until then the course limped along on 15 holes.

The fiscal year 2005 budget dropped back some from 2004, but was still a hefty \$11.5 million. The General Fund was set at \$6,387,647 and the Utilities Fund at \$5,104,720. The tax rate, however, jumped nearly 2 cents to 41.468/\$100 valuation.<sup>1225</sup>

Although Iraq military forces had been quickly defeated in 2003, insurgents had kept up a steadily increasing resistance within the country. In Afghanistan American forces were attempting to ferret out the terrorists who masterminded the September 11, 2001, attacks, but were having difficulty finding them in such rugged country. Since there still was a terrorist threat to the United States, national, state, and local governments had to be alert and ready to respond. Consequently, in July UC received \$35,880 from the Texas Homeland Security Officer after completing a Domestic Preparedness Assessment.<sup>1226</sup>

During 2004, the Council adopted a Comprehensive Plan, which would serve as a road map for future infrastructure projects, public facilities, replacement of equipment, and meeting staffing

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<sup>1223</sup> Jeff B. Flinn, "Olympia Hills breaking even," *Herald* 14 Aug. 2004: clipping in UC Archives.

<sup>1224</sup> Council Minutes, 21 Dec. 2004.

<sup>1225</sup> Council Minutes 7 Sep. 2004.

<sup>1226</sup> "Cities receive security grant shares," *Herald* 3 Jun. 2004: clipping in UC Archives.

requirements for the city. Volunteers, both elected and appointed, wrote the plan over a period of 18 months.<sup>1227</sup>

There were some other significant events in 2004. In July the City Council authorized \$1,522,500 for a new Public Works Building to be built north of the Animal Shelter and next to the water pumps and tanks just purchased from Schertz.<sup>1228</sup> Groundbreaking was on August 27.<sup>1229</sup> The Parks Golf Tournament was held on September 25<sup>1230</sup> and again made a tidy amount of money for the city parks. In September the Council created a Municipal Storm Water Utility to manage water runoff.<sup>1231</sup> Late in the year the ACCD announced that there would be a \$450 million bond election in February 2005. Among the items in the election was \$125 million for a new northeast campus.<sup>1232</sup>

## 2005

This was a busy year for the city. The golf course dominated the attention of UC, at least for the first month of the year. The Pat Booker Road project was completed. The community college had its downs and ups. A new city building opened, and another one was proposed.

The City Council met at a special meeting in mid-January to discuss with interested citizens the options on how to handle the damaged course. First, the damage was described: three holes were partially lost and needed to be relocated and rebuilt, the fairway of one hole and the tee box of another needed repairs, and a cart bridge was destroyed. Additionally, and this was not caused by the flood, the Flora Dwarf Grass on the course was showing signs of extensive fungus damage and needed to be replaced. Also, the balcony on the Clubhouse/Conference Center had been badly designed and required reconstruction.

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<sup>1227</sup> "Progress 2005: Pertinent progress, future plans," *Herald* 3 Mar 2005: clipping in City Archives.

<sup>1228</sup> Council Minutes, 6 Jul. 2004.

<sup>1229</sup> John Williams, "Metrocom Chamber Notes: Ribbon-cuttings lining up," *Herald* 26 Aug. 2004: clipping in UC Archives.

<sup>1230</sup> Council Minutes, 6 Jul. 2004.

<sup>1231</sup> Council Minutes, 21 Sep. 2004.

<sup>1232</sup> "ACCD Bond Election includes \$125M for new NE Campus, *Herald* clipping 11 Nov. 2004: clipping in UC Archives.

It was estimated that it would cost \$3.92 million to completely repair the course, channelize Selma Creek, build an upstream detention pond, replace the Dwarf Grass, repair the balcony, repair and upgrade the drainage, and cover lost revenue. There was a budget deficit, thus there were limited funds for these repairs.

There was a discussion about the cause of the damage. Since the golf course was built on a flood plain and there had been considerable upstream construction on Selma Creek, when the heavy downpour came on November 22, water took the path of least resistance, and that was across the Olympia Hills Golf Course. Adding to the situation was that the course had been poorly managed for the past four years, and that was why the city was seeking to terminate the contract with Kemper Sports. After some discussion the Council directed City Manager Ken Taylor to come back with some recommendations in a week.<sup>1233</sup>

Taylor returned with six options: (1) UC takes over operation of course and center; the center stays open, but the course closes for 10 months for repairs, (2) same as option 1, but course stays open during repairs; (3) convert course to 9-hole, plus a park or no park; (4) sell course “as is,” (5) sell developable land (145.24 acres), retain remainder (80.77 acres) as park; (6) lease the course. Taylor briefed on the impact of each option. He also gave a slide presentation of a short-term plan to repair the course (not a guarantee against future floods) at a cost of \$820,856.<sup>1234</sup>

At the January 25 meeting the Council approved \$219,000 to repair the balcony. They directed Taylor to seek to sell or lease the golf course. They terminated the contract with Kemper Sports for \$40,000, effective in 90 days. Finally, they authorized \$537,000 to make repairs to the course, with the understanding that there was no guarantee that there could be damage from future floods. The Council authorized Taylor to look into the issuance of debt to pay for the repairs.<sup>1235</sup>

Taylor found three organizations that were interested in leasing the course, but the Council judged none of them beneficial to UC.<sup>1236</sup> Since UC was managing the course, the Council formed the Universal City Golf and Conference Center Committee to advise on operations.<sup>1237</sup>

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<sup>1233</sup> Council Minutes, 11 Jan. 2005.

<sup>1234</sup> Council Minutes, 18 Jan. 2005.

<sup>1235</sup> Council Minutes, 25 Jan. 2005.

<sup>1236</sup> Council Minutes, 5 Apr. 2005.

<sup>1237</sup> Council Minutes, 19 Apr. 2005.

Mike Yanity was hired to be the new manager of the course.<sup>1238</sup> In June the Council turned down more lease proposals and approved \$133,985.50 to repair the cart bridge.<sup>1239</sup> Later, the Council voted to stop looking for someone to lease the course.<sup>1240</sup> The IDC helped the financial situation when it forgave \$900,000 in golf course promissory notes.<sup>1241</sup>

While funding for the repairs was being worked out, the course remained operational, employing temporary holes until permanent ones could be built. Nevertheless, the course was sufficiently useable such that that the Parks and Recreation Golf Tournament was held on October 1.<sup>1242</sup>

The Pat Booker Road project was completed during the year. In March it was reported that 970 trees and 2,000 shrubs and plants had been planted. There had been drainage improvement, curbs, sidewalks, and bike lines added, landscaping done, and utility lines relocated. The project had cost \$7.5 million<sup>1243</sup> and the project was finished in July.<sup>1244</sup> The Texas Downtown Association subsequently chose the Pat Booker Enhancement Project as the “Best Physical Improvement: Best Public Improvement Category.”<sup>1245</sup>

The disruption for Pat Booker Road merchants, however, was not over yet. In March they learned that the Randolph AFB Main Gate would close April 1 for major reconstruction and stay closed for the remainder of the year. This would mean that commuters would seek alternate entrances to the base over other roads (FM 78 and Loop 1604) and the traffic (customers) on Pat Booker would decrease during that time.<sup>1246</sup>

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<sup>1238</sup> Council Minutes, 5 May 2005.

<sup>1239</sup> Council Minutes, 7 Jun. 2005.

<sup>1240</sup> Council Minutes, 21 Jun. 2005.

<sup>1241</sup> Council Minutes, 19 Jul. 2005.

<sup>1242</sup> Council Minutes, 1 Aug. 2005.

<sup>1243</sup> Jeff B. Flinn, “Pat Booker Road work winding down,” *Herald* 3 Mar. 2005: clipping in UC Archives.

<sup>1244</sup> “Roadway Renovation,” *American City and Country* Web Site 1 Dec. 2005: printout in UC Archives.

<sup>1245</sup> Jeff B. Flinn, “Pat Booker earning its kudos,” *Herald* 1 Dec. 2005: clipping in UC Archives.

