Grapevine, DFW Airport look to settle land deal
Uses, taxes, utilities on three tracts up for debate

By Rachel Slade

If leaders with the City of Grapevine and Dallas/Fort Worth International Airport are able to come to an agreement in the coming months, more than 1,500 acres within the city’s limits could see as much as $2.3 billion in construction in the coming decades.

At this point, discussions about the property have remained largely behind closed doors, and city and airport leaders caution that there are still months of negotiations ahead. Any deal would need to be approved by the airport’s board of directors as well as the city councils of Grapevine, Dallas and Fort Worth. But recent surveys commissioned jointly by the airport and Grapevine, which mark the first time the two sides are seriously considering their options, offer a look at the content of their talks.

Building infrastructure

On the table are three parcels: Site 1 is 272 acres known as the “Mustang” tract that straddles Mustang Drive between Hwys. 121 and 26; Site 2 is 85 acres along Hwy. 114 between William D. Tate Avenue and Main Street; and Site 3, also known as the “entertainment” tract, is 1,151 acres bounded by Bass Pro Drive and Hwys. 121, 114 and 26.

Up for debate is how the city and airport might split the costs and responsibilities of building the sites’ infrastructure and of providing them with public safety services. But most importantly, discussions hinge on how Grapevine and the airport’s owner cities of Dallas and Fort Worth would split the benefits reaped by millions in square feet of new office, retail, entertainment and industrial space.

“Bottom line, we understand that any deal that is to be done needs to make business sense to the City of Grapevine, it needs to make business sense to the airport and it needs to make business sense to Dallas and Fort Worth,” said John Terrell, vice president of commercial development at DFW Airport.

The first order of business is infrastructure. A study by Freese and more, will cost around $13.3 million to construct and about $3 million to furnish. The majority of that money will come from the Crime Control and Prevention District fund balance to cover expenses. The district is having to dip into its fund balance to cover expenses.

GCISD trustees, who approved this year’s budget on June 18 in time for a July 1 fiscal year start, had been working to craft the 2012-13 budget since November. But although trustees worked to keep widespread cuts away from the classroom by trimming operating expenses and identifying additional revenue sources, GCISD will still face a $6.4 million shortfall.

“We have passed a deficit budget this year,” Superintendent Robin Ryan said, “and we anticipate passing a deficit budget until the formula changes or until additional revenue is placed in the district’s coffers.”

Budget deficit

The formula to which Ryan is referring is the state funding model for education approved during the 2005 legislative session, which cut school property
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Don’t peek now, but when you turn this next page, you will be looking at the most popular spread in Community Impact publications. It’s the Impacts page, and it more than any other has come to define what we strive to offer our readers every month: information, pure and simple.

When we talk to readers, it is the Impacts page that — 90 percent of the time — we hear about. And I have to admit that I, too, have drunk the Kool-Aid. Before I started working here, I loved the Impacts page I received in our Georgetown edition (just north of Austin). And now as a writer and editor, it remains my favorite spread to put together each month because it’s just so dang exciting.

No matter how many statistics I hear and read in the news about our struggling economy, the Impacts page makes me smile because it is a reminder that things are still happening. Businesses are expanding, jobs are being created and entrepreneurs are pursuing their dreams. It’s exciting! It’s inspiring! It gets me revved up about facing traffic and the heat and hordes of equally energetic individuals to go check these new places out!

This month, we not only have a whole new batch of businesses for you to explore, we have reminders of a few that have been impacting these communities for a long time. That’s right, we have a special treat in this edition: profiles on three businesses that have thrived for 16 or more years each (Page 15-17). Incredible, isn’t it?

In the excitement of the new, have you thought to check out some of the oldies-but-goodies? I can tell you firsthand they’re fun, fashion-forward and delicious. Enjoy your explorations.

—Caron Jean

Reader Feedback

Red Barn Bar-B-Que
impactnews.com/dfw-metro

“Red Barn BBQ and Steaks is awesome! The banana pudding cannot be beat. You know it’s homemade with the very first bite. ...I’ve known Von almost 18 years and he is a perfectionist and always serves his best. If you haven’t been there, you must try it”

—Caron Jean

Travis wins Denton County sheriff Republican primary
impactnews.com/dfw-metro

“I have known Will Travis for 11 years. ... The people of Denton County deserve the leadership of a conservative Christian with family values to conduct the law enforcement for us. The facts of Will’s background gives him our confidence in his judgement. I am thankful for a true conservative like Will Travis working at the grassroots level bringing truth and justice.”

—Clint Noe

Major mixed-use projects gain momentum in 2012
impactnews.com/dfw-metro

The last thing we need in Grapevine is more apartments and a gas station with a patio that no one will use. We already have several large apartment complexes within the city. Enough already!

—MingTX
Now Open

1. **Massage With Light & Energy** offers massage services in the areas of deep tissue, oncology, Swedish, reflexology, trigger point therapy, reiki and arching light. The business opened in May at 5100 Thompson Terrace, Ste. B, in Colleyville. 817-707-3799, www.massagewithlightenergy.com


4. Local bank chain **First Financial** recently opened a Grapevine branch at 1015 W. Northwest Hwy. 817-722-8980, www.firstfinbank.com

5. Offering a wide selection of coal-fired brick oven, New York-style thin crust pizzas, **Grimaldi’s Pizzeria** opened this month at 1401 William D. Tate Ave., Ste. 100, in Grapevine. 817-488-4547, www.grimaldipizzeria.com

6. Providing a variety of Philadelphia cheesesteaks, **Fred’s Downtown Philly** opened its sixth location earlier this year at 2100 W. Northwest Hwy., Ste. 205, in Grapevine. 817-310-3200, www.downtownphilly.net

7. Providing manicures, pedicures, facials and waxing services, **Castle Nail Spa** is now open at 5505 Colleyville Blvd., Ste. 200, in Colleyville. 817-428-0026, www.castlenail.com

8. Cajun restaurant **Pappadeaux Seafood Kitchen** is now open at 600 W. Hwy. 114 in Grapevine. 817-488-6220, www.pappadeaux.com

9. **Silver Spoon Café & Bakery** recently opened at 621 E. Southlake Blvd., Ste. 100. The restaurant, which took over the old Nelson’s space, offers a variety of sandwiches, salads and fresh bakery items. 817-442-9112

10. Featuring a variety of retail and resale items such as electronics, tools, instruments and more, **Grapevine Trading Post** has opened inside the Grapevine Gold & Silver Exchange at 818 S. Main St. in Grapevine. 817-310-1088

11. **Jimmy John’s** gourmet sandwich shop opened this month at 1401 William D. Tate Ave., Ste. 500, in Grapevine. 817-416-5555, www.jimmyjohns.com

12. **Affinity Smiles Dental** opened a Colleyville location this month at 6407 Colleyville Blvd., Ste. A. 817-421-1104, www.affinitysmiles.com

Coming Soon

13. **Beer pub chain The Ginger Man** is expected to open in the old Wine Loft space at 1512 E. Southlake Blvd. in late August. www.gingermanpub.com

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New development at the corner of Hwy. 114 and William D. Tate Avenue features Grimaldi’s Pizzeria, Jimmy John’s and a new location for AT&T.

