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SEPTEMBER 2007

VOLUME 2, ISSUE 6

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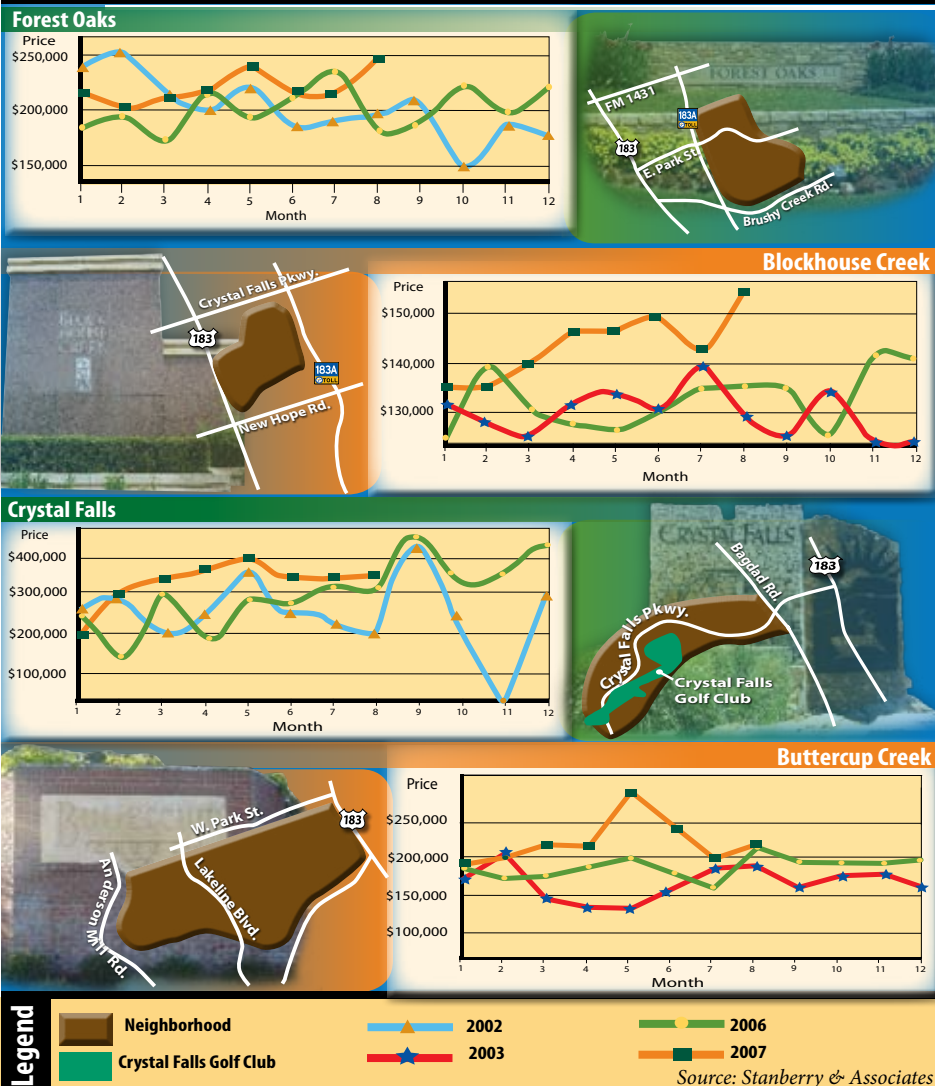
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*Sewing Station offers
classes for all skill levels.*



Community Savings Guide begins page 31

Average sales prices in various neighborhoods



Unlike national trend, local real estate strong

BY KARA VAUGHT

STORY HIGHLIGHTS

- SLOW AND STEADY APPRECIATION HAS KEPT HOUSING MARKET STABLE
- CENTRAL TEXANS TOOK OUT FEWER SUB-PRIME LOANS THAN OTHER HOMEOWNERS
- THE LOOKOUT GROUP CONTINUES TO MARKET ITS CRYSTAL FALLS LAND TO DEVELOPERS

A Florida company recently backed out of a \$4 billion mixed-use development in Leander, citing the downturn in the national housing market as the reason why it could not rely on big homebuilders to join the project.

But Central Texas is not off the company's radar, said Joseph Macau, Avalon Park Group's chief financial officer.

"We are still in the Austin market, and we feel, as recent studies have shown, that Austin is still one of the best markets in the United States for housing."

Housing frenzy

With the national media coverage of sub-prime loans and the resulting housing slump, locals could get the impression that Central Texas homes are also built on shaky financial ground.

"Yes, it may be tough to be a homeowner in many markets around the country," wrote Kiersty Lombar, team leader of Central Texas Elite Homes, Keller Williams, on her real estate blog, "but our area is among one-third of the top 100 markets in the U.S.

that is appreciating. It infuriates me that often the local media will just run with whatever scripts are provided by the national news source and not customize it for the local market."

While not insulated from the national market, the Austin area housing market remains stable because it did not follow a boom trend two years ago.

"California had annual appreciation of 38 percent and Nevada 27 percent. In Texas, it was less than 4 percent," said Mark Sprague, a partner with Residential Strategies, which tracks and forecasts the real estate market. "Local people [were worried], but I said, 'No, this is a good thing. We have no place to fall from this creative financing.'"

Sub prime goes south

The hot real estate market in other areas of the country was spurred by bad lending practices, namely sub-prime loans, said John Rosshirt of Stanberry and Associates Realtors in Cedar Park.

"They had just unbelievable double-digits appreciation, but the market readjusts itself when it gets too far over. The pendulum swings back," Rosshirt said. "Our pendulum of [increasing home values] was going up slowly, so we're less vulnerable to the dangers of the sub primes."

Another reason for this area's relative stability is its lower cost of living.

SEE RELATED STORY | 13

\$81.6 million bond to include roads, city hall, parks and public safety projects

BY RACHEL YOUNG

STORY HIGHLIGHTS

- PROPOSAL INCLUDES \$19.5 MILLION FOR A NEW CITY HALL BUILDING
- LAST BOND WAS IN 2001 FOR \$60 MILLION

In August, the city approved a preliminary set of four bonds that includes a recreation center, parks and trails.

"The bond is going to have improved transportation and parks. *Family Magazine* voted Cedar Park one of the top 10 places in the country to live, and it's these kinds of enhancements that make a community a good place to live," said Don Moore, bond task force president.

The city's last successful bond election was in 2001 for \$60 million in improvements including the first phases of the city's new police station and Brushy Creek Recreational Park. After several months of meetings and feedback from a community open house evaluating the city's needs, the 22-member task force proposed a \$79.9 million bond package, trying to keep the price tag under \$80 million. After evaluating the task force's report, the city council finalized that price tag to \$81.6 million.

The task force originally pitched the bond to the city council in three parts: municipal, parks and roads. However, after

CONTINUED ON | 8



November 2007 bond package

Public safety bond

This \$7.8 million bond covers several projects, including the reconstruction of one fire station, the purchase of land for another and the construction of the final phase of the police station.

Proposition four allows money for the purchase of land for the fifth fire station, seen in the rendering above. This building will house the fire department's administration.

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Leander Drive**
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**Outdoor Guide: Camping,
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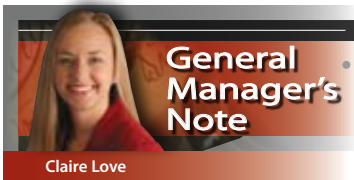
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General Manager's Note

Claire Love

Keeping it local

My dad and brother work in the residential construction industry, so I'm familiar with the impact that rain can have on the ability to get a job done. It seems as though every time I took my son over to his grandparents' house this summer, everyone was glued to the Weather Channel to see how much rain was expected the next day.

For anyone in construction, I know I'm singing a familiar tune — an 80 percent chance of rain means a 100 percent chance you're not working, and that dampens more than just the soil.

The good news is that neither the rain, nor anything else, appears to be slowing things down.

While working on the housing story, the lead writer told me she had met with local experts and they all told her that the housing market in this area is doing well. Playing devil's advocate, I mentioned a headline I saw on the front page of another local newspaper: *Home sales in worst*

slump in 5 years. Kara couldn't imagine the story was about the local market because everything she had heard up to that point was optimistic.

After reviewing the story in more detail, I realized the story was Associated Press news out of Washington and the headline was referring to the nationwide housing market. The "slump" was primarily taking place in the Midwest, according to the article.

It amazes me when content so non-local makes the front page. As a homeowner, I'm interested in how the market in my area — the one in which I chose to make an investment in a home — is doing. That's the angle we have taken with our story, and it serves as a perfect example of how we're different. Despite the extra effort it takes to localize a story like this, we feel confident it's what our readers want.