<sup>1246</sup> Chuck McCullough, “RAFB gate closure concerns business,” *MySA.com* 30 Mar 05: printout in UC Archives.

The ACCD approached the February 5 bond election with confidence. They did not reckon, however, with public opposition to plans to relocate the San Antonio College and St. Phillip's College's nursing schools to the Medical Center. The \$450 million bond went down to defeat by 20,987 to 18,741. Trustees immediately began plans to make some changes and present the bond to voters again later in the year.<sup>1247</sup>

The second time was a charm, because 59 percent of the voters on November 8 said "yes" to \$450,000 in bonds, which included money for the 500,000 square foot, \$125 million northeast campus located on 238 acres in UC and Live Oak.<sup>1248</sup>

In the meantime, ACCD purchased the old Albertsons supermarket in Live Oak for \$7.5 million to convert it into a temporary building for the northeast community college.<sup>1249</sup>

The city opened a new building in July and discussions had already started on another. The \$1.5 million, 14,800-square foot Public Works Building had its grand opening on July 29. The new building replaced a 2,100-square foot building that had been used since 1982. The old building had been a radio receiver annex site for Randolph AFB and a storage unit for SCUCISD teaching materials.<sup>1250</sup>

In the meantime the Animal Shelter Committee, co-chaired by Michelle Mays and Joe Johnson, proposed a new facility to replace the 2,100-square foot structure that had opened in March 1983. The new Animal Shelter would be 7,900-square feet and cost between \$750,000 - \$885,000.<sup>1251</sup> Because of funding problems, it would take over two years before groundbreaking happened. To help fund the new structure, Homes for the Homeless opened a resale shop at 408 Bowie in November. Because the shop depended upon volunteers to

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<sup>1247</sup> Jeff B. Flinn, "Trustee sees NE campus as part of new ACCD bond," *Herald* 10 Feb. 2005: clipping in UC Archives.

<sup>1248</sup> Jeff B. Flinn, "ACCDelight," *Herald* 10 Nov. 2005: clipping in UC Archives.

<sup>1249</sup> Tricia Lynn Silva, "College district to purchase former Albertsons site," *San Antonio Business Journal* 2 Sep. 2005: clipping in UC Archives.

<sup>1250</sup> Chuck McCullough, "Public Works building opens," *San Antonio Express-News* 10 Aug. 2005: clipping in UC Archives.

<sup>1251</sup> Jeff B. Flinn, "Gimme Shelter," *Herald* 9 Jun. 2005: clipping in UC Archives.

operate, 80 percent of the proceeds would go towards the new Animal Shelter.<sup>1252</sup> The “soft” opening of the resale shop was November 1,<sup>1253</sup> the grand opening on December 3.<sup>1254</sup> The City Council approved holding 1.5 acres in Northlake for the Animal Shelter, provided that 65 percent of the current tenants approved. In the meantime, the Council would consider other locations.<sup>1255</sup>

Speaking of Northlake, there was more land sold in that development during 2005. In February Walker Landscape Management, Inc. bought 3.1 acres. The First Baptist Church bought 6.52 acres in March. Richard Campos bought 3.21 acres in September for a utility office and warehouse. J. Thomas Vaughan bought 4.54 acres and Tom Lye bought 3.1 acres later in September. Finally, in November 18.002 acres were sold to Fisher Brothers Properties, Inc. and to Walter Sirotiak. It wouldn’t be long before Northlake would be sold out.<sup>1256</sup>

In the middle of all this, two new people joined the City Council. On May 7 Harry L. Hewlett and Joseph L. “Joe” Schaefer were elected to the City Council. Michelle Mays returned for a second term.<sup>1257</sup>

Coming up with a fiscal year 2006 budget was brutal for the Council, considering all the turmoil earlier in the year. A \$13 million budget was hammered out; \$7,005,331 for the General Fund Operating Budget and \$4,045,672 for the Utilities Fund. Additionally, the debt service budget was \$450,880, the golf course budget was \$1,250,872, and the storm water budget was \$300,640. The tax rate, however, jumped just a little over a penny to 42.6487 cents/\$100 valuation.<sup>1258</sup>

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<sup>1252</sup> Chris Martin, “Homes for the Homeless Resale Shop set to open,” *Herald* 6 Oct. 2005: clipping in UC Archives.

<sup>1253</sup> Council Minutes, 1 Nov. 2005.

<sup>1254</sup> Council Minutes, 6 Dec. 2005.

<sup>1255</sup> Council Minutes, 18 Oct. 2005.

<sup>1256</sup> Council Minutes, 15 Feb., 15 Mar., 6 Sep., 20 Sep., and 15 Nov. 2005.

<sup>1257</sup> Council Minutes, 17 May 2005.

<sup>1258</sup> Council Minutes, 6 Sep. 2005.

There were a few other important events in 2005 that were worth mentioning. Judson ISD received City Council permission to build a new elementary school on Old Cimarron Trail.<sup>1259</sup> Although it wasn't held in UC, some local merchants participated in the first "Taste of the Metrocom" at the Live Oak Civic Center on September 28.<sup>1260</sup> In October the Council adopted a masonry ordinance to improve the appearance of commercial and residential structures; it was a complicated ordinance, and based on location, city streets, neighbors, etc.<sup>1261</sup> On November 15 there was another fire in the Palisades Apartments. This time 24 units in Building 10 were damaged or destroyed, causing \$1 million damage.<sup>1262</sup>

As a first step to revising the city's zoning ordinance, the Council received a Retail Market Analysis briefing from TIP Strategies and Cofer, Haag, and Trasher.<sup>1263</sup> The IDC wanted to identify at least two areas to target for redevelopment and to determine the best businesses to attract to help build the city's retail and business service base.<sup>1264</sup> The 2½- month study showed that UC was losing customers to other businesses in the area, thus losing sales tax dollars too. Based on this briefing, the Council would take some important steps in 2006.

## 2006

Three issues occupied the attention of the citizens in UC this year. The Retail Market Analysis started the wheels rolling on a complete re-write of the city's zoning ordinance and map. Also, the Animal Shelter took center stage and decisions were made concerning its location, size, cost, and sources of funding. Finally, the golf course repairs were financed and begun.

After digesting the Retail Market Analysis, the Council considered a one-year moratorium on used car lots and auto repair facilities in order to develop a new zoning ordinance.<sup>1265</sup> It had

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<sup>1259</sup> Council Minutes, 19 Jul. 2005.

<sup>1260</sup> Council Minutes, 6 Sep. 2005.

<sup>1261</sup> Chris Martin, "UC council approves Masonry rule, *Herald*, 6 Oct. 2005, clipping in UC Archives.

<sup>1262</sup> Maria M. Moreno, "Blaze leaves dozens homeless," *MySA.com*, 17 Nov. 2005, printout in UC Archives.

<sup>1263</sup> Council Minutes, 6 Dec. 2005.

<sup>1264</sup> Jeff B. Flinn, "UC absorbs market analysis exposure," *Herald* 5 Jan. 2006: clipping in UC Archives.

<sup>1265</sup> Council Minutes, 3 Jan. 2006.

long been felt that Pat Booker Road was dominated by these type of businesses and perhaps controls should be placed on where future automotive establishments should be located. The moratorium was later reduced to six months.<sup>1266</sup> In March the city accepted a proposed Land Use Plan from TIP strategies and Espey Consultants, Inc.<sup>1267</sup> This draft plan would be used to devise a zoning map and accompanying zoning ordinance. The Council appointed a Land Use Plan project team composed of members from the Planning and Zoning Commission, the IDC, the Parks and Recreation Commission, Parks Partners, and city staff. The first meeting of the project team was on April 19.<sup>1268</sup> The project team met two more times before the Council was briefed on a draft Future Land Use Plan on June 6.<sup>1269</sup> On June 20 the Council approved the Future Land Use Plan, which included a zoning map that would be used to develop new zoning ordinances.<sup>1270</sup> In July the city extended the moratorium on automotive businesses another six months.<sup>1271</sup>

The Land Use Plan Project Team met again on August 22 to build a zoning ordinance with the help and advice of Espey Consultants.<sup>1272</sup> There were several more meetings before the final draft plan was submitted to the City Council on December 5.<sup>1273</sup> The Council held public hearings in January 2007 before adopting the new zoning ordinance and map on January 22. The Council accepted the project team's input, but made three amendments. The Council (1) dropped the non-conforming use period from 180 to 120 days, (2) lowered the maximum height for structures from 45 to 35 feet, and (3) eliminated a clause declaring a business to be vacant if more than 50 percent of it was destroyed by fire.<sup>1274</sup>

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<sup>1266</sup> Council Minutes, 7 Feb. 2006.