One Posh Place, offering a selection of home accents and gifts, will open Aug. 18 at 317 S. Main St. in Grapevine. 817-251-3945

Popular Italian restaurant Patrizios, now under construction at 1281 E. Hwy. 114 in Southlake, is expected to open by September. www.patrizios.net

Name Change

Colleyville Express Lube at 5413 Colleyville Blvd. is now called Lone Star Lube & Inspection. The business is under the same management and offers automotive maintenance and inspection, filter and oil lube services. 817-428-5000

Relocation

The Grapevine AT&T store moved this month to 1401 William D. Tate Ave., Ste. 600. 817-424-4288, www.att.com

Prudential Texas Properties, a residential real estate company that has operated in Colleyville for more than 24 years, recently moved to 5665 Colleyville Blvd., Ste. 300. 817-268-5000, www.prutexas.com

Eightninety, a small design and development studio that specializes in web, mobile and app development, relocated from its home offices to 312 W. Northwest Hwy. in Grapevine earlier this year. 817-601-5019, www.eightninety.com

Relocating from Keller, Home Theater Technologies is now open at 6100 Colleyville Blvd., Ste. 100. 817-379-9901, www.homewiresolutions.com

Closed

Pura Vida Tan at 909 S. Main St., Ste. 104, in Grapevine has closed.
July

20-22 Guys and Dolls
Grapevine’s Runway Theatre hosts the final weekend of shows of Guys and Dolls, an oddball, romantic musical theater comedy set in New York City. 8 p.m. July 20 and 21; 3 p.m. July 22. $12 students and seniors; $15 adults. 215 N. Dooley St., Grapevine. 817-488-4842. www.runwaytheatre.com

Texas Coin Show
Coin collectors from around the state and country meet at the Grapevine Convention Center to show, trade and sell rare and valuable coins. Features 70 dealer tables, grading services and gold door prizes. 2-6 p.m. July 20, 9 a.m.-6 p.m. July 21; and 9 a.m.-3 p.m. July 22. $3. 817-410-3459. www.coinshows.com

21 Kit-Katz Comedy Club
The Funniest Amateur Comedians in DFW present The World Can Never Get Enough Comedy at the Lancaster Theatre. 7 p.m. and 10 p.m. $15. 300 S. Main St., Grapevine. 817-410-3100. www.palace-theatre.com

21 & 28 MasterWorks Concert Series
The nonprofit Arts Council Northeast brings free concerts to area cities through its MasterWorks Concert Series. 7-70 p.m. July 21, Zack King Band (rock and roll); July 28, The Kildares (Celtic music). Free. Rustin Park Pavilion in Southlake Town Square, 1256 Main St., Southlake. www.artscouncilnortheast.org

25 Drip Irrigation: Do-it-Yourself
Southlake hosts a seminar on installing a drip irrigation system or converting an existing system to drip to help water landscapes efficiently. 6:30 p.m. Free. Third Floor of 1400 Main St. 817-748-8638. www.cityofsouthlake.com

26 International Film Night
The Southlake Public Library and International Cultural Club host a viewing of “The Help,” an American film set in the South about black housemaids and the white families for whom they work. Includes light refreshments. 6:30 p.m. Free. Third Floor of 1400 Main St. 817-748-8243. www.southlakelibrary.org

August

3 Ice Cream Social
The Colleyville Public Library hosts an ice cream social in celebration of its 2012 Summer Reading program. Features live music, children’s arts and crafts, a petting zoo, bounce houses and ice cream. Free. 100 Main St., Colleyville. www.colleyville.com

15 Master Work Day
The Bob Jones Nature Center offers nature lovers a chance to work and learn side-by-side with its master gardeners. Focus on native Texas plant gardening. 8-11 a.m. Free. Bob Jones Nature Center, 355 E. Bob Jones Road, Southlake. 817-491-6333. www.bjnc.org

Sandwiches You Crave

Lakefest Grapevine

This year’s Lakefest will feature Stoney LaRue and Johnny Cooper in addition to food, a boat show and a fireworks display.

Aug 4

The Marinas of Lake Grapevine host Lakefest: Legacy on the Lake featuring Stoney LaRue, Johnny Cooper, Hillbilly Picnic and The Byron Dowd Band. This annual event features an outdoor concert spotlighting Texas Country music, food from local restaurants, a fireworks display and a boat show all benefitting The Legacy Brain Foundation, which helps brain tumor patients. Doors open at 5 p.m. Tickets cost $20 online now or at the door. VIP tickets are also available for $200, and provide dinner and additional food and drinks (including alcohol) throughout the night. Doors for Lakefest Grapevine open at 5 p.m. at Silver Lake Marina, 2500 Fairway Drive in Grapevine. For more information, visit www.lakefesttx.com.

Online Calendar

Find more or submit Grapevine, Colleyville, Southlake & Westlake events at www.impactnews.com/go/calendar. To have Grapevine, Colleyville, Southlake & Westlake events included in the monthly print edition, they must be submitted online by the fourth Friday of the month.

Jason McCaffity • • • • • • • • • • • • • • • • • • • • • • • • • • •
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Cities battle West Nile virus season

Area health officials are asking residents to take caution after mosquito samples taken from several area cities tested positive for West Nile virus in recent months. Mosquito samples taken in Southlake’s Monticello neighborhood and in Northwest Colleyville’s Jefferson Circle area tested positive for the virus in late June. A week later, samples taken in Grapevine near the lake and near Hall Johnson Road also tested positive.

Leaders say last year’s drought followed by a mild winter and recent rainfall has made this a particularly bad season for West Nile. Human cases have been confirmed in Dallas, Denton, Parker and Tarrant counties.

Council eyes bond project vote on November ballot

The City Council in mid-June discussed the option of issuing $70 million in general obligation bonds to finance construction for both projects without raising the current tax rate. The council will need to approve adding the measure to the November ballot by mid-August.