It has always been, and always will be, our mission to keep our content local and useful. We'll leave any uncertainty on what's happening in the area to the weather man.

Claire M. Love

Claire M. Love
General Manager

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Three entertainment center proposals rejected

The Ice Bats won't be chilling in Cedar Park.

Cedar Park's 4A Board resolved to move forward with plans for an entertainment center without involvement from a private sector partner at an Aug. 30 meeting.



The board rejected proposals for the center from International Facilities, CS&J Management and Stewart Green Properties. CS&J Management would have brought the Austin Ice Bats hockey team to Cedar Park if its proposal had been accepted.

One application — that of Dallas Stars president James Lites — is still under consideration. If approved, Lites' Hicks Sports Marketing Group would bring an American Hockey League affiliate of the Dallas Stars to Cedar Park. The group would rely on the Center Operating Company to manage the new facility.

Other actions made by the 4A Board include the approval of a minimum of 6,000 seats in the entertainment center and a ranked list of amenities and add-ons that will be finalized in a Sept. 12 meeting. The board also decided to accept and consider future applications or proposals for the center from the private sector.

Cedar Park wants special transportation, rail stop

Mayor Bob Lemon sent a letter to Capital Metro Sept. 6 asking the transportation authority to enter into an agreement with the city that would fund two studies: one to determine how Cedar Park can achieve federal grantee status and the second to explore the feasibility of a light rail stop in the city.

Obtaining federal grantee status would allow the city to receive money from the federal government for transportation projects. Those funds are now awarded to Capital Metro.

"They collect funding for the Austin-San Marcos urbanized area," said Jose Madrigal, assistant city manager. "If you are not a federal grantee, then the government gives it to whoever is."

Lemon writes that the money Capital Metro receives for Cedar Park does not benefit its citizens.

"Capital Metro is supposed to offer a service called special transit services for special needs residents," Madrigal said. "What's happening is that Capital Metro is not able to service all these residents out here with reliable transportation."

Cedar Park wants to duplicate an agreement Capital Metro has with Round Rock, which receives the federal funding and uses it to provide special transit services via the Capital Area Rural Transportation System.

The second study Cedar Park wants Capital Metro to fund would determine the economic advantages of a light rail stop.

Although Cedar Park voted in 1999 to withdraw from the Capital Metro system, the light rail line between Leander and Austin runs right by the city.

"Capital Metro's response has been that if you want to have a stop, you need to put in a penny of sales tax," Madrigal said. "But when we withdrew, we put that penny toward economic development. We don't want to give the penny back to Capital Metro. We are using it for other resources for our community."

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Published 13 times annually



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2008 Models Are In



Sewing Station sells, services stitching machines

BY KATHERINE KENNEDY

After losing his business of more than 20 years to Hurricane Katrina, Perry Picou Sr. relocated to Cedar Park and opened Sewing Station of Austin in May 2006. It provides products and classes to suit sewing needs.

"Viking, one of the brands of sewing machines I sell, told me that my business would be successful here. We looked in the Austin area and found that Cedar Park was the most growing area," Picou said. "My wife and I chose the location of our business and then chose a home nearby. We like the location; it is easy to get to and in a nice area."

Sewing Station offers classes for all skill levels, and Picou's staff is trained on the newest trends in the industry.

"We cater to the woman, housewife, professional and any lady who wants to expand her horizons in embroidery and sewing," Picou said. "There are more young people who want to learn how to sew. The average consumer wants to embellish their own clothes."

The station sells Viking and Brother machines. According to Picou, they are the best brands on the market because of ease of operation and high quality. The shop places in the top 30 in the nation for sales of both products, Picou said.

"Our customers don't leave fearful or unable to use their machines. They can be successful with minimal

classes because the machines are so easy to operate," Picou said. "We don't just sell a box; we sell happiness. We offer the ability to make their own product fast and easy."

Picou said the success of his company is due to customer service and a friendly, customer-oriented atmosphere. In addition to sewing classes, the shop also can make repairs to customers' machines.

"We treat our customers how we want to be treated. Without customer service, you can forget it. Customer satisfaction and loyalty separates us from competition. We aren't 24th in the nation for sales for no reason," Picou said. "We also train customers, free of charge, on their machines."

Picou plans to open two more locations in the Austin area and become the No. 1 sewing machine dealer. He would like to see the interest in the sewing industry grow.

"I would like to get as many kids in the sewing industry or have knowledge of the industry as possible. I would like to see sewing classes back in school," Picou said. "We work with home-school children and the Girl Scouts to keep them interested in sewing."

Sewing Station also reaches out to the community by conducting food drives at Thanksgiving and donating to the Susan G. Komen Breast Cancer Foundation. Picou said he also donates items for premature babies.



Sewing Station employee Amber Davis helps a class attendee.



SEPTEMBER EVENTS AND FREE CLASSES

Embroidery for Babies — Sept. 21, 1-2 p.m.
Anita Goodesign Trunk Show — Sept. 22, 9 a.m.-1 p.m.
Learn to Appliqué — Sept. 28, 10-11 a.m.
Getting the Most out of your Decorative Stitches — Sept. 28, 1-2 p.m.

Closet Makeover: Recycle Your Old Clothes — Sept. 29, 10-11 a.m.
Denim Revisited: Blue Jeans and Bandanas Picnic Mat — Sept. 29, 1-2 p.m.

For more information, visit www.sewingstation.com

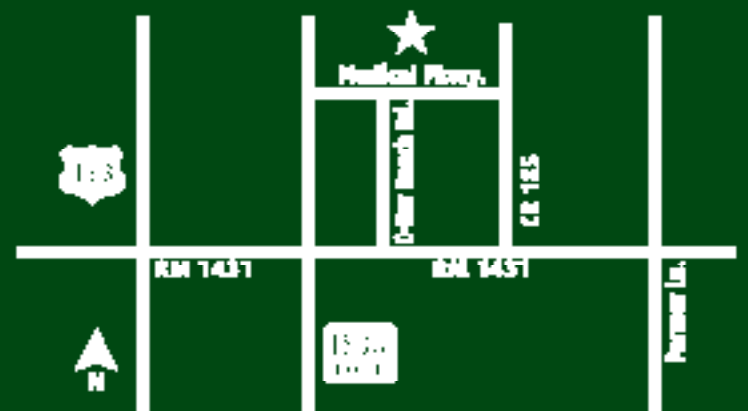


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Impact Cedar Park



1 Real estate office

A ribbon cutting was held Aug. 16 at the new location of **Stanberry & Associates**, 930 S. Bell Blvd., Ste. 206. The 11 agents handle all types of real estate and leasing transactions. For more information, call 258-9310 or visit www.stanberry.com.



Brian Joseph's Bydee people in a work titled *Community Spirit*.

2 Festival

The **parks and recreation department** has scheduled the first Bydee Festival from 2-7 p.m. Sept. 22 at Heritage

Oak Park, 875 Quest Parkway. The festival takes its name from the fictional Bydee people featured in Brian Joseph's artwork. Activities at the festival include live music by Inside Out Steelband, McCallum Knights of Steel and Mark Gilston, concessions, inflatables, caricatures, stilt walkers, artist booths, jugglers, big wheel races and a craft fair. For more information, visit www.cedarparktx.us/cp/page329102925.aspx.

3 Florist

Down The Aisle Florist opened Sept. 7 at 519 N. Bell Blvd. and provides floral and wedding planning services. In addition to providing flower arrangements and delivery, the florist also has seasonal arrangements, plants, gift items, fruit and gourmet baskets, chocolate, and online or phone ordering. For more information, call owner Beverly Breeding, 258-9090 or visit www.downtheaisleflorist.com

4 Entrepreneur Expo

The **chamber of commerce** and **Austin Community College** has scheduled the Entrepreneur Expo from 10 a.m. to 2 p.m. Oct. 20 at Austin Community College, 1555 Cypress Creek Road. Booths are \$40 for chamber members and \$75 for non-members. Eight seminar rooms are also available for \$40 each. For information, call 260-7800.

5 Martial arts

The **Chinese Martial Arts Academy of Austin** recently moved to Cedar Park, 111D N. Bell Blvd., behind Texas State Low Cost Insurance. Sifu David Scott Jr. teaches wushu, which builds on traditional kung fu by focusing on aesthetics and performance. Class meets every Monday and Wednesday from 6:30-8 p.m. For more information, call 771-8997 or visit www.wushuaustin.com.

6 Fall Festival

The second annual **Railyard Artisan and Car Show** is Oct. 13 from 10 a.m.-4 p.m. in the Railyard shopping center on the north side of RM 1431 just east of the US 183 intersection. Music, food, moonwalks and clowns are also part of the event. Booths are available for \$75. For more information, call Dolores at 528-8343 or George at 259-9430.