<sup>1267</sup> Council Minutes, 8 Mar. 2006.

<sup>1268</sup> UC Memorandum, "RE: Land Use Plan Meeting, Wednesday, 19 April, 6:30 pm," in author's personal files.

<sup>1269</sup> Council Minutes, 6 Jun. 2006.

<sup>1270</sup> Council Minutes, 20 Jun. 2006

<sup>1271</sup> Council Minutes, 5 Jul. 2006.

<sup>1272</sup> UC Memorandum, "RE: Zoning Ordinance Meeting, Tuesday, 22 August, 6:30 pm," in author's personal files.

<sup>1273</sup> Council Minutes, 5 Dec. 2006.

<sup>1274</sup> John A. Heberling, "U.C. Council overhauls zoning ordinance," Herald 25 Jan. 2007: clipping in UC Archives.

The Animal Shelter got off to a good start in January when the City Council decided that it should be located in Athenian Park, behind the Bank of America, and not in Northlake. A golf tournament held on March 26 raised over \$9,600 for the Animal Shelter coffers. In April it was estimated that the shelter would cost \$1.3 million, of which \$350,000 had already been raised. In May, however, Selma backed out of sharing the shelter, thus creating a \$550,000 funding problem. That same month the Council officially named the facility the “Universal City Animal Care and Control Shelter.” At a June meeting there was a long, sometime rancorous discussion about the city’s financial commitment to the shelter. The city later affirmed that the Animal Shelter Building Fund was the reserve for funds raised by the Animal Shelter Committee. In September the Council set the size of the shelter at 7,887 square feet and requested proposals for architecture services and estimated construction costs. LBL Architects were hired in November to design the animal shelter.<sup>1275</sup>

The city took steps to finance and repair the golf course. In January it approved the issuance of tax notes to Broadway Bank to pay for the golf course repairs (\$670,000) and a fire pumper truck (\$295,000). In May the Council approved \$330,111 to relocate the three greens damaged by the flood and place a prefabricated metal cart bridge over Selma Creek. The bid to repair the greens and place a new cart bridge was well over the budget, so the Council decided to delete the repairs to one green and then approved the contract for \$295,659.<sup>1276</sup> As mentioned above, these repairs would not make the golf course invulnerable to future floods; however, since these repairs were made there has been no further damage to the course even though there were several downpours.

The city’s parks made some progress during this year. In February the city put a hold on 26.4 acres in Northlake for future use as parkland. The next month it adopted a new Master Plan for Parks, Recreation, and Open Space. In November the city paid \$90,000 for 8.69 acres of land at 737 East Aviation for future parkland.<sup>1277</sup> A newspaper article late in the year outlined UC’s park situation. The city had only a third of the parkland recommended by the National Recreation and Parks Association (11 acres per 1,000 population). Besides Red Horse and UC Parks, the city had three “pocket parks;” Cimarron (1/2 acre), Northview (1/3 acre), and Meadow Oaks (1 acre). It also had Athenian Park and the newly acquired land on East Aviation. The plan envisioned a sports complex in the 26 acres set aside in Northlake and was

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<sup>1275</sup> Council Minutes, 3 Jan., 4 Apr., 2 May, 16 May, 20 Jun., 5 Jul., 19 Sep., and 7 Nov. 2006.

<sup>1276</sup> Council Minutes, 17 Jan., 16 May, and 20 Jun. 2006.

<sup>1277</sup> Council Minutes, 7 Feb., 8 Mar., and 7 Nov. 2006.

looking at developing a small park (Athenian) near the new animal shelter and acquiring an additional park in the Olympia area.<sup>1278</sup>

In the May 13 city election Joe Medinger beat off two challengers for a second term. Carol Carrera, John Williams and Bob Yost were reelected.<sup>1279</sup>

The fiscal year 2007 budget increased to almost \$14.2 million. The General Fund was set at \$7,262,260, the Utilities Fund at \$4,505,067, Debt Service Budget \$671,124, Golf Course budget \$1,365,849, and the Storm Water Utility budget \$392,035. The tax rate increased by a little over three cents to 45.792 cents/\$100 valuation.

Land in Northlake continued to sell like hotcakes. In January Timbercon Construction bought 1.5 acres. Quarter Moon Properties LLC bought 2.5 acres and Applied Finish Systems bought 7 acres in October. In November San Antonio Circuit Breakers bought 2.223 acres.<sup>1280</sup>

Area schools hit some milestones during 2006. The new Northeast Lakeview College had an open house on August 19 in its temporary location in the former Albertsons in Live Oak.<sup>1281</sup> Then in early December it was announced that the Ricardo G. Salinas Elementary School on Old Cimarron Trail would be open the first week in January 2007.<sup>1282</sup> Salinas was a 2002 graduate of Judson High School who was killed in the line of duty as a border patrol agent in 1998.

Pat Booker Road got one more going-over during this year. Beginning September 28, the road was “milled” and resurfaced along its entire 3.1-mile length. The \$3 million project would last about 4 months.<sup>1283</sup>

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<sup>1278</sup> John A. Heberling, “Passionately Pursuing Parks,” *Herald* 23 Nov. 2006: clipping in UC Archives.

<sup>1279</sup> Council Minutes, 16 May 2006.

<sup>1280</sup> Council Minutes, 17 Jan., 3 Oct., 17 Oct., and 21 Nov. 2006.

<sup>1281</sup> Council Minutes, 19 Aug. 2006.

<sup>1282</sup> Council Minutes, 5 Dec. 2006.

<sup>1283</sup> John A. Heberling, “Midnight facelift Pat Booker Road get \$3 million ‘milling,’ paving,” *Herald* 5 Oct. 2006: clipping in UC Archives.

UC would celebrate its 50<sup>th</sup> anniversary in 2010, so the City Council established a Historical Commission to set things up. One of the projects of this commission was the history you are reading.<sup>1284</sup>

## 2007

There were two major issues that concerned UC citizens in 2007 and they were interrelated. The Animal Shelter cost was nailed down, but now it had to be sent to the voters for funds. Also, the voters were asked to fund four other propositions that renovated city buildings, repaired a well-traveled street, and bought some quickly disappearing parkland.

In a contentious meeting in early February the council voted to fund some projects with certificates of obligation, but put other projects up for voter approval for funding with general obligation funds. The projects approved for certificates of obligation (no election needed) were the Kitty Hawk Road renovation (\$395,000), a new fire truck (\$770,000), a fire truck bay for the fire station (\$140,000), expansion of the Police Department (\$910,000), and expansion of the Fire Department (\$435,000). The projects that needed voter approval were the Athenian Drive renovation (\$300,000 million), purchase of parklands (\$2.51 million), and construction of a new Animal Shelter (\$1.7 million). There was disagreement among the Council and the citizens concerning why certain projects got a “pass” (not put before the voters) and others did not. Since State laws required sufficient notice for a bond election, the night of the council meeting was the deadline for a notice to be in the next newspaper, and since it was almost certain that a petition would be forthcoming to force a vote on two of the certificate of obligation projects, the council made the decision they way they saw it and would react to whatever happened.<sup>1285</sup>

Sure enough, a petition reversed part of the Council’s earlier decision. The Kitty Hawk Road renovation, the new fire truck, and the fire truck bay would be paid with certificates of obligation. However, a bond election would decide the fates of the remaining five projects, some of which had already been scaled back. These were (1) the Animal Shelter (\$1.2 million), (2) Athenian improvements (\$350,000), (3) Fire Department expansion (\$445,000), (4) parkland acquisition (\$2.08 million), and (5) Police Department expansion (\$935,000).