Residents will not see a tax rate increase associated with the additional debt given the current tax rate of 34.8 cents per $100 valuation, said John McGrane, the city’s director of administrative services.

City leaders say the estimated $40 million public safety building will provide more room and more efficient technology for the fire administration, police department and municipal court. The estimated $30 million expansion and renovation of the existing CAC would include additional amenities, such as an aquatics center and an area for senior citizens that would replace the existing Senior Center.

Southlake to work with others on animal control

Southlake City Council members on June 19 unanimously approved an interlocal agreement to combine animal control services with Colleyville and Keller. The move will be effective Oct. 1 if the other councils approve the agreement to operate animal control services and detain animals in Keller. Keller’s existing shelter is undergoing an expansion scheduled for completion in November 2014. The combined services are projected to save the cities money, provide more shelter room, improve services and extend hours.

Healthy living pays off

The City of Colleyville placed second in Baylor Regional Medical Center’s Lifestyle Improvement Challenge. The challenge, which pitted the residents of seven cities against each other in a battle to lose weight and learn healthy living skills, attracted more than 31,000 participants in Tarrant and Denton counties.

Its second-place finish won Colleyville a $15,000 grant, which city officials say will be used to promote healthy lifestyles.

Meetings

Colleyville City Council
100 Main St., Colleyville
817-503-1000
Aug. 7 and 21, 7:30 p.m.
Meetings broadcast live on city cable channel 16. Replays air at 6 p.m. on the Thursdays and Sundays of meeting weeks. www.colleyville.com.

Grapevine City Council
200 S. Main St., Grapevine
817-410-3000
Aug. 7 and 21 7:30 p.m.
Audio recordings available on the city’s website by noon the following day. www.grapevinetexas.gov

Southlake City Council
1400 Main St., Southlake
817-748-8400
Aug. 7 Public work sessions often begin at 5:30 p.m, followed by a private executive session and public meeting. Forum times vary. Meetings are broadcast live on city cable channels 27 and 34. Live streams and recordings also available at www.ci.southlake.tx.us

Westlake Town Council
3 Village Circle, Westlake
www.westlake-tx.com
July 23 and Aug. 27, 7 p.m.

Tarrant County Commissioners Court
100 E. Weatherford St., Fort Worth
817-884-1111, www.tarrantcounty.com
Meetings are Tuesdays, 10 a.m.
**Flashing yellow arrows**

New left-turn signals pop up through the Metroplex

By Rachel Slade

Yellow flashing arrows are all the rage here in North Texas. The new addition to left-turn signals has been popping up in cities such as Grapevine, Frisco and Arlington, and may soon be coming to busy intersections near you.

Implementation of the new signals is a result of changes to the 2009 Manual on Uniform Traffic Control Devices made effective in January 2010.

States were given a two-year period from the effective date to either adopt the MUTCD or have a State MUTCD/supplement that is in substantial conformance with the national version.

Texas adopted a State MUTCD in December of last year, prompting cities to begin the implementation of the new system if they had not already done so.

Researchers and policymakers cite a number of reasons for the change.

**Safety improvements**

Transportation experts say the new system will help keep drivers safe, encouraging them to proceed with caution while turning left at a time when they would traditionally be seeing a solid green light.

Research has shown that the new configuration also helps to eliminate accidents caused by left-turning drivers who cut across an intersection as the lights on their side turn yellow and red because they believe oncoming traffic, too, is coming to a halt.

**Traffic flexibility**

Traffic engineers say the new signals provide more than increased safety; they provide efficiency.

The addition of the yellow flashing arrow will offer engineers more options to handle variable traffic conditions and provide more opportunities for drivers to turn left during peak traffic times and at busy intersections.

**National implementation**

A traffic study conducted before implementation of the new system discovered that a lack of detailed direction in the MUTCD had resulted in the development of a variety of left-turn signal systems.

Nationally, four different systems were being used on a regular basis and additional variations from those four could be found as well.

Although officials expect that it may take time for drivers to adapt to the new system, the Federal Highway Administration anticipates that consistency nationwide will help cut down on accidents created by drivers who are unaccustomed to regional variations.

**Local timelines**

Although other cities in the Dallas-Fort Worth area have already begun swapping their signals, neither city nor Texas Department of Transportation officials have plans to install these signals along major thoroughfares in Colleyville or Southlake yet.

Grapevine’s first flashing-yellow-arrow display was switched on last fall at the intersection of Mustang Drive and Stone Myers Parkway.

Additional signals will be considered on a case-by-case basis as the city opens new intersections, including those associated with the DFW Connector, and as equipment already in use requires replacement in the coming years, officials said.
NorthGate anticipates opening of three major bridges by year’s end

By Diane S.W. Lee and Rachel Slade

Since construction for the 8.4-mile DFW Connector project kicked off in early 2010, drivers traveling along Hwys. 121 and 114 have endured a variety of navigation and congestion challenges.

The estimated $1.1 billion project was 67 percent complete at the end of June, though, and after more than two years of construction, NorthGate Constructors has some good news for drivers.

“By the end of the year, we hope to be 85 percent complete,” spokeswoman Kristen Schropp said. “This fall and winter we have so many pieces of work opening, which is great because those new pieces of construction will be open to traffic.”

Two major structures opened this spring near the Dallas/Fort Worth International Airport: the northbound International Parkway to eastbound Hwy. 114 ramp, and the westbound Hwy. 114 to southbound International Parkway bridge.

“The new ramp makes it easier for people to exit the DFW Airport,” Schropp said. “The other bridge would make it easier for people to get into the airport from the east.”

Several significant openings in the heart of the project are planned for the coming months.

Coming soon

Traffic flow between Southlake and Grapevine will improve once the new Northwest Highway/FM 1709 bridge is opened to two-way traffic by the end of August, Schropp said.

“This bridge will alleviate congestion north of the DFW Airport and allow people to move more safely from southbound 121 to westbound Hwy. 114,” Schropp said.

Crews are also working this summer on paving the second half of the expanded William D. Tate bridge, which is expected to open before Halloween.

Main Street bridge

While paving for the Main Street bridge finished last year, crews continue to work on drainage, grading and pavement issues at the northeast corner of Main Street and Hwy. 114.

NorthGate’s construction schedule was delayed earlier this spring after workers discovered contaminated soil while installing waterlines in the area of the Chevron/McDonald’s and Wells Fargo Bank.

The contamination, which they determined was caused by an oil spill that occurred decades ago, forced crews to change the alignment of the waterlines and wrap them in steel.