7 Hibachi and sushi

Tokai Restaurant opened Aug. 10 at 600 E. Whitestone Blvd., Ste. 702 in the Railyard shopping center. Hours are 11 a.m.-10 p.m. Sunday through Thursday and 11 a.m.-10:30 p.m. Friday and Saturday. For more information, call 528-8282 or visit www.tokaihibachi.com.

8 Golf benefit

The **City of Cedar Park** plans the **4th Annual Youth Scholarship Benefit Golf Tournament** Oct. 22 at Twin Creeks Country Club. Lunch will be served at 11 a.m. with the shotgun start at 1 p.m. The proceeds from the tournament provide scholarships to Cedar Park area youths in

need of recreational programs. For more information, call 401-5500 or visit www.cedarparktx.us.

Wine tour

The **chamber of commerce** plans a visit to the Winery of Torre di Pietra Oct. 13. Attendees will tour the facility, taste the wine, have lunch, listen to live entertainment and shop in Fredericksburg. Tickets are \$55. For more information, call 260-7800.

9 DTour

The Simon DTour Live is at **Lakeline Mall**, 11200 Lakeline Mall Drive, Oct. 8 from noon-6 p.m. Paula DeAnda will perform, and the first 500 teens to register get a gift bag. The event includes contests, prizes and henna tattoos. For more information, call 257-7467.

10 Local pub

The Dig Pub, a beer and wine bar at 401 Cypress Creek Road, Ste. 600, plans a September opening. For more information, visit www.myspace.com/thedigpub.

11 Juice and health bar

Jungle Juice, 2423 S. Bell Blvd., plans a grand opening event at noon Oct. 2 with free samples. The health bar offers all-natural meals and smoothies with no sodium, concentrates or powders and certified organic coffees. A nutritionist is on staff. Hours of operation are 8 a.m.-8 p.m. Monday through Saturday and 9 a.m.-2 p.m. Sunday. This fall, Jungle Juice will have live music from 8-10:30 p.m. Thursday through Saturday. For more information, call 219-1963.



12 Paper memories

Scrapbook Crossing and **Paper Passion**, 601 E. Whitestone Blvd., Ste. 408, recently had a grand opening celebrating the new partnership between the businesses. Invitations, party favors and scrapbooking products are available in the store. Call 260-7552 or visit www.scrapbookcrossing.com for more information.



News or questions about Cedar Park? E-mail kvaught@impactnews.com.

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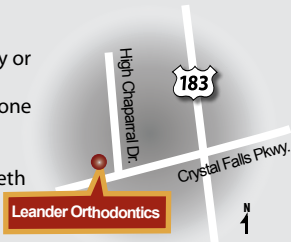
BY KATHERINE KENNEDY

Leander Orthodontics opened in March after Judy real-

“Everyone wants straight teeth. I enjoy seeing how happy people are when they finish their treatment,” Judy said. “Because I can work directly with local dentists, which is harder for Austin orthodontists, it is easier on the patients. I prevent them from hav-

Judy plans on staying in Leander rather than expanding. He will also extend his hours to stay open an extra day each week.

Source: www.leanderorthodontics.com



Dr. Robert H. Judy works on a client's teeth.

Monday: 8 a.m. - 4 p.m., Tuesday and Wednesday: 10 a.m. - 6 p.m.

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Impact Leander



1 Scrapbooking

Designing a Memory custom scrapbooking plans an open house from 6-8 p.m. Oct. 18 at 502 Crystal Falls Parkway. Owner Benita Walsh consults with clients regarding the desired look and layout and then creates pages or a book from photos provided by the customer. She also offers photography services for special events. For more information, call 417-5624, e-mail bwalsh@designingamemory.com or visit www.designingamemory.com.

2 Pregnancy resources

Hope Connections Pregnancy Resource Center opened Aug. 25 at 2701 S. US Hwy. 183. The center provides pregnancy testing, adoption services, maternity and baby clothes, spiritual counseling and classes on childbirth, parenting, budgeting and more. HCPRC can also provide referrals to prenatal care services, low-cost and emergency housing and information about WIC and food stamps. For more information, call 966-1738.

3 Ink

InkSell, 651 N. US 183, Ste. 330, celebrated its grand opening Aug. 19 and offers supplies for computer printers, fax machines and photocopiers. For more information, call 260-5005 or visit www.inksell.com.



4 Craft show

A craft market benefiting the **Leander Baseball Booster Club** and its scholarship program is planned from 9 a.m.-4 p.m. Nov. 3 at Leander High School, 3301 S. Bagdad Road. Vendors interested in a booth can find an application at <http://leanderbaseball.com/craftshow.htm>. For more information, call Dawn Filippuzzi, 573-6589.

Digital aid

Bullseye Tech Support opened recently at 610 Mill-

creek Lane servicing computer and network issues. Call 663-6467 for more information.

Inspections

Southern Cross Home Inspections provides structural and mechanical inspections of new and previously owned single-family residences throughout the Texas Hill Country. For more information, call 658-2528 or visit www.southernxinspections.com.

Lock and key

Mitchell's Security Solutions, Inc., recently received certification to be the ASSA high-security lock service center for the Austin area. Mitchell's provides lock systems, door hardware and lock installation, preventative and maintenance services. For more information, call 259-6995 or visit www.mitchsafe.com.

5 Festival

The **Leander Fall Festival** kicks off Oct. 5 from 7:30-10 p.m. It continues Oct. 6 from 10 a.m.-9 p.m. and Oct. 7 noon-5 p.m. Events include a fine-arts exhibit in the Pat Bryson Hall, 201 N. Brushy St., vendors of arts and crafts, a bakeoff, chili and Cajun cookoff, the Leander Library's annual book sale, live music, games, food, street dance, pony and train rides in the area around Pat Bryson Hall on Willis and Brushy streets. For more information, visit www.leandercommunityclub.org.

6 Old fashioned haircuts

A new shop at 1901 S. US 183, Ste. F opened recently specializing in men's cuts. **Texas Barber Shop** is open Monday through Friday from 9 a.m.-7 p.m. and Saturday from 10 a.m.-2 p.m. Regular haircuts are \$13, seniors are \$10 and public servants including military, firefighters and EMS workers are \$11. For more information, call 902-5470.

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Bond election

CONTINUED FROM 1

attorney consultation, the council will release the bond in four parts: roads, city hall, parks and public safety. Moore said that of all the propositions, proposition two for the new city hall faces the biggest challenge with voters.

"I wish I could take all of the voters to see the city hall so that they know how crowded it is and how bad it is to have meetings and staff spread all over town. Several departments have even been moved out of city hall," Moore said. "Without actually seeing it, it's hard to understand the need for the bond [money]."

The current city hall covers only 21,600 sq. ft., while the new proposed city hall would more than triple the size at 65,000 sq. ft. The city hall was relocated in 1990 from Commercial Parkway to its current position at 600 N. Bell Avenue inside a former bank building. The new city hall would be located at the D.R. Horton-developed Town Center and would anchor an area of housing, offices, retail and hotels.

Part of the task force's challenge was determining how much the public would tolerate in tax increases. While the money from a bond can only go toward the capital expenditures on a project, the task force took into account the impact each project would have on the city's annual budget in the coming years.

The council has estimated that the effect the bond sales would have on the pocketbook of taxpayers would be minimal as the city's tax base rises. For 2009, the average homeowner would pay approximately \$3 a month, or \$36 a year, lowering to \$35 for 2010 and 2011.

"We've had a 24.5 percent increase in the city's tax base, so that pretty much guarantees taxpayers wouldn't feel this bond package," Moore said. "It could be argued that if you don't pass these bonds and build these things taxes would go down, but then we'd have traffic jams."

New city hall

Cost: \$19,570,000

Originally grouped with other projects under the title of "facilities," the city hall has been separated into its own proposition. Located at the proposed town center, the city hall would include council chambers. The city is looking at other Texas cities such as Sugarland, Frisco and Southlake for building design concepts.