The cost of the parks broke down into \$120,000 for 4.4 acres in Northview (land behind the old elementary school), \$120,000 for 2.2 acres on Gothic (in Olympia), \$1,802,000 for 38 acres in Northlake, and \$37,700 for closing costs. A total of 44.6 acres of parkland would be purchased,

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<sup>1284</sup> Council Minutes, 19 Sep. 2006.

<sup>1285</sup> Council Minutes, 6 Feb. 2007

if the proposition passed. Supporters of the park proposition pointed out that the way that the remaining land within UC was being sold and built on, if this land wasn't purchased now, it probably wouldn't be available later.<sup>1286</sup>

On May 12 the voters approved all five propositions, four of them by considerable margins. The closest was the parks proposition, which passed 739-669.<sup>1287</sup>

The Animal Shelter Committee continued to raise money. There was a Texas Hold 'Em golf tournament on April 13<sup>1288</sup> and on July 20 the Homes for the Homeless Resale Shop opened in a new and larger location at the corner of Byrd and Bowie.<sup>1289</sup>

In November the Council reviewed the bid for constructing the Animal Shelter. At \$1,909,000 it was too high. LBL Architects downsized the project to \$1,684,093, but that was still \$184,093 too high. The Council approved the bid and looked for the extra \$184,093.<sup>1290</sup> At a following meeting the Council solved the shortage by taking the money from the contingency fund. The Animal Shelter groundbreaking was on December 6.<sup>1291</sup> The final breakdown on the source of funds for the \$1.9 million original cost was \$1.2 from the bond, \$300,000 from Homes for the Homeless, \$225,000 through cost-cutting (area reduced from 9,500 square feet to 7,144 square feet), and \$184,000 from Contingency Reserve.<sup>1292</sup>

There was a bit of turmoil on the City Council during 2007. First, Carol Carrera resigned March 5 and was replaced by former Councilman Bill Havlic. Then, there was the regular city election on May 12. Harry Hewlett and Michele Mays were reelected and former Councilman Dick Neville returned to the group. However, Mays resigned on July 12 and William E. "Will" Reece replaced her.<sup>1293</sup>

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<sup>1286</sup> Council Minutes, 12 Mar. 2007.

<sup>1287</sup> Council Minutes, 15 May 2007.

<sup>1288</sup> Council Minutes, 17 Apr. 2007.

<sup>1289</sup> Council Minutes, 17 Jul. 2007.

<sup>1290</sup> Council Minutes, 7 Nov. 2007.

<sup>1291</sup> Council Minutes, 20 Nov. 2007.

<sup>1292</sup> Jeff B. Flinn, "UC ready to break ground for new animal shelter," *Northeast Herald (San Antonio)* 6 Dec. 2007: clipping in UC Archives.

<sup>1293</sup> Council Minutes, 12 Mar., 15 May, 3 Aug. 2007.

The city budget for fiscal year 2008 absolutely billowed—nearly \$22.5 million! Of course the recently passed bond election contributed something to the growth. The numbers broke down thusly: General Fund \$7,950,104, Utilities Fund \$5,069,897, Debt Service \$1,299,474, Tax Note 2007 and General Obligation Bonds project \$5,899,890, Golf Course \$1,489,742, and Storm Water \$789,875. Not surprising, the tax rate jumped almost seven cents, to 52.5827 cents/\$100 valuation.

Among the other events for 2007 was the new UC mass-calling system that could notify a few houses or the entire city about public safety matters, large or small. The first citywide test was on July 20.<sup>1294</sup> The Pat Booker Road resurfacing project was completed and the ribbon cutting for the whole Enhancement Project was held May 9.<sup>1295</sup> As the economy cooled, so did the sales in Northlake. Only one purchase was made in 2007, but it was a big one. Biltmore LLC bought 32.526 acres.<sup>1296</sup>

## 2008

This was a good year for UC. The funds approved in the May 2007 election were put to good use. A new mayor took office and the city had a new police chief. The Animal Shelter opened, the city gained land along Cibolo Creek, and in the fall the new community college campus opened.

The money approved in the 2007 election was quickly meted out in 2008. In early January the city bought 4.443 acres of land from the SCUCISD and named it Northview Park. In August a \$1,345,200 contract was awarded to build the additions to the Police and Fire Departments. Although the contract exceeded the amount approved in the election, the \$63,633 shortfall was made up from fiscal year 2009 reserves. In October the new ladder fire truck approved by the voters arrived. Finally, in November the Athenian Drive bid came in \$77,376.80 under the approved bond funding of \$350,000.<sup>1297</sup> Also during the year the city acquired 38 acres in Northview and the 2.4 acres on Gothic and UC Boulevard.<sup>1298</sup>

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<sup>1294</sup> Chuck McCullough, "Mass calling system activated," *My SA.com* 30 Jul. 2007: printout in UC Archives.

<sup>1295</sup> Council Minutes, 17 Apr. 2007.

<sup>1296</sup> Council Minutes, 19 Jul. 2007.

<sup>1297</sup> Council Minutes, 2 Jan., 19 Aug. 8 Oct., and 5 Nov. 2008.

<sup>1298</sup> Universal City Report, "2008: A Year of Solid Progress," undated: 5.

Joe Medinger chose not to run for a third term, so the way was clear for a new person to assume the mayor's chair. Councilman John Williams resigned March 18 to run for mayor, but no one was appointed to replace him. Bob Yost was elected Mayor Pro Tempore and ran the Council until a new mayor was seated. In the May 10 election Williams prevailed against two challengers and won the mayor's job. Councilman Bob Yost was reelected and Councilman Bill Havlic, who had served out Carol Carrera's term, won his seat again. The new face on the Council belonged to David D. Swiger.<sup>1299</sup>

Police Chief Ronnie Meek retired effective December 31, 2007, and was replaced by Gary Speer on January 1, 2008.<sup>1300</sup>

After three years of spirited debate, some rancor, and many fund-raisers, the new UC Animal Shelter opened on a hot August 22. Located at 134 Athenian, the 7,100 square foot facility was in a more visible location.<sup>1301</sup> It was hoped that this would increase the number of pet adoptions. With the completion of the project, the Council dissolved the Animal Shelter Committee in September.<sup>1302</sup>

For some time, as the reader has probably noted, UC leaders had talked about developing the land along Cibolo Creek as a linear park. For years this vision was foiled by unavailable land, lack of money, lack of cooperation, and just about anything else that can get in the way of such an ambitious undertaking. Slowly but surely, however, UC, through the efforts of Public Works Director Randy Luensmann, accumulated land along the creek. The annexed land for the golf course was an anchor in the north end, and then there was the 2006 acquisition of 9 acres on East Aviation that provided an anchor at the south end of the envisioned park. Because of \$12,000 in unpaid taxes, the city was able to acquire 41 acres of land along Cibolo Creek that almost connected the end of Kitty Hawk Road to the end of East Aviation.<sup>1303</sup> Once funding

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<sup>1299</sup> Council Minutes, 18 Mar., 20 Mar., and 20 May 2008.

<sup>1300</sup> Jeff B. Flinn, "Speer outlines goals as new U.C. police chief," *Northeast Herald* 31 Jan. 2008: clipping in UC Archives.

<sup>1301</sup> Jeff B. Flinn, "U.C. unveils new animal shelter, plans for future parks," *Northeast Herald* 28 Aug. 2008: clipping in UC Archives.

<sup>1302</sup> Council Minutes, 2 Sep. 2008.

<sup>1303</sup> Steffanie Gibbons, "Tax waivers help UC acquire land," *Northeast Herald* 10 Jul. 2008: clipping in UC Archives.

could be found to develop the park, the more than 40-year dream of a Cibolo Creek Park may come true, at least for UC.