If work goes smoothly, Main Street bridge and its intersections will be completed before Thanksgiving, Schropp said.

“I think drivers will be thrilled when Main Street and William D. Tate are opened, because they will easily be able to travel through the City of Grapevine,” she said.

Looking ahead

To ease traffic congestion at William D. Tate Avenue, crews are building two direct connectors. A northbound Hwy. 121 to westbound Hwy. 114 direct connector and an eastbound Hwy. 114 to southbound Hwy. 121 direct connector are anticipated to open in mid-2013.

Workers are also expanding Texan Trail to three lanes in each direction. NorthGate hopes to open that bridge in mid-2013.

Crews have already started paving westbound Hwy. 114 from International Parkway to Main Street, which will be completed next year. During the last quarter of 2012, NorthGate will also start paving eastbound Hwy. 114 from FM 1709 to Main Street.

“It is really hard to imagine what it is going to look like and how great it is going to be during this time of construction, because it requires closures and detours,” Schropp said. “But in the long term it is going to benefit the local economy, especially the surrounding cities.”

For up-to-date news about road closures and traffic switches, visit www.dfwconnector.com.
By Rachel Slade

Carroll ISD trustees are working to balance an estimated $83.2 million budget, but once again the board has been forced to consider one-time money, new fees, budget tightening and its fund balance to make ends meet.

“We started working on this coming year’s budget as soon as we passed this past year’s budget,” board President Read Ballew said, “but tackling it early doesn’t solve the issues that we have. The state has created quite a gap for us.”

For the 2012-13 fiscal year, that gap is about $3 million. Last year’s $82.4 million budget, which included a $4.5 million funding gap, was balanced without pulling from the district’s fund balance.

And even after an estimated $14.8 million was recaptured by the state, about $608,000 was left over to roll back into district coffers. This year, however, Carroll ISD will not be so lucky.

Closing the gap

District spokeswoman Julie Thannum said that the district will tap into its fund balance to make up some of the shortfall, and the board continues to consider a number of revenue-producing and cost-cutting options.

“For me, is our goal to balance our budget or to provide the best education that we can?” board Vice President Sue Armstrong said. “We can make cuts, but at what cost to the students, the future job market, the labor force? So we’ve tried to keep cuts away from the classroom.”

The only problem with that philosophy, Thannum said, is that it masks Carroll ISD’s financial woes.

“As long as we do a good job of keeping it away from the classroom … I don’t think people realize there’s a crisis,” she said, “but let’s be clear: the way the state is funding education would be leading a business to bankruptcy. Just because trustees are doing a good job of managing through that doesn’t mean we’re not hurting.”

The district has already tightened its staffing models, trimming employees through retirements and attrition, and taken a look at charging parents a variety of fees for non-essential services to find balance.

Trustees have held off on a somewhat controversial “pay to play” fee that would charge students who participated in certain extracurricular activities, but this summer they approved a bus ridership fee that charges families $250 per bus rider, up to $500 per family.

Carroll ISD’s property-wealthy status means it receives no state funding for its bus services, Ballew said, but charging for bus services was approved by the Legislature last year in an effort to allow districts more opportunities to plug holes created by the budget cuts.

TRE possibilities

The night this article went to press, trustees were expected to discuss the possibility of calling for a tax ratification election in mid-September. If agreed upon by the board, that ballot item — referred to as a “TRE” — would ask residents to approve a two-cent increase to the district’s maintenance and operations tax rate — pushing it from $1.04 per $100 of valuation to $1.06.

Under state law, districts are allowed to set their M&O tax rate as high as $1.04 without voter input, and may add up to 13 cents to that rate with voter approval.

Above the $1.06 mark, however, additional tax revenues brought into the district are subject to Chapter 41, the state’s “Robin Hood law” that redistributes money from property-wealthy districts to poorer districts.

“Let’s be clear: the way the state is funding education would be leading a business to bankruptcy. Just because trustees are doing a good job of managing through that doesn’t mean we’re not hurting.”

—Julie Thannum
CISD spokeswoman

Based on those facts, surveys of Carroll ISD taxpayers have shown strong support for a 2-cent TRE, but support drops dramatically for a TRE that would put the district’s tax rate above $1.06 per $100 valuation.

A two-cent increase to the M&O tax rate amounts to an estimated $1.1 million bump to the district’s budget annually. (See our website for an update.)

Staff constraints

In the state’s current funding system, the primary way to receive more money is to grow the student population. Carroll ISD, however, is seeing its population decrease as children age out of the schools and their parents choose to stay in their homes.

Faced with less money coming in for students and the bennium’s budget cuts, trustees are continuing to move forward with personnel cuts that adhere to tighter staffing models. So far, they have been able to accomplish those cuts through retirements and attritions, rather than laying employees off.

Carroll ISD employees are still feeling the pain of the cuts, though. Employees have gone as long as three years without raises and meanwhile seen large increases in their insurance costs.

To help soften the blow of a 9.5 percent hike in insurance costs last year, the district gave employees $650 each in one-time supplemental payments.

Most employees will see an additional 6 percent increase to their insurance costs this year, and trustees in the coming weeks will discuss cushioning that by giving them a small raise. The board feels strongly about giving raises; Ballew said, but approving them would have an ongoing impact to the embattled budget.

“And if you think about it, if we give a 2 percent raise, that’s $1 million,” he said. “So if we go ahead with the TRE in November and it passes, well, that just used all that money and we’re back in the same place we are now.”

By Rachel Slade

Carroll ISD trustees were scheduled to consider a tax ratification election for the November ballot as this story went to press.

District trustees were scheduled to consider a tax ratification election for the November ballot as this story went to press.

“We started working on this coming year’s budget as soon as we passed this past year’s budget,” board President Read Ballew said, “but tackling it early doesn’t solve the issues that we have. The state has created quite a gap for us.”

For the 2012-13 fiscal year, that gap is about $3 million. Last year’s $82.4 million budget, which included a $4.5 million funding gap, was balanced without pulling from the district’s fund balance.

And even after an estimated $14.8 million was recaptured by the state, about $608,000 was left over to roll back into district coffers. This year, however, Carroll ISD will not be so lucky.

Closing the gap

District spokeswoman Julie Thannum said that the district will tap into its fund balance to make up some of the shortfall, and the board continues to consider a number of revenue-producing and cost-cutting options.

“For me, is our goal to balance our budget or to provide the best education that we can?” board Vice President Sue Armstrong said. “We can make cuts, but at what cost to the students, the future job market, the labor force? So we’ve tried to keep cuts away from the classroom.”