Sugarland City Hall



Frisco City Hall

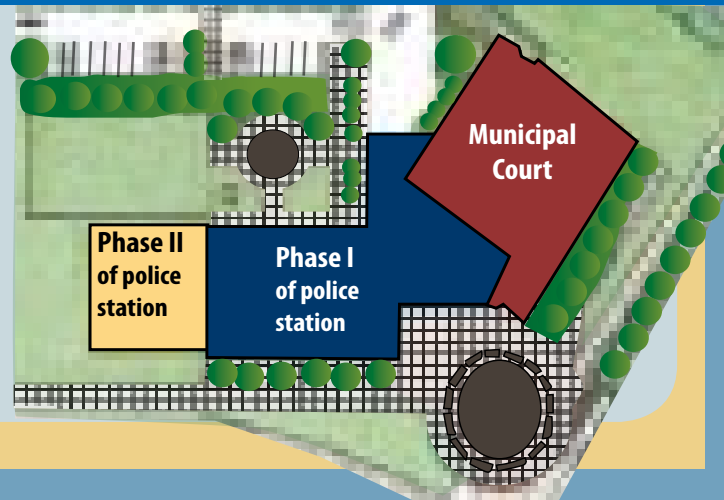


Southlake Town Hall

Public safety

Cost: \$7,890,000

Built in 1972 for the city's volunteer fire organization, Fire Station #1 does not meet the city's current needs for a fully paid fire organization, according to the task force. The current station would be demolished for the construction of a new, fully-equipped station. This bond also includes the 12,000 sq. ft. of space for Phase II of the city's police station. Phase I of the police station was built with the last bond. Phase II would include space for juvenile services, processing and holding and criminal investigations.



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Cedar Park recreation center

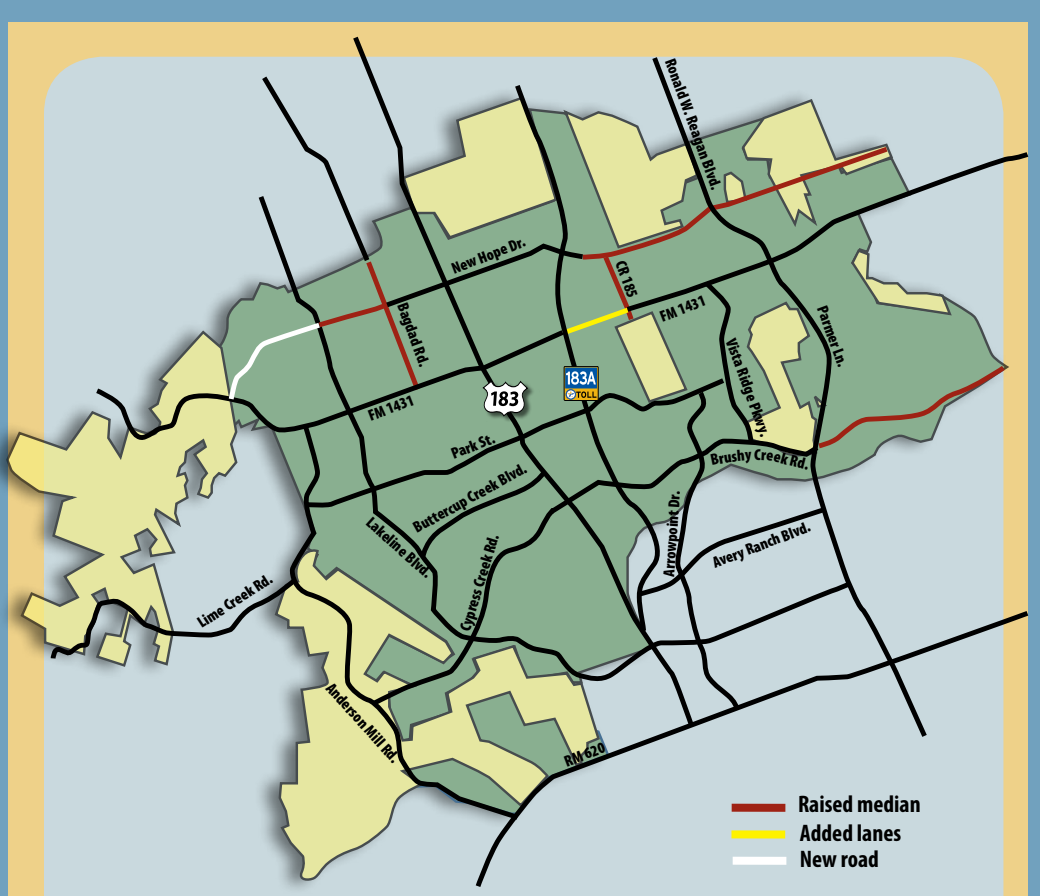
Parks

Cost: \$17,980,000

This bond allows the city to renovate, develop and buy land for park use. These projects could include Phase II of Brushy Creek Recreational Park. Phase I of the park began this summer emphasizing sports programming. Phase II is expected to include a playscape and additional baseball and football fields and possibly a dog park. The 18th-century King log cabin located in Twin Creek Park could see improvements to help bring it up to Texas' historic structure guidelines. The recreation center, pictured above, also falls under this proposition. With a cost of approximately \$7.2 million and covering nearly 50,000 sq. ft., it includes an elevated track, gym and community room.



The King log cabin



Roads

Cost: \$36,200,000

This bond allows the city to improve, extend, expand, upgrade or develop roads, bridges and sidewalks. Some of the projects the bond task force identified include adding lanes to New Hope Road from FM 1431 to Lakeline Boulevard and buying land for future right of ways.



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Neighborhood Dining

The Café Blue Experience . . . when you need a lift!

BY PITT GARRETT

A leisurely drive through scenic hills, a slow ride down a lift overlooking beautiful Lake Travis and you have arrived at Café Blue, where you can enjoy an exquisite meal while watching boats cruise. But hurry, Café Blue plans to close its doors for the season at the end of October and will reopen in March, weather permitting.

When my wife and I arrived, we did not see the café anywhere. Then we went to the edge of the parking area and saw the café below. But we didn't know how to get there. We looked to our right and saw a cage with tracks going down. A lift! It took passengers slowly down to the café while soaking in the beauty of Lake Travis.

As we walked into the open-air café, we were promptly seated by the water. The décor is unusual and comfortable with solid wood tables and chairs all on a beautiful deck. Overhead, canopies and fans protect diners from the sun and heat. The atmosphere is euphoric.

For appetizers, we ordered the Blue Crab Cakes served with a white wine stone-ground mustard sauce (\$11). The crab cakes were full of crab meat, and the sauce was unique and complementary without overshadowing the

flavor of the cakes.

For our entrees, we ordered the Hand-Cut Ribeye served with green beans and mashed potatoes (\$25) and the Caribbean Coconut Shrimp served with dipping sauces, rice pilaf and cole slaw (\$20). The ribeye was perfectly cut and charbroiled to order (medium rare). The meat was tender and flavorful. The Caribbean Coconut Shrimp were fresh and crunchy, and the sweet and tangy dipping sauces were a perfect addition.

For dessert, we tried the Lime Creek Pie (\$6) and the Chocolate Dipped Cheesecake (\$7). These homemade treats were a delicious ending to a great experience.

The menu also has lunch and brunch items that can be viewed on their Web site. They are closed on Tuesdays and Wednesdays.

Café Blue has had a rough season. They were closed most of July because of the flooding. The café had to be completely refurbished, and now the season is coming to a close. So grab the kids, your guests or come by yourself and enjoy a true jewel of Lake Travis: Café Blue.



Photo courtesy of Café Blue

Café Blue Pepper-Crusted New York Strip



Jason Landtroop, general manager

A SAMPLING OF BLUE'S MENU

Appetizers

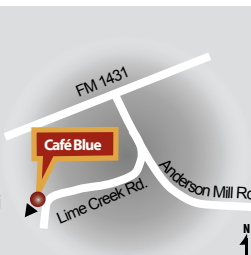
Pepper-Crusted Tuna - Seared with ginger soy sauce, \$10
Calamari - Sesame crusted with Asian dipping sauce, \$8

Lunch

Tacos del Lago - Blackened redfish and homemade cole slaw stuffed in corn tortillas, \$10
Portabella Sandwich - Grilled and served on a sourdough bun, \$8

Entrees

Shrimp Brochette - Bacon-wrapped shrimp stuffed with jack cheese and fresh jalapenos, garlic butter, rice pilaf and asparagus, \$19
Tuna Steak - Char-crusted Sashimi grade ahi-tuna with smashed potatoes and asparagus, \$20