The Northeast Lakeview Community College was originally scheduled to open in August in time for the fall semester start; however, construction delays caused that to slip. Although parts of the college were operational at the beginning of the semester, not all the classrooms were ready. So, Lakeview remained split between the old Albertsons store and the new campus. In October the remaining classrooms opened and on November 14 the official ribbon cutting was held.<sup>1304</sup> The way that the city limits ran through the campus, most of the building fell into the Live Oak portion. The UC portion was undeveloped land and parking lots, except for one area. That area was where the Lower Valley School District #33 Restoration Project put the old schoolhouse. The Live Oak EDC and the UC IDC funded the schoolhouse's February 2008 move from its original location to a spot a few yards from Kitty Hawk Road and Old Cimarron Trail intersection. The project leadership planned to turn the old schoolhouse into a museum.<sup>1305</sup>

The city's new zoning ordinance was unchallenged for a while, but an interesting issue cropped up in early 2008. A developer wanted to build an apartment complex in a vacant area bounded by Centerbrook on the west, Athenian on the south, Oak Meadows on the east, and Oak Meadows Apartments on the north. There were two major problems for the developer. First, his plat for the apartments fell across the Live Oak and UC city limits, so he had to get permission to build from both cities. The second problem was that UC had zoned Athenian for retail businesses.<sup>1306</sup> The UC Planning and Zoning Commission denied his request to rezone the land. However, if he could persuade Live Oak to trade some land with retail potential for UC, then something might be worked out. UC had to play "hard ball" on issues like these because of its land-locked situation and lack of good sites for retail business. The developer was unable to get cooperation from Live Oak, so the land still lay vacant at the end of 2010.

The budget for fiscal year 2009 fell back somewhat from the 2008 budget, but it was still a shade under \$19 million. The General Fund was programmed for \$8,185,436, Utilities Fund \$5,520,490, Debt Service \$1,295,351, Tax Note 2007 and General Obligation Bonds \$1,578,000,

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<sup>1304</sup> Gloria Padilla, "Northeast Lakeview College ready for ribbon," *MySA.com* 11 Nov. 2008: printout in UC Archives.

<sup>1305</sup> Steve Davidson, "Cities grant benefit NLC schoolhouse project," *Northeast Herald* 24 Jul. 2008: clipping in UC Archives.

<sup>1306</sup> Cori Smelker, "Zoning issue halts UC apartment construction at Centerbrook and Athenian," *Northeast Herald* 24 Jan. 2008: clipping in UC Archives.

Golf Course \$1,563,601, and Storm Water \$823,415. The tax rate dropped a little over a penny to 51.2972 cents/\$100 valuation.<sup>1307</sup>

Other highlights for 2008 included the Council approving in March \$51,494 for various projects under the Storefront Improvement Program and designating (but not renaming) UC Boulevard as “Heroes Boulevard” in June. In August the Council dissolved the Crime Prevention Commission due to overlap with the Police Academy Alumni Association, participated in the City Public Service Windtricity Program, and funded \$255,154.53 towards building, with Schertz, a new, but higher low-water crossing bridge on East Aviation.<sup>1308</sup>

Preparing for the city’s 50<sup>th</sup> anniversary, Jerry Geyer donated to the city a 1960 Ford F100 pickup truck.<sup>1309</sup> The truck was refurbished by the Public Works mechanics and used to advertise the upcoming “UC Jubilee” in various parades in the area.

The golf course set usage records for several months during 2008. Over 40,000 rounds were recorded during the year.<sup>1310</sup>

## 2009

There were few major events during 2009 and none of the controversies of some of the past years, but there were some things worth mentioning. They are noted chronologically below.

On January 9 the new low-water crossing over Cibolo Creek opened. It cost \$427,000 (split between UC and Schertz) and employed 8-foot culverts, which meant that it would take a sizeable flood before the road would be impassable.<sup>1311</sup>

On February 4 the city acquired 5.43 acres of parkland that connected UC Park with the East Aviation Park. Now the city owned the entire strip of land along Cibolo Creek between Kitty

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<sup>1307</sup> Council Minutes, 2 Sep. 2008.

<sup>1308</sup> Council Minutes, 5 Mar., 3 Jun., 5 Aug., and 19 Aug.

<sup>1309</sup> Universal City Report, “2008: A Year of Solid Progress,” undated: 5.

<sup>1310</sup> Universal City Report, “2008: A Year of Solid Progress,” undated: 9.

<sup>1311</sup> David DeKunder, “Cities unite to reopen improved Aviation crossing,” *Northeast Herald* 15 Jan. 2009: clipping in UC Archives.

Hawk Road and East Aviation.<sup>1312</sup> The UC Historical Commission was split into two sub-committees in February. The 50<sup>th</sup> Anniversary Committee would manage the celebration activities and the History Committee would write the history.<sup>1313</sup> UC Boulevard was given the honorary name of “Heroes Boulevard” on February 16 to honor military, emergency responders, and volunteers.<sup>1314</sup>

In May it was reported that UC had sold its final acreage in Northlake. The city took over the 167-acre tract in 1998 and sold 128.5 acres. Some 113 acres had been developed and 17.4 acres had been set aside for a city park.<sup>1315</sup>

The city election for 2009 was not held because only three applicants filed for the three seats available. Dick Neville was reelected and Will Reece was elected on his own, having completed Michele Mays’ Council term. Beverly Volle, who was active in Animal Shelter affairs, filled the third seat.<sup>1316</sup>

Kim Turner, Development Services Director, briefed and the Council approved in June that the Storefront Improvement Program allocated \$89,004 to 12 businesses to replace roofs, landscape, repair facades, repair parking lots, and remodel exteriors.<sup>1317</sup>

Also in June the Council named the park at the corner of Gothic Drive and UC Boulevard “Summit Park.” The park on East Aviation was designated “Veterans Park.”<sup>1318</sup>

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<sup>1312</sup> Bexar County Clerk website:

<<https://gov.propertyinfo.com/wam1/viewImageFrames.asp?sPriDB=BexarOPR&tiGenStyle=0&iCntyNum=17&iApplNum=56&iSearchNum=292&iRecordID=7953884&iSeq=5&sTableID=tmp198375&iRowFrom=1&iRowTo=16&authHash=ed6f2fbd4fd11a245a2f0959a2e2db23>>

<sup>1313</sup> Council Minutes, 3 Feb. 2009.

<sup>1314</sup> “Universal City road gets honorary name,” *MySA.com* 16 Feb. 2009: printout in UC Archives.

<sup>1315</sup> Jeff B. Flinn, “Universal City sells final acreage in business park,” *Northeast Herald* 7 May 2009: clipping in UC Archives.

<sup>1316</sup> Council Minutes, 19 May 2009.

<sup>1317</sup> Council Minutes, 2 Jun. 2009.

<sup>1318</sup> Council Minutes, 16 Jun. 2009.

On July 7 UC won “Best Tasting Ground Water” contest held by the Texas Water Utilities Association.<sup>1319</sup>

The Olympia Hills Golf Course had another historical marker placed in it. On August 8 the Kincaid Cemetery marker was dedicated.<sup>1320</sup>

The city budget fell more than \$1 million to \$17.7 million for fiscal year 2010. The General Fund was set at \$7,968,316, the Utilities Fund \$5,962,701, Debt Service \$1,285,592, Golf Course \$1,690,000, and Storm Water \$768,177. The tax rate rose slightly to 51.9636/\$100 valuation.<sup>1321</sup>

Commemorating the terrorist attacks of 2001, UC held its first annual 1.4-mile Freedom Walk on September 11. Under the “sign of the times” category, the Council prohibited the use of hand-held mobile communication devices in school zones. Later in the month, the IDC approved the expenditure of up to \$100,000 for a market analysis, feasibility study, community survey, and a master plan for a sports complex.<sup>1322</sup>

In celebration of the 50<sup>th</sup> anniversary of the incorporation of UC, the Council began a series of programs honoring people who played a significant role in the founding and development of the city. The program, named “Keys to Our Success,” started in November by recognizing “The Visionaries,” Doctors Samuel P. Cunningham, Henry H. Ogilvie, and Witten Booth Russ, who in 1929 conceived the idea of a city outside the front gate of Randolph Field. Relatives of the three doctors were found and Mayor Williams presented plaques that honored their forebears.<sup>1323</sup>

At a December Council meeting, Mayor Williams recognized Aubrey Milner, “The Original Developer” of UC, with a “Keys to Our Success” plaque. The plaque was later presented to his

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<sup>1319</sup> Council Minutes, 20 Sep. 2009.