The only problem with that philosophy, Thannum said, is that it masks Carroll ISD’s financial woes.

“As long as we do a good job of keeping it away from the classroom … I don’t think people realize there’s a crisis,” she said, “but let’s be clear: the way the state is funding education would be leading a business to bankruptcy. Just because trustees are doing a good job of managing through that doesn’t mean we’re not hurting.”

—Julie Thannum
CISD spokeswoman

Based on those facts, surveys of Carroll ISD taxpayers have shown strong support for a 2-cent TRE, but support drops dramatically for a TRE that would put the district’s tax rate above $1.06 per $100 valuation.

A two-cent increase to the M&O tax rate amounts to an estimated $1.1 million bump to the district’s budget annually. (See our website for an update.)

Staff constraints

In the state’s current funding system, the primary way to receive more money is to grow the student population. Carroll ISD, however, is seeing its population decrease as children age out of the schools and their parents choose to stay in their homes.

Faced with less money coming in for students and the bennium’s budget cuts, trustees are continuing to move forward with personnel cuts that adhere to tighter staffing models. So far, they have been able to accomplish those cuts through retirements and attritions, rather than laying employees off.

Carroll ISD employees are still feeling the pain of the cuts, though. Employees have gone as long as three years without raises and meanwhile seen large increases in their insurance costs.

To help soften the blow of a 9.5 percent hike in insurance costs last year, the district gave employees $650 each in one-time supplemental payments.

Most employees will see an additional 6 percent increase to their insurance costs this year, and trustees in the coming weeks will discuss cushioning that by giving them a small raise. The board feels strongly about giving raises; Ballew said, but approving them would have an ongoing impact to the embattled budget.

“And if you think about it, if we give a 2 percent raise, that’s $1 million,” he said. “So if we go ahead with the TRE in November and it passes, well, that just used all that money and we’re back in the same place we are now.”

By Rachel Slade

Carroll ISD trustees are working to balance an estimated $83.2 million budget, but once again the board has been forced to consider one-time money, new fees, budget tightening and its fund balance to make ends meet.

“We started working on this coming year’s budget as soon as we passed this past year’s budget,” board President Read Ballew said, “but tackling it early doesn’t solve the issues that we have. The state has created quite a gap for us.”

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**CARROLL ISD FOCUS**

**EDUCATION**

**CARROLL ISD FEEDER CHART**

**STATISTICS**

<table>
<thead>
<tr>
<th></th>
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<tr>
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<tr>
<td>Limited English proficiency (LEP)</td>
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<td>Average annual salaries of teachers</td>
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**DISTRICT SCORES BY GRADE**

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<tr>
<th></th>
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<td>Math 98%</td>
</tr>
<tr>
<td>Grade 11</td>
<td>English language arts 99%</td>
<td>Math 98%</td>
</tr>
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*Editor’s Note: The State of Texas Assessments of Academic Readiness (STAAR) tests will eventually replace TAKS tests in all grades. This year’s accountability ratings are based on last year’s tests because the state wanted to give students and teachers time to grow accustomed to the new testing standards.*

**ELEMENTARY SCHOOLS**

<table>
<thead>
<tr>
<th></th>
<th>Address</th>
<th>Phone</th>
<th>Year opened</th>
<th>Projected 2011–12 enrollment</th>
<th>2011 Accountability Rating</th>
<th>2011–11 Economically Disadvantaged</th>
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</thead>
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<tr>
<td>1</td>
<td>Carroll</td>
<td>1705 W. Continental Blvd., Southlake</td>
<td>817-949-4300</td>
<td>1983</td>
<td>537</td>
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<tr>
<td>2</td>
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<tr>
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<td>1979</td>
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**INTERMEDIATE SCHOOLS**

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**MIDDLE SCHOOLS**

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</thead>
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<td>Carroll</td>
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<td>817-949-5400</td>
<td>2011</td>
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<td>9</td>
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<td>817-949-5500</td>
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**HIGH SCHOOLS**

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**SENIOR HIGH SCHOOLS**

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<td>11</td>
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*Editor’s note: Students from Durham Elementary School now attend Walnut Grove Elementary School, which opened last year with money from the 2009 bond program.*
shortfall in the state budget during the year what happens in the classroom. "Ryan said. "They are damaging to kids and to teachers and certainly diminish what happens in the classroom."

GCISD also contributed $26.24 million to the state during the 2011-12 school year in the form of a Chapter 41 recapture payment. Chapter 41 payments, taken annually from property wealthy districts, get redistributed to lower-income schools. Officials estimate about $28 million will be sent to the state during the 2012-13 year. **Trimming costs**

Crafting the budget was not easy, as trustees approved numerous cost-cutting measures meant to reduce effects on the classroom.

"When you don't have adequate dollars to provide the education that's expected, then every point of the budget development process is a challenge," Ryan said.

For cost savings, trustees approved authorizing the sale of $425,000 of district property and upgrading the district's outdated surveillance video management system from analog cameras to digital cameras to reduce operational costs over the next five years.

Staffing was another area that saw cuts. The district eliminated more than 50 positions this year, including 33 full-time-equivalent night shift custodial positions. That move is estimated to save the district $200,000 every year under a five-year contract by outsourcing the service to a janitorial and custodial services group.

And trustees in February provided a retirement and resignation incentive to 25 middle or high school employees and 15 elementary school employees who gave early notice. Resignations and retirements are helping the district conform to new staff models that require fewer teachers.

The district also looked to save money on bond projects in the works.

In May 2011, 68 percent of voters approved issuing $124.5 million in bonds to fund projects in GCISD, including equipment, furniture, facility renovations and expansions. GCISD sold $92 million in bonds during the 2011-12 fiscal year.

To capture historically low interest rates, the district also authorized selling the remaining $32.5 million of bonds sooner than the anticipated spring 2013 timeframe. The move is expected to save GCISD about $18.8 million over the lifespan of the bonds. It will also soften the tax rate impact, helping taxpayers realize an additional 3.05 cents per $100 valuation in taxes, as opposed to the previously cited 3.93 cents.

With the interest rate set to expire July 31, trustees authorized refunding about $37.9 million in existing variable rate bonds from the old programs for a savings of about $14.3 million.

"When adequate funds are not available, building a budget is certainly very difficult," Ryan said. "Fortunately, we have planned very well and have a fund balance that will support the deficit budget over the next few years."

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and Nichols Inc. concluded that the cost of extending Grapevine water and wastewater infrastructure to Sites 1 and 3 would be about $31.1 million. An airport survey estimated that another $30.1 million would be needed to build roads, medians and more on the property, and about $5.2 million would cover the cost of gas, electric and communications infrastructure on site.