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June 13th thru the 28th
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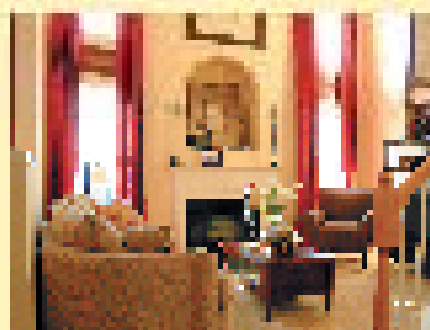
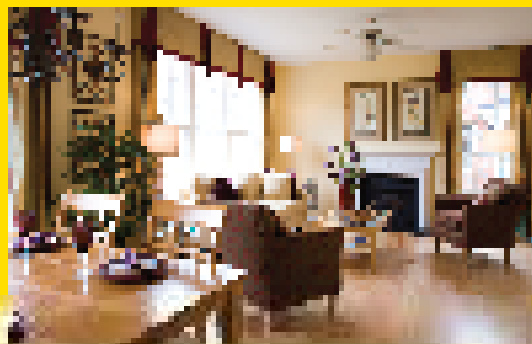
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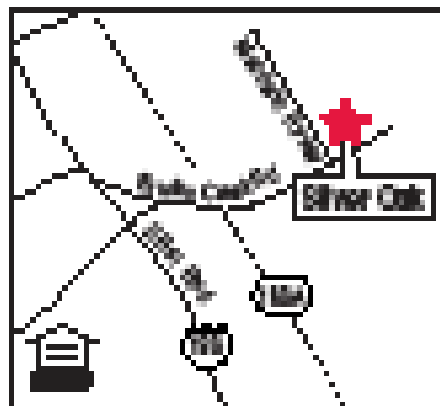
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Housing market

CONTINUED FROM |1

"The sheer volume of sub-prime loans taken out by consumers in the Austin area is well below what you see in, for example, San Diego and Florida," said Stuart Sutton of Prudential Texas Realty in Round Rock. "That's just because entry-level homes in San Diego are \$450,000 to \$500,000, and you have to take out a stated income or sub-prime loan to do that. It's just a different scenario here."

Sutton said sub-prime loans will still have an effect locally — no area is immune to the national market trends — but that effect will be far less severe here than in other parts of the county.

Availability of loans

Carolyn Nelson, owner of Synterra Property Group in Cedar Park, said that only qualified buyers will receive financing in the post sub-prime world.

"Lenders are just getting stricter. They are going to tighten their belts and not give loans as easily."

Buyers who deserve loans, meaning those with good credit and money in reserve, will not have a problem, she said.

Rosshirt said he recently received a call from a lender eager to get the word out that plenty of loans are still available.

"Certain types of loans aren't being made anymore, and that is decreasing the availability of the supply of buyers," he said. "But for the good, well-qualified buyers, we have lots of loans."

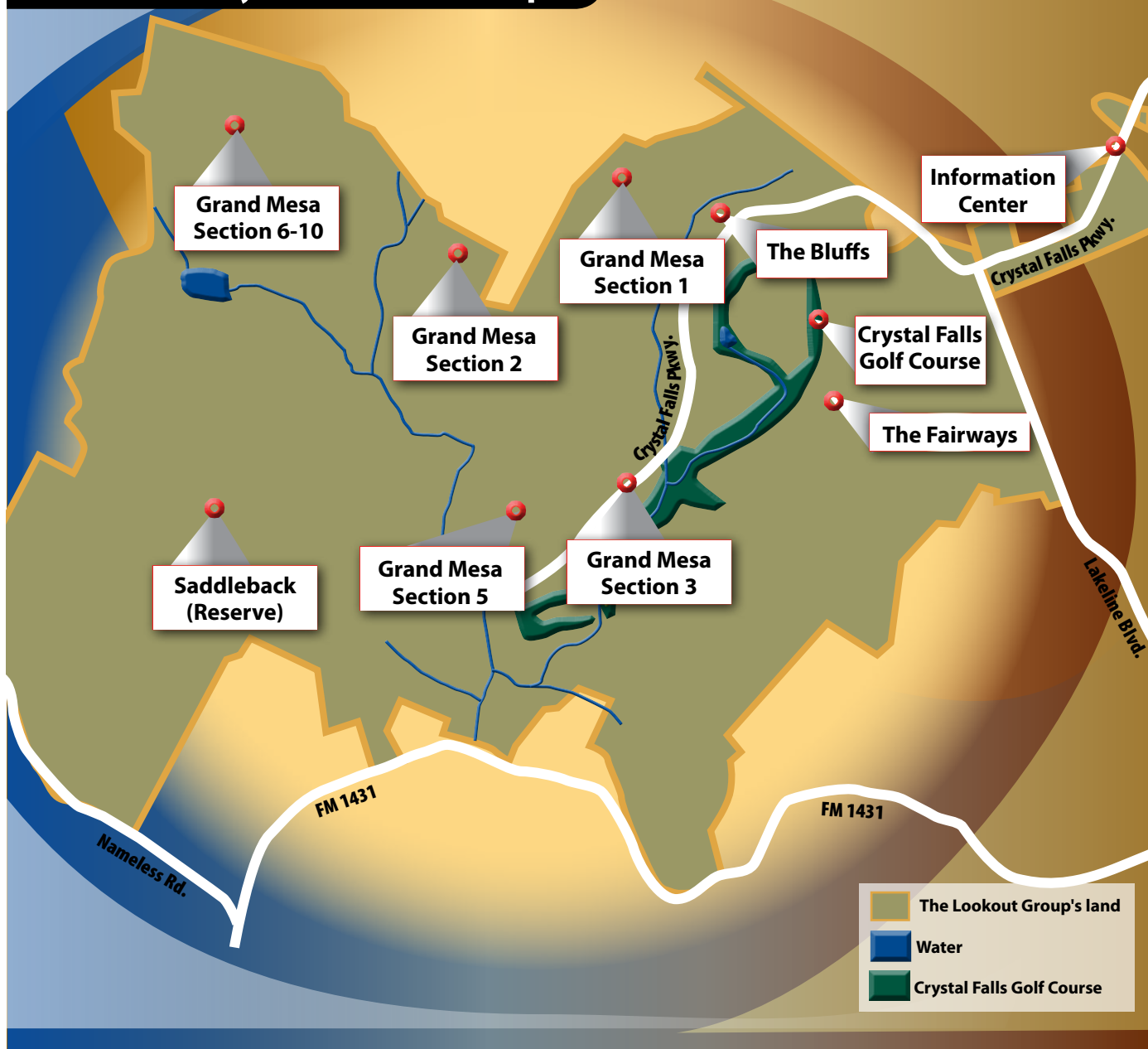
Life's good

Other factors keeping Central Texas attractive in the housing market are job creation and quality of life.

"We've had 28,000 or 29,000 jobs created in the last 12 months. That's good, but more important than that is that we've seen only 4,000 announced jobs, which is a major corporation announcing that they are going to have jobs," Sprague said. "The rest of those 26,000 plus jobs have been created by people just moving here and trading their equity from other markets."

Recent developments have primed the area for more growth. "Leander and Cedar Park are in a particularly good place because of the transit-oriented development and FM 1431," Sprague said. "There's nothing left on the south side of the lake for people to buy, so the north side of the lake that used to be considered geographically undesirable because it was so far from town is now much closer to town."

Land owned by The Lookout Group



Crystal Falls landowner sees property as an upscale, multi-use city center

The Lookout Group, owner of the property that Avalon Park Group passed up for development, is proceeding with plans for the next phase of an estate lot program in Grand Mesa and The Fairways at Crystal Falls subdivisions.

Lookout owns approximately 4,000 acres surrounding the west end of Crystal Falls Parkway, 1,000 of which are developed.

"What we did take from this planning exercise with Avalon is the need for some destination focus on FM 1431 — a city center site with commercial and recreational options and upscale, yet

neighborhood-scaled retail," said Lookout president Bill Hinckley. "We are pondering this now and time will tell. We are also casually looking at building another golf course."

Hinckley said serious growth in Leander is coming quickly. "Home sales are great, relocation business and net migration is healthy, and the job market locally is strong. Plus, a large amount of Texas baby boomers want to retire around Austin. I feel Austin is going to defy all the national trends, and Leander has the available land and can-do attitude from the city to capture a large percentage of this growth."



Burt Witcher

Sapphire: Clear Thinking and Good Fortune!

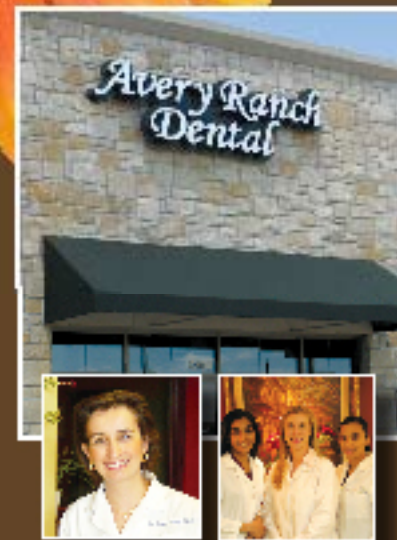
If you're looking for a gift that will bring good fortune and clear thinking, consider sapphire. Ancient Egyptians believed that wearing a star sapphire would make the star shine in a favorable position. The gem became a symbol of wisdom and clear thinking when King Solomon adopted it for his official seal. Sapphire is a gem variety of corundum and is available in every color but red. This is because "red corundum" is properly called "ruby." Although it is available in pink, green, orange, and golden-yellow, most of us think of sapphire as a dazzling blue. Blue sapphire is simply called "sapphire," while the others are named by color — for example: "pink sapphire." Sapphire is the birthstone of September and the official gem for the 5th and 45th wedding anniversary.