<sup>1320</sup> Council Minutes 4 Aug. 2009.

<sup>1321</sup> Council Minutes, 1 Sep. 2009.

<sup>1322</sup> John Williams, “U.C. ‘Freedom Walk’ tribute to Sept. 11,” *Northeast Herald* 10 Sep. 2009: clipping in UC Archives; Council Minutes, 15 Sep. and 20 Sep. 2009.

<sup>1323</sup> Council Minutes, 17 Nov. 2009.

daughter Anna M. Hilscher.<sup>1324</sup> Also, the Environment Protection Agency recognized UC on December 1 with the first “Green Power Community” designation given to a Texas city.<sup>1325</sup>

## 2010

UC’s Jubilee year was marked by several significant events. The 2007 bond issue projects were finished on budget and the IDC’s Storefront Renewal Program ended. The city discovered a good time to hold a festival. Voters were asked to approve the largest bond issue ever presented by the city. The last “Keys to Our Success” were given out and city held its birthday party. And, finally, the IDC contracted for another retail analysis to give the city a good start to its sixth decade.

In January it was reported that the 2007 bond issue finished on budget. The Kitty Hawk renovation cost \$395,000, the expansion at the Fire Department for living quarters cost \$916,000, \$140,000 was spent for the ladder truck bay, the Police Department expansion cost \$435,000, the widening of Athenian cost \$350,000, the parkland purchase was \$2.5 million, and the Animal Shelter cost \$1.7 million—money all well-spent.<sup>1326</sup>

The five-year Storefront Renewal Project ended with \$282,145 distributed to 56 applicants. The IDC would now turn its attention to a Monument Sign Program.<sup>1327</sup>

For over 20 years UC had held its festivals in the fall, with varying degrees of success. In 2010 the city decided to hold an event in the middle of winter, February 13 to be exact. Named the “UC Snowfest,” it featured a “snow” slide of shaved ice where the kiddies could toboggan down on inner tubes. Vendors and volunteer organizations had booths that sold food and drinks, and gave away freebies.<sup>1328</sup> Organizers expected 500 to 800 people to turn out for the free event.

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<sup>1324</sup> Council Minutes, 1 Dec. 2009.

<sup>1325</sup> Chuck McCullough, “UC first ‘Green Power’ city in Texas,” *Northeast Herald* 10 Dec. 2009: clipping in UC Archives.

<sup>1326</sup> Michele Gwynn, “UC complete ’07 bond issue work on budget,” *Northeast Herald* 7 Jan. 2010: clipping in UC Archives.

<sup>1327</sup> Jeff B. Flinn, “UC completes storefront program, turns to signage,” *Northeast Herald* 28 Jan. 2010: clipping in UC Archives.

<sup>1328</sup> Jeff B. Flinn, “Let it snow, let it snow...,” *Northeast Herald* 11 Feb. 2010: clipping in UC Archives.

Instead, 2,500 showed up, creating a huge parking problem, but delighting city officials.<sup>1329</sup> This boded well for future events of this type.

Ordinarily the yearly city election for 2010 would have chosen a mayor and three council members. However, once again, no election was held because the people who filed for the offices were unopposed. Mayor John Williams was given another term and so was Councilman Swiger. Two new members, John T. Agnew and Thomas T. “Tom” Maxwell, were also seated.

Voters did have to make one decision on Election Day, May 8. A \$19.5 million bond package was presented that would improve streets, sidewalks, and related drainage. This was the largest bond package in the city’s history. In a low turnout, the bonds were approved by 394 to 345.<sup>1330</sup>

Two anniversaries were celebrated in June. First, the UC Library celebrated its 25<sup>th</sup> anniversary on June 8.<sup>1331</sup> However, the big occasion was on June 12 when UC held its 50<sup>th</sup> Anniversary “Birthday Bash” at Kitty Hawk Middle School.<sup>1332</sup> The “Bash” featured a band, a disc jockey, and carnival rides. Food and beverages were sold at nominal costs and people were encouraged to wear “oldies” clothing.

There were five more “Keys to Our Success” presentations in 2010. In January Captain Francis Pascal “Pat” Booker was honored as “The Man Behind the Name.” and a plaque presented to his grandson, J. Paul Myers. In February The “Early Entrepreneurs” were honored: Louis F., John B., Joe, and Octavius Sirianni, who owned and operated Randolph Cleaners; David A. and Lucille I. Beaty of Beaty’s restaurant; J. J. Miller, owner and operator of The Outpost; Robert Nietzke, Gilbert A. Boenig, and Myrtle N. Boening, owners and operators of N&B Liquor; and Ed J. Kneupper of Kneupper Motors. In March “The Incorporators” William R. “Billy” and Ruth Tate, Claude V. Ivey and Frederick Kilpper, Jr. were honored. “The Developers” were recognized in April: Johnnie Chuoke, Sr., Quincy Lee, and John M. Schaefer.<sup>1333</sup>

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<sup>1329</sup> Stephanie King, “Universal City, 50 years in the making,” *Northeast Herald* 27 May 2010: clipping in UC Archives.

<sup>1330</sup> Council Minutes, 18 May 2008.

<sup>1331</sup> Stephanie King, “UC Library celebrates its own anniversary,” *Northeast Herald* 3 Jun. 2010: clipping in UC Archives.

<sup>1332</sup> Stephanie King, “Universal City, 50 years in the making,” *Northeast Herald* 27 May 2010: clipping in UC Archives.

<sup>1333</sup> Council Minutes, 19 Jan., 16 Feb., 16 Mar., and 20 Apr. 2010.

The last “Keys to Our Success,” were awarded to some of the city’s sixteen mayors in June. Nine of the mayors were still alive and six attended the ceremony. They were Bobby D. Hawkins (mayor 1961-1962), Bruce A. Barnard (1980-1986), Carmeline Squires (1988-1994), Wesley D. Becken (1996-2004), Joe D. Medinger (2004-2008), and John H. Williams (2008-). Floyd T. Harvey (1965-1966), Lawrence W. “Larry” Kerkow (1986-1988), and James T. Carroll (1994-1996) were unable to attend. Joan E. Grover, a UC resident, attended on behalf of her late husband Earl G. “Doc” Grover (1986-1970).<sup>1334</sup>

The IDC needed to understand the demographics of the citizens of UC and nearby cities. If the IDC knew what the people liked to do or buy, then perhaps they could use that information to attract businesses that were looking for the same kind of customers. Consequently, in September they contracted with the Buxton Co. for \$40,000 to do a retail analysis of UC and its environs.<sup>1335</sup>

There was interest in developing portion of Athenian Park into a dog park. The Council was briefed in June about proposed fund-raising efforts.<sup>1336</sup>

The budget for fiscal year 2011 was set at a whopping \$24.2 million. The General Fund was \$8,535,131, the Utilities Fund \$6,495,486, Capital Projects Street Improvement \$5,355,000, Debt Service \$1,481,091, Golf Course \$1,636,139, and Storm Water \$712,642. Understandably, the tax rate jumped seven cents to 59.0531 cents/\$100 valuation.<sup>1337</sup>

The second annual Heroes Walk was held September 11, and this time a crowd of more than 300 participated.<sup>1338</sup>

Once again reflecting the “sign of the times,” in September the city adopted an ordinance prohibiting texting while operating a motor vehicle.<sup>1339</sup>

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<sup>1334</sup> Council Minutes, 15 Jun. 2010.

<sup>1335</sup> Council Minutes, 7 Sep. 2010.