Grapevine Mayor William D. Tate said the expansion of the city’s water and wastewater system to the site seemed likely. Whether the city helps pay for infrastructure on site.

$30.1 million would cover the cost of $461.4 million would be needed about $31.1 million. An airport

ture to Sites 1 and 3 would be

Continued from | 1

arrangement, “ Terrell said. “ We would not have a tax-sharing arrangement, “ Terrell said.

we would not have a tax-sharing agreement that mimicked by the city’s 2000 revenue intake. After that cap, however, revenue would be split: one-third to Grapevine and two-thirds to the owner cities of Dallas and Fort Worth.

That bill also established something of a compromise between Grapevine and the airport over the land in question today. Property separated from the airport terminals by highways were purposefully left out of the legislation, leaving Grapevine in a position to negotiate the terms on these three tracts. And until 2021, Grapevine must approve any retail plans for those pieces of property.

“ After 2021, anything built that produced taxes, all the taxes would go to Grapevine because we would not have a tax-sharing arrangement, “ Terrell said. The tax revenues that could be at stake are significant. A survey produced for Grapevine and DFW Airport by Austin consulting firm TXP came up with five development scenarios. Assum ing the airport was able to achieve build-out that included hopes for office, retail and industrial space as well as two amusement parks and another 2,400 rooms’ worth of hotels by 2026, tax revenue alone could run as high as $350.1 million over 30 years.

Striking a deal

DFW Airport signed tax-sharing agreements with Euless and Irving in 1998 that set a precedent for the one-third/two-thirds split, and Terrell said the airport’s preference is to continue the trend with Grapevine.

Its contracts with Euless and Irving include what is known as a “ favored nation clause, “ which states that if the airport makes a better deal with another city, Euless and Irving will receive the same deal. One-third/two-thirds is not the preference of Grapevine city leaders, though.

“ We have more land and we have the best land, “ Tate said. “ They’re going to have to give us a better deal. “

Terrell said he understands Grapevine’s position, and that there would likely need to be two agreements between the airport and the city to get this deal done: a tax-sharing agreement that mirrors those of other host cities, and a developer’s agreement.

“ This is a much broader arrangement than simply a tax sharing, so we would handle some special needs of Grapevine in the separate agreement, “ Terrell said.

Another primary concern on Council members’ minds is competition. The “ entertainment “ tract is well positioned to add to the offerings of Grapevine’s northern corridor, which already features premier hotels and regional attractions.

But it is also positioned near the two largest pieces of undeveloped, non-airport land within Grapevine’s city limits, which means the city and airport could see competition for projects between the sites.

“ Obviously we would prefer for new development to go onto [Grapevine] properties, “ Tate said, “ and we also know it could create competition for people who are paying taxes at the full rate and have invested in property for years. “

It could be months or even years before a deal is struck between the city and airport, but Terrell said he is encouraged by the fact that the two sides are finally in real discussions.

“ I feel very good there’s enough benefit on both sides that we really have the opportunity to create a deal that’s good for everybody, “ Terrell said. “ It’s too important a deal to rush, so we’re going to take the time necessary to make sure everybody is comfortable. “

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DFW Airport or Terminals  

Source: Jones Lang LaSalle, ERA | AECOM, and DFW Airport

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Safety
Continued from 11

city — existed for many years, Starr said, and the north station was originally going to be the Department of Public Safety headquarters. A study undertaken in 2005, however, recommended that the city switch its primary DPS station to the eastern district of the city.

Still, the north facility’s construction began sooner than planned. On May 15, the City Council approved the facility, along with its guaranteed maximum price of $13,315,693.

“A lot of it had to do with staffing — being able to staff it,” Starr said. “Like I said, we anticipated building this station and set that funding up through Crime Control, but we were able to start staffing it sooner than expected.”

The building’s construction at 100 E. Dove is scheduled to begin July 29, and it should take about 14 months, Starr said.

Changing response times

In the current configuration of fire stations, the northern portion of Southlake is served by the DPS East facility.

As a result, response times to the north district of Southlake have been as long as 8 minutes 16 seconds, plus a dispatch and district of Southlake have been as long as 8 minutes 16 seconds, plus a dispatch and 60 seconds. But he said he expects the new station will help the fire department have about a 5 minute travel time in the north district.

Starr said completing training inside Southlake will also keep responders close enough that they can still react to a call, and it will prevent the potential problem of one station having to cover the entire city while another station’s personnel goes elsewhere to train.

Cutting insurance costs

Residents living in the north district of Southlake could save about 23 percent on their homeowner’s insurance after the new station opens, because of an improved Insurance Services Office rating.

To achieve a better ISO rating, there must be a fire station within a 5 mile radius of the home being insured. Although the city has an ISO rating of 4 overall currently, the north district has one of 9, Starr said.

The goal of the city, however, is to bring its overall ISO rating down to a 2, which could translate into an additional 10 percent savings on homeowner’s insurance.

Costs vs. benefits

The estimated annual cost for the facility for things such as utilities is $200,000 to $225,000. Like the headquarters near Southlake Town Square, the new building will feature energy-efficient lights on motion sensors and water-saving plumbing. It is also going to be constructed with the goal of being LEED, or Leadership in Energy and Environmental Design, certified, Starr said.

The salary for the 12 people who will staff the fire station — six will be hired in January 2013 and another six in January 2014 — will cost around $1 million annually, Starr said. After they are added, the city will have 63 firefighters.

Both chiefs hope to save money the city has spent on out-of-city training.

“We’re looking more and more to try and conduct training within our own city limits, because there are expenses that are incurred by sending our officers elsewhere,” Mylett said.

The fire department also hopes to do most of its training in-house; it budgeted $36,000 last year for training.

“I would expect a pretty significant decrease in that cost,” Starr said.
Grapevine Bike Center
Former firefighter keeps residents rolling

About 22 years ago in Grapevine, the only bicycle center was just 800 square feet and it was owned by 33-year-old Gary Scott, a full-time Grapevine firefighter. Scott opened the Grapevine Bike Center after he realized there was a need for it in the city and felt like doing more in the city he grew up in.

Today, Scott, now 55, still owns the bike center. But it is now housed in a 2,400-square-foot location on Northwest Highway.

The center offers a variety of bikes, including mountain, BMX and kid bikes, and Scott said he strives to provide a quality two-wheeler that’s carefully assembled to fit each rider. His store also has an on-site repair department.