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Outdoor Guide

Camping checklist:

- Shampoo, soap, insect repellent, toothbrush/paste, comb, deodorant, towels, toilet paper, lip balm, sunblock, sunglasses and a sewing kit.
- Driver's license, money, map, compass, flashlight, batteries, lantern, bulbs, water, rope, clothespin, clothesline, radio, canteen, clock, camera, binoculars, chair, table, tent repair gear, pocket knife and a lighter.
- First aid kit with medicines for common ailments. Antibiotic cream, antiseptic, tissues and bandages. Tweezers for splinters.
- Sweatpants, shirt, sweater, thermals, gloves, jacket, pants, underwear, socks of varying thickness, pajamas, swimsuit, bandannas, hats, sandals and hiking boots.
- Baby food, milk, bottles, pacifiers, diapers and baby wipes, spoons, blankets, play pen, stuffed toys, stroller and books. Games, toys, crayons, paper, bucket and shovel.
- Tent, poles, mallet, ground cloth, sleeping bags, mattress, pillows, blankets, air pump, rope and stakes.
- Food containers, cooler, pots, pans, stove, fuel, matches/lighter, plates and utensils, bowls, coffee pot, Thermos, foil, towel, spatula, tongs, bottle/can opener, knife, soap, sponge, trash bags, locking baggies, tablecloth and skewers.
- Kindling, matches, newspaper, fire extinguisher, shovel, ax, wood and the permit.
- Before leaving, lock doors and windows, turn off lights and appliances, adjust the thermostat, water plants and make pet plans.

RV camping tips:

- Take a professional course in driving an RV.
- Anyone 62 years or older may get a "Golden Age passport" for free wildlife, monuments, park and recreation facilities access.
- Make reservations at least three weeks ahead.
- Build the campfire away from the vehicle, attend to it and extinguish it before sleeping.
- Before leaving the campsite, examine that all electric wires, sewer and water are unhooked and put the TV antenna down.

For more information, visit www.camping-tips.org

Campgrounds:

Panoramic Hills RV Park, 10617 Deer Canyon Road #2, Jonestown, 78645, 267-0563

Big Oaks RV Park, 3330 W. Whitestone Blvd., Cedar Park, 267-1775

Sunshine RV Park and Storage, 1351 CR 269, Leander, 259-7200

Windy Point Park, 6506 Bob Wentz Park Road, Austin, 78732, 266-3337

Cypress Creek Park, 13800 Bullick Hollow Road, Austin, 78762, 854-7275, www.co.travis.tx.us/tnr/parks/cypress_creek.asp

La Hacienda RV Park, 5320 Hudson Bend Road, Austin, 78734, 266-8001, www.lahaciendarvpark.com

Oak Forest RV Park, 8207 Canoga Avenue, Austin, 78724, 926-8984, www.oakforest-rvpark.com/

McKinney Falls State Park, 5808 McKinney Falls Parkway, Austin, 78744, 243-1643

Emma Long Park-Lake Austin, 1706 City Park Road, Austin, 78730, 346-1831

Pace Bend Park, 2501 N. Pace Bend Road, Spicewood, 78669, 264-1482

Lake Travis Inn and RV Park, 4511 Doss Road, Austin, 78734, 266-9329

Austin RV Park North, 4001 Prairie Lane, Austin, 78728, 244-0610

Camper Resort on Lake Travis, 17317 W. Beach Road, Austin, 78734, 266-1562, www.camperresort.com

Eastview RV Park, 552 Eastview Drive, Georgetown, 78626, 931-2251, www.eastviewrvranch.com

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Lake Georgetown, 500 Lake Overlook Drive, Georgetown, 78633, 930-5253

San Gabriel River RV Camp Resort, 40005 Heritage Hollow, Georgetown, 78626, 512-868-1401, www.sangabrielrv.com

New Life RV Park, 1200 CR 152, Georgetown, 78626, 931-2073, www.newlifervpark.com

Berry Springs RV Park, 140-C Market St., Georgetown, 78626, 864-2724, www.berryspringsrv.com

Shady River RV Resort, 7450 E. Hwy. 29, Georgetown, 78626, 930-1140, www.shadyriverrvresort.com

Bullard's RV Park, 70 Iron Horse Drive, Hutto, 78634, 310-8063

Blackland Farms RV Park, 1800 CR 374, Taylor, 76574, 352-6853

RV rental and sales:

American Dream RVs Inc., 1351 US 183, Leander, 515-5502, www.americandreamrv.com

RV Outlet Mall, 4500 S. IH 35, Georgetown, 78627, 930-4922, www.rvoutletmall.com

Walkabout RV, 8650 N. IH 35, Georgetown, 78626, 868-9119, www.walkaboutrv.com

Campers and trailers: Princess Craft Campers and Trailers, 102 N. First St., Pflugerville, 78660, 251-4536

Dependable Camper Rentals, 1702 Dalshank, Pflugerville, 78660, 848-1824, www.dependablecamperrentals.com

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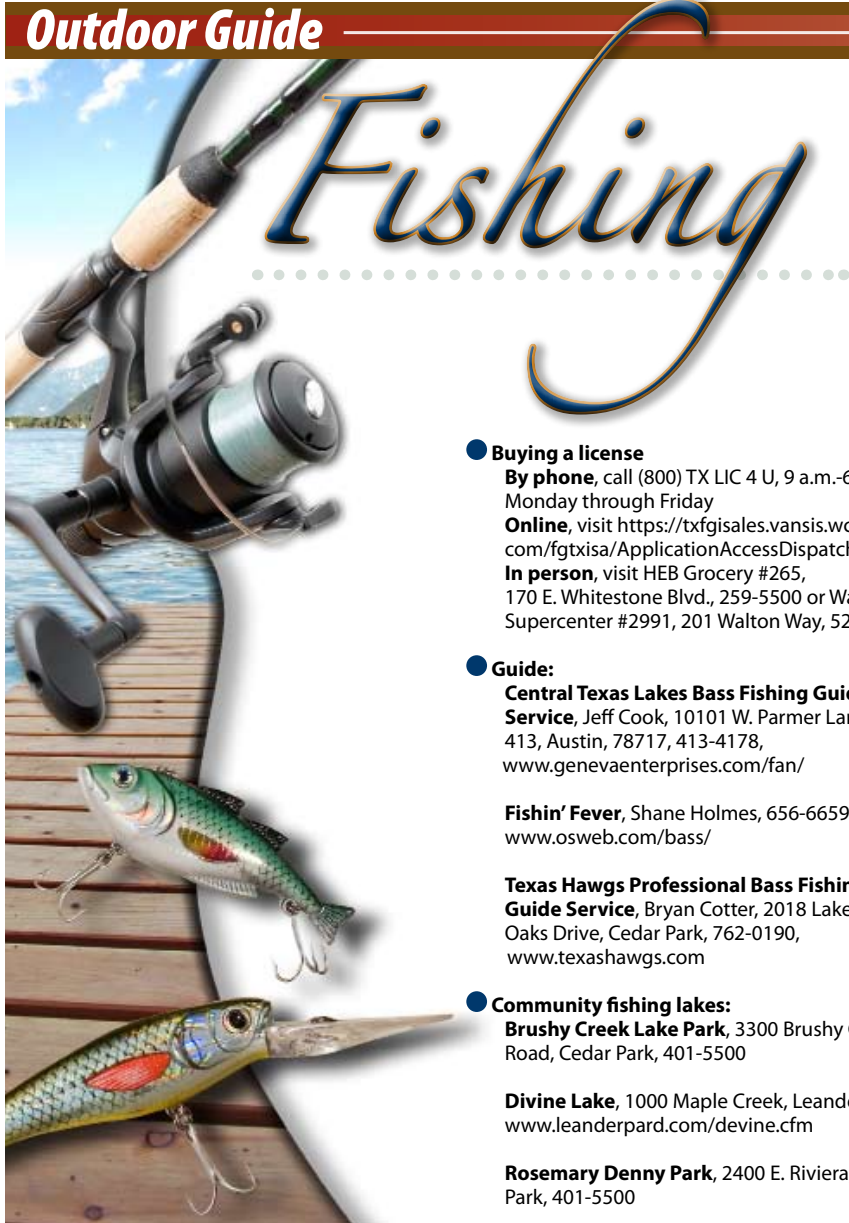
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Outdoor Guide