<sup>1336</sup> Council Minutes, 15 Jun. 2010.

<sup>1337</sup> Council Minutes, 7 Sep. 2010.

<sup>1338</sup> Ashley Festa, “Universal City remembers Sept. 11 with Heroes Walk,” *Northeast Herald* 16 Sep. 2010: clipping in UC Archives.

<sup>1339</sup> “UC passes no texting ordinance,” *Northeast Herald* 23 Sep. 2010: clipping in UC Archives.

## CONCLUSION

Thus, ends the history of UC through 2010. The story isn't over, however.

As has been mentioned several times in this writing, UC, landlocked by neighboring cities and Randolph AFB, faces the challenge of making the best with what it has, because it can annex no more land. Within the city limits there is no land left for large numbers of residential developments to be built, just pockets of vacant lots here and there. Therefore, the city will not be getting much larger in population.

Fortunately, there are ample commercial areas left along Loop 1604 and Kitty Hawk and, of course, vacant buildings and individual lots scattered throughout the city, mostly along Pat Booker Road. The IDC is working hard to bring in businesses to fill those lots and buildings. The more the IDC can attract businesses to the city, the less the tax burden of running the city will fall on homeowners.

Also, areas of UC are in disrepair and shabby looking, especially in "Old Town" and along Pat Booker Road. It will be incumbent to future city leaders, through either "carrot" (incentives) or "stick" (enforcement of ordinances) measures, to encourage owners to improve or properly maintain their property.

UC has potential parkland that could become very attractive to families. The planned sports park in Northlake and the linear park along Cibolo Creek could become something that would be the envy of Bexar County, even rivaling the sports parks and River Walk in San Antonio. However, it will take money and a lot of work before these parks are realized.

The citizens of UC should be proud of what they accomplished, but now must work to improve upon what they have.

## APPENDIX A

### MAYORS OF UNIVERSAL CITY, TEXAS (1960-2010)

#### SERVED

FROM    TO

1. FRANKLYN R. BLESS	4 Jun 60	17 Jan 61	Resigned; Died 23 Aug 2007
2. BOBBY D. HAWKINS	4 Apr 61	3 Apr 62	
3. MARVIN D. PARKHURST	3 Apr 62	20 May 63	Resigned; Died 29 Jan 1979
4. DONALD F. PULVER	13 Jul 63	19 Oct 65	Resigned; Died 7 Sep 1971
5. FLOYD T. HARVEY	11 Dec 65	5 Apr 66	
6. GLENN E. MCCLURE	5 Apr 66	6 Apr 68	Died 29 Apr 1995
7. EARL G. GROVER	6 Apr 68	4 Apr 70	Died 8 Jun 1997
8. JOHN F. PRATER	4 Apr 70	6 Apr 74	Died 3 Oct 1998

9. CHARLES W. JOHNSTONE	6 Apr 74	6 Apr 86	Died 6 Nov 1997
10. BRUCE A. BARNARD	6 Apr 80	5 Apr 86	
11. LAWRENCE W. KERKOW	5 Apr 86	28 May 88	
12. CARMELINE SQUIRES	28 May 88	9 May 94	
13. JAMES T. CARROLL	9 May 94	7 May 96	
14. WESLEY D. BECKEN	7 May 96	25 May 04	
15. JOSEPH D. MEDINGER	25 May 04	20 May 08	
16. JOHN H. WILLIAMS	20 May 08		Still serving on 31 Dec 2010

**SUPERLATIVES:**

**LONGEST TENURE:** Wesley D. Becken, 4 terms (8 years, 18 days)

**SHORTEST TENURE:** Floyd T. Harvey, 3 months and 25 days

**YOUNGEST WHEN ELECTED:** Bobby D. Hawkins, 25 years, 2 months, 29 days

**OLDEST WHEN ELECTED:** Wesley D. Becken, 66 years, 4 months, 28 days

## APPENDIX B

### COUNCIL MEMBERS OF UNIVERSAL CITY, TEXAS (1960-2010)

	SERVED		
	<u>FROM</u>	<u>TO</u>	
J. C. DENSON	4 Jun 60	4 Jan 61	Resigned, seat left open
JUAN J. RAMIREZ	4 Jun 60	4 Apr 61	
CHARLES E. VESELY	4 Jun 60	4 Apr 61	
JOE C. REINHARDT	4 Jun 60	3 Apr 62	
CHARLES R. COLLINS	4 Jun 60	7 Apr 64	
KATHRYN L. SMITH	4 Apr 61	6 Apr 63	

JANE C. LUETCKE	4 Apr 61	6 Apr 63	
EDWARD C. DOBIE	4 Apr 61	6 Apr 63	
FRED C. BLAIR	3 Apr 62	3 Sep 63	Resigned, seat left open
DONALD F. PULVER	6 Apr 63	18 Jul 63	Resigned, elected Mayor
ALFRED G. LEUSCHNER	6 Apr 63	6 Apr 65	
LOUIS H. REDHAGE	6 Apr 63	6 Apr 65	
JOHN L. EUBANKS	16 Aug 63	6 Apr 65	Special election to replace Pulver
CHARLIE C. SOWELL	7 Apr 64	19 Oct 65	Resigned
ROSSLYN PRICE	7 Apr 64	5 Apr 66	
HAROLD H. BARNES	6 Apr 65	1 Apr 67	
ARTHUR J. MORRIS	6 Apr 65	1 Apr 67	
WILLIAM F. PHILLIPS	6 Apr 65	24 Feb 70	Resigned
BENNY W. MCGEHEE	11 Dec 65	5 Apr 66	Special election to replace Sowell
EARL G. "DOC" GROVER	5 Apr 66	6 Apr 68	Elected Mayor

LOWELL R. BARKER	5 Apr 66	6 Apr 68		
MILES A. CONNER	1 Apr 67	5 Apr 69		
VIRGIL C. DIETERICH	1 Apr 67	5 Apr 69		
JOHN F. PRATER	6 Apr 68	4 Apr 70	Elected Mayor	
ARNOLD J. SCHRECK	6 Apr 68	6 Aug 69	Resigned	
ARTHUR F. BRYSON, JR.	5 Apr 69	7 Apr 73		
LAWRENCE H. SCHENDEL	5 Apr 69	5 Apr 75		
JOHN D. HOLDER	16 Sep 69	25 Jun 73	Appointed to replace Schreck, later	resigned
BILL F. PHILLIPS	3 Mar 70	7 Apr 73	Appointed to replace Phillips	
RUSSELL L. ALLEN	4 Apr 70	16 Nov 71	Resigned, seat left open	
PETE R. ADAME	3 Apr 71	7 Apr 73		
CLIFTON H. ANDERSON	1 Apr 72	3 Apr 76		
LUCY E. BLAIR	7 Apr 73	5 Apr 75		

JOSEPHINE E. JARES	7 Apr 73	5 Apr 75	
PETE R. ADAME	5 Jul 73	3 Apr 76	Appointed to replace Holder
FORREST D. READY	6 Apr 74	6 Apr 80	
CLYDE HALES	5 Apr 75	7 Apr 79	
GEORGE L. TUCKER	5 Apr 75	2 Apr 77	
LEO H. HOOVER	5 Apr 75	17 Dec 75	Died in office
JESSE L. WILKINSON	6 Jan 76	6 Apr 80	Appointed to replace Hoover
ROBERT E. PACE	3 Apr 76	7 Apr 79	One year term, then two
ANN M. STROTHER	2 Apr 77	7 Apr 79	
PETE R. ADAME	1 Apr 78	6 Apr 80	
BRUCE A. BARNARD	7 Apr 79	7 Apr 80	Resigned, elected Mayor
MICHAEL E. HEAVILAND	7 Apr 79	4 Apr 81	
ROGER B. DUBBS	7 Apr 79	4 Apr 81	
TERRENCE E. COOK	6 Apr 80	9 Aug 83	