“We cater to everyone,” Scott said. “We have bikes for kids, amateurs, professionals and for people who just need a basic bike.”

A lot has changed for Scott and the bike business over the course of two decades. More than 20 years ago, technology was a lot simpler, as well as most bikes at the time. Advances in materials and technologies mean that bicycles are generally lighter weight and work much better than they did 10, 20 or 30 years ago, Scott said.

“Today, we have bikes that can do a lot more than they used to,” he said. “We have mountain bikes, road bikes, three wheelers and unicycles. And we also have electric gear shift bikes that can shift gears automatically. You didn’t see that 15 years ago.”

Despite the many changes in the industry, the center offers service and repairs to almost all make and models. Services include repairing brakes, chains, wheels, frames and handle bars.

“There’s not too much we can’t do,” Scott said.

The center also offers rentals and information on how to pick the perfect bike, and price selection ranges from $150 to $1,200 or more. Grapevine resident John Robertson said he’s a frequent visitor to the bike center.

“They have everything I need,” the 17-year-old said. “I can see why they’ve been around for so long. Their customer service is very friendly.”

Scott said 1990 was the perfect year to begin a business in Grapevine because back then, it was easy to set up shop without worrying about losing business.

“Twenty-two years ago there wasn’t anyone else here,” Scott said. “Now when you look around, there are bike shops everywhere.”

In 2006, Scott opened another shop, Bike Center of Mansfield, after he retired from being a firefighter. He said he made the right move by retiring at that time because by 2008, business dragged more slowly when the economy took a hit.

“That was probably the biggest challenge we had to face,” he said. “But we came in every day and we survived.”

After two decades, Scott said, he does not have any plans to leave Grapevine. It would be nice to be the No. 1 bike shop in America, he said, but his 2,400-square-foot building is more than enough.

“I’ve been here all my life and I’m just going to continue to work here,” he said. “I’m just a good ol’ boy who loves Grapevine.”
The Gypsy Butterfly
Trendy boutique has stood the test of time

By John Harden

Paige's Gypsy Butterfly, a boutique clothing store in Colleyville, has gone through several changes in its 17 years of operation. But despite the changes, which includes relocating at least three times, owner Paige Floyd has managed to maintain the boutique's familiar trademark: providing high-quality fashion.

"Being one of a kind has always been our motto," Floyd said. "We always tell our customers that when they walk into our store, they’re walking into uniqueness."

The Gypsy Butterfly, formerly known as Paige's, was the product of Floyd and her mother deciding to open their own boutique shop in the mid-90s. So much of a business' success depends on whether the community will accept what it has to offer, she said, but for Paige's, timing was everything.

"When we moved here, there was nothing around," she said. "There were no shopping centers or any kind of clothing stores. That really helped put us on the map because there was no competition."

Floyd, a Texas Christian University marketing graduate, said she always had an eye and a flare for fashion and that running a boutique has always been her true passion.

Today the shop features distinctive jewelry and handbags, an assortment of gift items, and rack upon rack of mostly soft-hued, trendy clothing pieces with a mix of Western flair. Fort Worth resident Shannon Mayo said she has been a fan of the store for at least six or seven years. She tries to visit the store about every other month to keep up with the latest trends.

"I love this store," she said. "They have some of the best items for all ages. The clothes are tasteful and high quality."

After a few years, Floyd’s mother left the business to her to manage. Now Floyd’s 16-year-old daughter is beginning to help out at the store regularly.

"It’s kind of neat because three generations of women in our family have worked in the store," Floyd said.

Through the years, Floyd said, the changing economic climate has forced her to adapt. She’s even tried branching out into different product lines, at one point selling home décor.

But through all the changes over 17 years, she has managed to keep the store’s atmosphere the same and attracted a loyal following.

"A lot of my customers have been here since the beginning," she said. "We’ve had to reinvent ourselves a few times, but I think the one thing people can expect from our store is that they’ll always be surprised. … We try to sell things you can’t find anywhere else around here."
La Scala New York Pizzeria & Bar
Westlake eatery serves up a slice of the American Dream

By Rachel Slade

When Anthony Perolli’s parents came to America from Albania in 1969, they went straight to New York. That is where Perolli was born and raised — in Brooklyn — and where he took his first job behind a pizza counter at age 13.

Today, you’ll still find him behind a pizza counter. But it’s his own place — and it’s in Westlake, Texas.

“We’ve come a long way,” Perolli said.

The family’s path took a major turn in 1979 when Perolli’s aunt and uncle, Vera and Joe Lusha, moved from New York to North Texas and opened Joe’s Pizza. They had a tough go at it the first few years, Perolli said, but eventually the New York pizza restaurants began to spread across DFW and pick up steam. That is when it became a family affair.

“All us family members moved down here one at a time and opened up Joe’s Pizzas,” he said. “We were all in the restaurant here one at a time and opened up Joe’s Pizza. It was 1996 when Perolli, along with his parents, opened their restaurant in Westlake.

Uncle Joe himself picked the location, Perolli said, but he and his father picked the name La Scala. They weren’t nervous opening their first place, he said, because they believed in the power of hard work and quality product.

“You take the risk, and we believe as long as you work hard and do things right, it’s going to work,” he said. “We will never cut corners — buy the best cheese, buy the best flour, buy the best products period.”

It started out as a mixed concept, and remains one to this day; one restaurant, two distinct styles. There is the Joe’s Pizza side, which features casual seating and a traditional pizza counter stacked with slices, calzones and more for the customer in need of a quick turnaround. And just across a narrow hallway, tables are swathed in tablecloths and the menu offers a selection of fine dining Italian dishes, including steaks, seafood and veal. The restaurant also features a bar where patrons can kick back surrounded by New York sports memorabilia and enjoy a DJ until 2 a.m. Friday and Saturday nights.

There are even two signs that point you to the restaurant: signs for Joe’s Pizza and La Scala. But Perolli says he is ready to finally drop the Joe’s name.

“We all stuck with it because it was perfect marketing: open up everywhere and everyone gets to know the name. That’s what pizza was in Dallas-Fort Worth,” he said. “But we were never a franchise, we were a family business.”

Because the location is tucked away in Westlake’s primary commercial center, La Scala has relied on word of mouth and loyal customers to build business.

“My customers, they’re more than customers to me,” he said. “You see them two or three times a week for 16 years; it’s like family.”

Perolli never forgets how it all began, though, with one family’s dream of making it big.

“We really owe it to my grandfather,” he said. “All my aunts and uncles, we all own restaurants, and he’s the one who helped us with the money.”