Fishing

● Buying a license

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Online, visit <https://txfgisales.vansis.wcom.com/fgtxisa/ApplicationAccessDispatcher>
In person, visit HEB Grocery #265, 170 E. Whitestone Blvd., 259-5500 or Wal-Mart Supercenter #2991, 201 Walton Way, 528-8746

● Guide:

Central Texas Lakes Bass Fishing Guide Service, Jeff Cook, 10101 W. Parmer Lane, Ste. 413, Austin, 78717, 413-4178, www.genevaenterprises.com/fan/

Fishin' Fever, Shane Holmes, 656-6659, www.osweb.com/bass/

Texas Hawgs Professional Bass Fishing Guide Service, Bryan Cotter, 2018 Lakeline Oaks Drive, Cedar Park, 762-0190, www.texasawgs.com

● Community fishing lakes:

Brushy Creek Lake Park, 3300 Brushy Creek Road, Cedar Park, 401-5500

Divine Lake, 1000 Maple Creek, Leander, www.leanderpard.com/devine.cfm

Rosemary Denny Park, 2400 E. Riviera, Cedar Park, 401-5500

Twin Lakes Park, 204 E. Elm Trail, Cedar Park, 401-5500

V.I.P. Marina, 1610-B FM 2769, Leander, 78641, 331-5375, www.vipmarina.biz/

Source: www.takemefishing.org

● Marinas:

Cypress Creek Marina, 13987 FM 2769, Leander, 250-9880, www.cypresscreekmarina.com/

Riviera Marina, 14297 FM 2769, Leander, 250-8321

Use these guidelines to measure fish correctly:

Place the fish on its side with the jaw closed. Squeeze the tail fin together or turn it in a way to obtain the maximum overall length. Measure a straight line from the tip of the snout to the extreme tip of the tail fin.

Tips for releasing fish

- Quickly play and release fish.
- Keep fish in water as much as possible.
- Remove hook with pliers or cut line.
- Gently place fish back into water.
- Revive fish by holding upright in water and moving back and forth, gently forcing water through gills.

Source: www.tpwd.state.tx.us/publications/annual/fish/

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- Spotted and Guadalupe bass: 5 (in any combination), no limit
- Striped and hybrid striped bass: 5 (in any combination), 18"
- White bass: 25, 10"
- Yellow bass: no limit, no limit
- Catfish, channel and blue catfish, their hybrids and subspecies: 25 (in any combination), 12"
- Catfish, flathead: 5, 18"
- Crappie, white and black crappie, their hybrids and subspecies: 25 (in any combination), 10"
- Paddlefish: no harvest allowed
- Saugeye: 3, 18"
- Sunfish, various species including bluegill, redear, green, warmouth and longear: no limit, no limit
- Trout, rainbow and brown trout, their hybrids and subspecies: 5 (in any combination), no limit
- Walleye: 5 (only two can be less than 16" in length), no limit

* Always check local regulations at individual lakes

Source: 2007-2008 Texas Parks and Wildlife Outdoor Annual, Hunting and Fishing regulations

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Texas Orthopedics
www.txortho.com

For a list of 2007-08 hunting seasons and regulations, visit www.txoutdoorannual.com.

Boone and Crockett

The Boone and Crockett scoring system, adopted in 1950, uses numerical measurements to arrive at a score that is then ranked against the other animals in a particular category. There are categories for every big game animal in North America. The scoring system measures only enduring characteristics — such as antlers, horns and skulls — as opposed to skin length or weight, so that the measurements may be repeated at any later date to verify the measurements and the resulting ranking in a category. While anyone can score an animal using the B&C scoring system, the animal must be scored by an official measurer in order to be considered for the record book. The official Boone and Crockett measurers in this area are:

James Arnold
Austin
312-2577
jarnold@arnoldoil.com

Owen Carpenter
Burnet
756-2945
trey@tstar.net

J. Paul Ellis
Round Rock
310-1381

Kevin Schwausch
Burnet
756-4476
kevin.schwausch@tpwd.state.tx.us

For downloadable scoring charts, an online scoring calculator or any other information on the Boone and Crockett scoring system, visit www.boone-crockett.org.

Source: www.boone-crockett.org

Meat Processors:

Klein's Meats and Deer Processing
15209 Delahunty Lane, Pflugerville,
78660
251-3300

Taylor Meat Co.
2211 W. Second St., Taylor, 76574
365-6358
www.taylormeat.com

Taxidermists:

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716-0649
www.lovetaxidermy.net

Lunker Taxidermy
1609 Serenity Dr., Pflugerville, 78660
990-8870

Professional Taxidermy Studio
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259-4902

Gun Stores:

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www.blacklandguns.com

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219-1122
www.heritagefirearms.com

Red's Indoor Range

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251-1022
www.redsguns.com

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- age 12 through 16, you must successfully complete a hunter education course, or you must be accompanied.*
- age 17 and over, you must complete a hunter education course; or purchase a hunter education deferral** and you must be accompanied.*

*Accompanied means: By a person who is at least 17, who is licensed to hunt in Texas, who has passed hunter education or is exempt (born before Sept. 2, 1971), and is within normal voice control.

** Hunter education deferral, \$10, allows a person 17 years of age or older who has not completed a hunter education program to defer completion for up to one year. A deferral may only be obtained once and is only valid until the end of the current license year.

Source: 2007-08 Texas Parks and Wildlife Outdoor Annual



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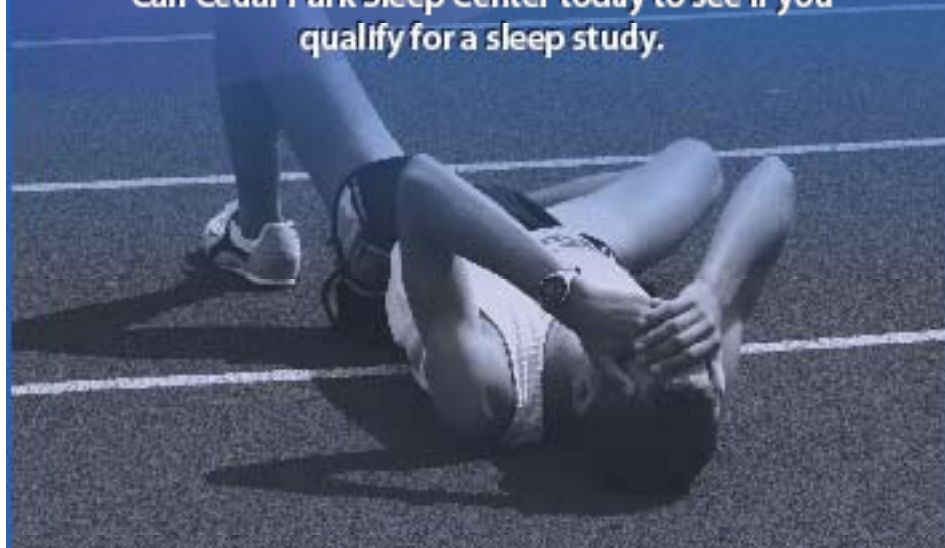
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Residential Real Estate Report

Cedar Park & Leander MLS area

On the market

July 1 - July 31

Price Range	No. of homes for sale CLN	CLS	Average days on market CLN	CLS
Less than \$100,000	4	-	56	-
\$100 - \$149.9k	113	25	48	44
\$150 - \$199.9k	137	56	59	46
\$200 - \$299.9k	59	155	56	57
\$300 - \$399.9k	20	95	62	66
\$400 - \$499.9k	11	32	76	58
\$500 - \$749.9k	22	24	66	94
\$750 - \$999.9k	3	9	43	143
\$1 Million +	1	11	85	1

Monthly home sales

Month	No. of sales CLN	CLS	Average price CLN	CLS
August 2007	109	96	\$186,902	\$238,081
August 2006	N/A	N/A	N/A	N/A
July 2007	124	121	\$167,002	\$239,050
June 2007	134	110	\$153,884	\$234,499
May 2007	123	106	\$174,206	\$250,379

Beginning in 2007, the Cedar Park/Leander area was changed from Multiple Listing Service area CL, which included all of Leander and Cedar Park, to MLS areas CLN and CLS, divided by RM 1431. CLN includes most of Leander, while CLS includes most of Cedar Park. This split occurred in 2007 and therefore has no comparison figures for last year.