HAZELL M. SCOTT	6 Apr 80	3 Apr 82	
ELIZABETH E. "BIDDA" REED	6 Apr 80	3 Apr 82	
ROBERT J. CANTU	15 Apr 80	2 Apr 83	Appointed to replace Barnard
SELDON B. "SPARKY" RAPELYE	4 Apr 81	6 Apr 85	
THOMAS E. SCHOOLCRAFT	4 Apr 81	17 Jan 83	Resigned
MICHAEL E. HEAVILAND	3 Apr 82	7 Apr 84	
JAMES L. HUSTON	3 Apr 82	5 Apr 86	
CHARLES B. KEMBLE	25 Jan 83	6 Apr 85	Appointed to replace Schoolcraft
HAZELL M. SCOTT	2 Apr 83	6 Apr 85	
COLIN R. BURLINGAME	9 Aug 83	5 Apr 86	Appointed to replace Cook
ROBERT I. SHELBY	7 Apr 84	5 Apr 86	
LAWRENCE W. KERKOW	6 Apr 85	8 Apr 86	Elected Mayor
PERRY H. JORDAN	6 Apr 85	17 Jun 86	Resigned

PATRICIA T. NIEDERLITZ	6 Apr 85	16 Jul 85	Resigned
DAVID L. STINE	16 Jul 85	6 May 91	Appointed to replace Niederlitz
JACK V. STRICKLAND	5 Apr 86	9 May 88	
CARMELINE SQUIRES	5 Apr 86	9 May 88	Elected Mayor
DANIEL M. WHEALEN	5 Apr 86	9 May 88	
JACK D. "DENNY" SHANKLIN	15 Apr 86	2 Jun 87	Appointed to replace Kerkow, later resigned.
ROBERT L. YOST	9 Aug 86	10 May 89	Special election to replace Jordan
LORENZO M. THOMPSON	16 Jun 87	10 May 89	Appointed to replace Shanklin
ARLENE L. WOLF	9 May 88	21 Jun 89	Resigned
CULLEN E. SKELTON	9 May 88	8 May 90	
JACK D. "DENNY" SHANKLIN	9 May 88	8 May 90	
JACK V. STRICKLAND	10 May 89	6 May 91	
JAMES L. HUSTON	10 May 89	6 May 91	
DONALD L. SHIVELY	11 Jul 89	8 May 90	Appointed to replace Wolf

WILSON M. PETEFISH	8 May 90	9 May 94	
JAMES T. CARROLL	8 May 90	9 May 94	Elected Mayor
WANDA B. OWENS	8 May 90	4 May 92	
WESLEY D. BECKEN	4 May 91	6 Mar 96	Resigned, elected Mayor
JESSE L. WICKERSHAM	6 May 91	9 May 95	
RICHARD R. CROW	6 May 91	4 May 93	
FRENCH A. MASSEY	4 May 92	9 May 94	
ROBERT D. MCMANAWAY	4 May 93	5 Oct 93	Resigned
RICHARD R. CROW	19 Oct 93*	6 May 03	Appointed to replace McManaway
DANIEL M. WHEALEN	9 May 94	7 May 02	
RICHARD F. NEVILLE	9 May 94	25 May 04	
THOMAS E. ENGLAND	9 May 94	7 May 02	
LAWRENCE W. KERKOW	9 May 95	4 May 99	

LARRY P. NUESE	6 Mar 96	8 May 01	Appointed to replace Becken
CHARLES P. GALLAGHER	4 May 99	8 May 01	
WILLIAM R. HAVLIC	8 May 01	17 May 05	
JOSEPH D. MEDINGER	8 May 01	11 Mar 04	Resigned, elected Mayor
CAROL J. CARRERA	4 May 02	5 May 07	Resigned
JOHN H. WILLIAMS	7 May 02	6 Mar 08	Resigned, elected Mayor
MICHELLE A. MAYS	3 May 03	12 Jul 07	Resigned
WILLIAM E. REECE	6 Apr 04	17 May 05	Appointed to replace Medinger
ROBERT L. YOST	25 May 04	18 May 10	
HARRY L. HEWLETT	17 May 05	19 May 09	
JOSEPH L. SCHAEFER	17 May 05	15 May 07	
WILLIAM R. HAVLIC	12 Mar 07	18 May 10	Appointed to replace Carrera
RICHARD F. NEVILLE	12 May 07		Still serving on 31 Dec 10

WILLIAM E. REECE	3 Aug 07	Appointed to replace Mays, still serving on 31 Dec 10
DAVID D. SWIGER	10 May 08	Still serving on 31 Dec 10
BEVERLY J. VOLLE	19 May 09	Still serving on 31 Dec 10
JOHN T. AGNEW	18 May 10	Still serving on 31 Dec 10
THOMAS T. MAXWELL	18 May 10	Still serving on 31 Dec 10

\*Date of appointment, swearing-in date unknown.

## APPENDIX C

### OTHER UNIVERSAL CITY, TEXAS, OFFICIALS

#### CITY MANAGERS

	SERVED		
	<u>FROM</u>	<u>TO</u>	
JOHN A. PECHULS	18 Apr 72	6 Feb 73	Resigned
ROBERT V. GREEN	2 Apr 73	31 Dec 82	Resigned

MICHAEL A. TANNER	1 Jan 83	31 Oct 87	Resigned
MARION G. "GENE" THORPE	1 Jan 88	15 Apr 00	Retired
DONALD E. TAYLOR	27 Jun 00	20 Sep 02	Resigned
KENNETH A. TAYLOR	21 Sep 02	Still serving on 31 Dec 2010	

#### FIRE CHIEFS

DALTON V. CARR	5 Sep 63	31 Jul 66	Resigned
ROBERT C. WRENN	1 Aug 66	31 Oct 66	Resigned
VICTOR CANO	1 Nov 66	11 Feb 69	Resigned
RAY CAIN	13 Feb 69	????	Resigned
TOM WEIR <sup>1340</sup>	????	19 Apr 81	Resigned
ROSS WALLACE	23 Apr 81	Still serving on 31 Dec 2010	

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<sup>1340</sup> It is unclear in UC records when Cain resigned and Weir took over as Fire Chief.

# POLICE CHIEFS

J. L. BUCKMASTER <sup>1341</sup>	6 Sep 60	2 May 61	Resigned
JOHN E. KRETZSCHMER	21 May 61	20 Jul 61	Resigned
JERRY POTTS	20 Jul 61	6 Feb 62	Replaced
L. L. DANIELS	6 Feb 62	? May 62	Resigned
JOHN A. MAXWELL <sup>1342</sup>	16 May 62	31 Dec 65	Resigned
RAYMOND BARTON <sup>1343</sup>	1 Jan 66	26 Sep 66	Resigned
ALEJANDRO CHAVEZ	1 Dec 66	1 Dec 72	Resigned
LEO HOOVER <sup>1344</sup>	18 Dec 72	29 Apr 74	Resigned
DONALD BIAS <sup>1345</sup>	????	????	????

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<sup>1341</sup> Position was titled "City Marshal" at the time.

<sup>1342</sup> Was first full-time "City Marshal."

<sup>1343</sup> Was first "Chief of Police."

<sup>1344</sup> Was Acting Chief until appointed Chief on 18 Dec 72.

<b>ALBERT J. LILLY</b>	<b>21 Mar 77</b>	<b>30 Nov 94</b>	<b>Retired</b>
<b>FLOYD BRYANT<sup>1346</sup></b>	<b>27 Feb 95</b>	<b>6 Jul 01</b>	<b>Resigned</b>
<b>RON MEEK</b>	<b>6 Jul 01</b>	<b>31 Dec 07</b>	<b>Retired</b>
<b>GARY SPEER</b>	<b>1 Jan 08</b>	<b>Still serving on 31 Dec 2010</b>	

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<sup>1345</sup> It is unclear in UC records when Bias officially was named Chief and when his employment ended or for what reason. There could have been someone else serving as Chief between Bias and Lilly.

<sup>1346</sup> Bryant was hired as “Director of Public Safety” until he could be certified by the Texas Commission on Law Enforcement; that happened 5 Dec 95.