Perolli describes his grandfather, Bajram Ukperaj, as a man’s man and a great person with a big heart. He died in November 2010.

“He wanted to make sure he saw us all do good,” said Perolli, whose father changed his last name to match the Albanian town they came from. “He died happy.”
You were unsuccessful in your previous run. What do you think contributed to your win this time?

A lot of people say the second time is a charm. People are very busy, especially in our community; it is hard to say, ‘Everyone come to me and listen to me talk, and I’ll give you a five minute canned speech and I’ll take a couple of questions.’ And so what I decided to do was the opposite: I’ll come to you, literally. It provided them an opportunity to ask me anything with absolutely no moderation. I wrote everything down, every concern, every issue … so that when I go down to Austin, I have a list of what is important to people. I think that was a big reason for my success.

What were your constituents’ concerns?

Illegal immigration is one of the top concerns for people in this area. Making sure that we are protecting the sanctity of life from birth all the way to natural death. Education finance is a major concern for those of us in the area that have seen so much change in the budgets of our district. In a nutshell, people want limited government, they want lower taxes and they want more freedom.

I would say one other issue is jobs and the economy. When I ran two years ago, I did some door-to-door … and there were a lot less people home. It is unfortunate that we do have a lot of people in our district that are either unemployed or underemployed.

How does your business background translate to being a state representative?

One of the things that people really want to see in political leaders is someone that has been able to manage dollars. Myself, I don’t get paid unless I am successful at what I do. Also, when you run your own small business, you are constantly doing things; there is no 9-to-5 in a small business. I think that translates well into politics.
Grapevine Lake

Popular recreation spot formerly home to farmers

By Diane S.W. Lee

Between the settlement of Grapevine in 1844 and the 1900s, farming dominated the city's history. The area of land now occupied by Grapevine Lake, also known as "Lake Grapevine," was once home to farmers and dairy producers.

According to historical records, the federal government acquired more than 12,000 acres of land in the late 1940s. The U.S. Congress approved the River & Harbors Act of 1945, which allowed the construction of Grapevine Lake, Benbrook Lake, Lavon Lake, Lewisville Lake and Ray Roberts Lake to help minimize flooding along the Trinity River floodplain, according to the U.S. Army Corps of Engineers.

Today Grapevine Lake serves as a major water source, but it was built to control flooding for the City of Dallas and to provide water rights for Dallas, Grapevine, University Park and Highland Park. The project cost about $11.75 million and opened in 1952.

“It (Grapevine Lake) changed our city,” Mayor William D. Tate said. “It was the first thing that really began to change us from an agricultural community [to a suburban city]. It displaced a lot of dairies and a lot of farms. Some of them were able to relocate in the area. Some had to go out of business.”

Tate was about 9 years old when his father, Grapevine Mayor Gordon Tate, dedicated Grapevine Lake in July 1952. William D. Tate recalls pushing one of eight tiny red buttons that lowered the gates to block water from passing through the dam, which allowed water to back up to make the lake. He said the state released several hundred thousands of bass, crappie and channel catfish fingerlings into the lake before it opened.

“They closed the fishing for two years to allow them to grow up,” he said. “When they opened it, they were about two pounds.”

Now many of the fish are descendants of the first fish released into the lake, Tate said.

Records have been broken for fish caught in Grapevine Lake. One blue catfish caught by rod and reel in March 2010 was 40 inches and 44.20 pounds, according to Texas Parks & Wildlife. The lake has helped spur economic development in Grapevine, Tate said.

“It exposed us as a community, and people started wanting to move here and live here to be close to the lake,” Tate said.

The lake stretches across 19 miles and covers 7,280 acres at a normal level of 535 feet elevation. It draws more than 2 million visitors every year for a variety of activities, such as camping, swimming, boating and fishing. A variety of fish, including spotted bass, largemouth bass, white bass, white crappie and channel catfish, populate the lake.

“It is viewed as a wonderful asset to the quality of life for the citizens of Grapevine,” said Joe Moore, Grapevine’s assistant director of Parks and Recreation. “You’ve got to think about the fact that many cities don’t have a lake in close proximity to their citizens.”

### Featured homes

- **6700 Kennedy Dr.**
  - 4 Bedroom / 2 Bath
  - $279,900
  - 2,268 sq. ft.
  - Agent: Carolyn Thomas
  - 940-765-4899

- **6605 Kennedy Dr.**
  - 4 Bedroom / 2.2 Bath
  - $340,000
  - 3,149 sq. ft.
  - Agent: Jo Ella Barrett
  - 817-966-5152

- **6604 Meade Dr.**
  - 4 Bedroom / 3 Bath
  - $374,900
  - 3,254 sq. ft.
  - Agent: Vicci Bartman
  - 817-372-8215

- **6510 Charleston Dr.**
  - 4 Bedroom / 3.2 Bath
  - $429,900
  - 3,840 sq. ft.
  - Agent: Nancy Croney
  - 817-781-9464

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### Market Data

**Grapevine, Colleyville, Southlake**

#### On the market (as of July 10, 2012)

<table>
<thead>
<tr>
<th>No. of homes for sale</th>
<th>No. of homes under contract</th>
<th>Avg. days on the market</th>
<th>No. of homes sold in the last year</th>
<th>Square footage Low/High</th>
<th>Selling price Low/High</th>
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<td>17</td>
<td>2,221/4,310</td>
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#### Overview

- **Build-out year:** 1997
- **Number of homes (estimated):** 328
- **Average square footage:** 3,151
- **Home values:** $86-$135 (prices per square foot)
- **HOA dues (estimated):** $175 annually

**Amenities:** Jogging path, bike trail, park, playground, lake

**Nearby attractions:** Southlake Town Square, DFW Airport, Lake Grapevine, Grapevine Main Street, Colleyville Town Center, Gaylord Texan.

**Property taxes:**
- City of Colleyville: 0.3559
- Tarrant County: 0.2640
- Tarrant County College: 0.1490
- Tarrant County Hospital: 0.2279
- Grapevine-Colleyville ISD: 1.100

**Total (per $100 value):** 2.3068

**Grapevine-Colleyville ISD Schools:**
- Glenhope Elementary School
  - 6600 Glenhope Circle, Colleyville, TX 76034
- Cross Timbers Intermediate School
  - 2301 Pool Road, Grapevine, TX 76051
- Grapevine High School
  - 3233 Mustang Drive, Grapevine, TX 76051

#### Market Data

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<tr>
<th>Price Range</th>
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**On the market**

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<tbody>
<tr>
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<td>36</td>
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**Average price**

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