Key stats

CLN
+\$19,900

Change in
average
selling
price over
last month

CLS
-\$969

CLN
-15

CLS
-25

Change in number of
homes sold over last month



Data provided by Coldwell Banker United
(www.coldwellbankerunited.com)

REAL ESTATE REPORT

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Cypress Creek
Cedar Park - 78613

Agent:
Kathy Schenken
258-6677
ext. 228



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\$249,900

1812 Autumn Fire Dr.

Twin Creeks
Cedar Park - 78613

Agent:
Barbara Dawson
258-6677
ext. 134



5 Br./4 Ba.
\$529,900

2009 Ebbsfleet Dr.

Buttercup Creek
Cedar Park - 78613

Agent:
Bernice Schaffer
258-6677
ext. 222



4 Br./2 Ba.
\$259,900

1416 Redden Cove



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 - A good agent can spot trouble for you. He/she will be experienced at looking at homes and will see things you might not see.
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Minimum Deposit:	Rate	APY****
\$75,000 - \$109,999.....	3.60%	3.66%
\$110,000 - \$149,999....	4.25%	4.33%
\$150,000 - \$199,999....	4.50%	4.59%
\$200,000 and Above....	4.75%	4.85%

CERTIFICATE RATES

Minimum Deposit:	\$1,000	\$5,000
12 Months.....	5.34%	5.44%
24 Months.....	5.35%	5.46%
36 Months.....	5.39%	5.49%
48 Months.....	5.42%	5.52%
60 Months.....	5.46%	5.56%

APY****

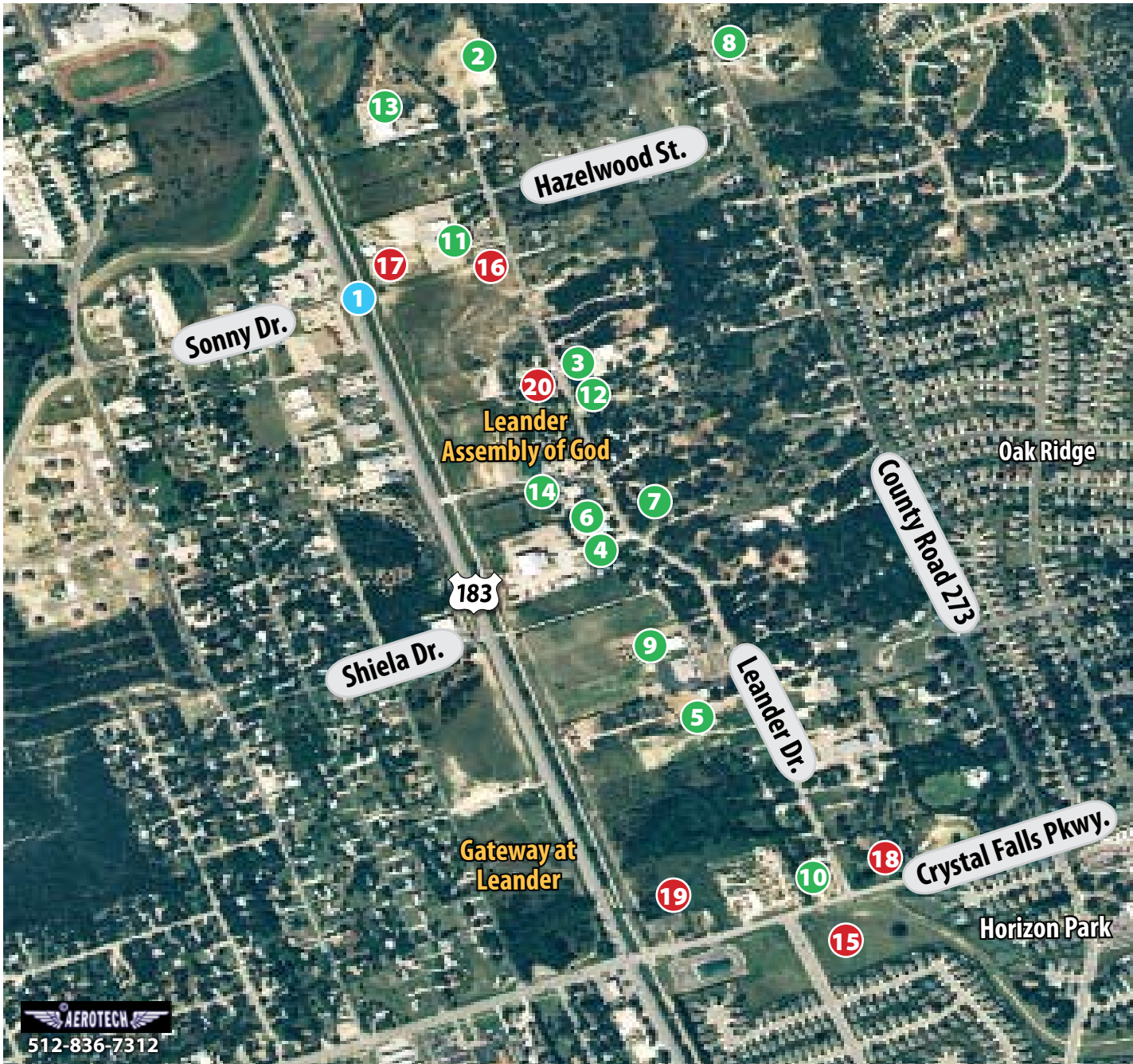
*Annual Percentage Rate. All rates represented are "as low as", and are subject to change without notice. **Variable Rates will pay all standard closing costs on Home Equity loans below \$100,000. Rates and terms for loans over \$100,000 may vary. Additional non-standard fees will be the responsibility of the borrower. Credit qualifications apply. ***Rate applies to the first commercial real estate loan with a term of 10% or less. Commercial real estate loans with terms over 10% may be different. See pre-payment penalty. Credit qualifications apply. Please call for details. ****Annual Percentage Rate. Penalties for early withdrawal may apply.



Community Corridors

Leander Drive

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Leander Drive

Home to more than 15 businesses employing over 300 individuals, Leander Drive boasts an eclectic mix of businesses. This stretch of road will continue to grow in the coming months, with more than 20 acres of land available for sale. This month's corridor reveals the companies currently located on Leander Drive and explores the new businesses planning to come to this hidden road tucked off Crystal Falls Pkwy.

Transportation Update

- 1** The **Sonny Drive** extension will connect Leander Drive to US 183. A design proposal went before city council Sept. 20. The roadway will include a traffic signal at US 183 and Sonny Drive and a railroad crossing with barricade arms. Right-of-way acquisition is still under negotiation. Construction on Sonny Drive is expected to begin in March and will take six months to complete.

Existing businesses

- 2 31W Insulation**
600 Leander Drive
Year established: 1997
Employees: 20
Service: Provide and install insulation
- 3 Acoustical Resources**
904 Leander Drive
Year established: 1997
Employees: 12
Service: Manufacturer of custom acoustical panels
- 4 Dennis Steel**
1105 Leander Drive
Year established: 1980
Employees: 71
Service: Structural steel fabrication and erection
- 5 Farmer's Nursery
Farmer's Grass**
1305 Leander Drive
Year Established: Farmer's Nursery –1996; Farmer's Grass – established in the 1950s, owners are 3rd generation family members.
Employees: 10
Service: Outdoor plants and organic garden supplies
- 6 W.R. Woodworks**
1103 Leander Drive
Year established: 2005
Employees: 3
Service: Butcher block countertops
- 7 Excel Construction**
506 Leander Drive
Year established: 1999
Employees: 30
Service: Construction of water treatment plants and pump stations
- 8 Roof Crafters**
610 CR 273
Year established: 1982
Employees: 5
Service: Primarily residential roofing
- 9 Summit Christian Academy**
1303 Leander Drive
Year established: 2002
Employees: 74
Service: Private Christian education, grades pre-K to 6

- 10 All Day/All Night Automotive**
10303 E. Crystal Falls Pkwy.
Year established: 2007
Employees: 4
Service: Automotive repair
- 11 City of Leander**
Inspection and Permits Division
Code Enforcement Division
Moved in July 2004
Employees: 6
- 12 Rio Construction
Custom Concrete Coatings**
908 Leander Drive
Year established: 1999
Employees: 90
Services: Rio Construction – Residential and commercial concrete construction; Custom Concrete Coatings – Decorative concrete coatings
- 13 T.F.R. Enterprises, Inc.**
601 Leander Drive
Year established: 1989
Employees: 23
Service: Debris hauling for disaster response, debris removal and collection
- 14 Safeway Electric**
1107 Leander Drive
Year established: 1984
Employees: 8
Service: Commercial electrical contracting, including fuel systems

Future businesses

- 15** An 8,000 sq. ft. **Goddard School** educational facility will open in mid-October. The school anticipates space for 156 children ranging in age from 6 weeks to 6 years.
- 16** The **Leander Police Department** will move into its new facility at 705 Leander Drive during the first week of October.
- 17** The **Leander Fire Department** is in the preliminary design stages for a new facility along the Sonny Drive extension.
- 18** **Park-N-Sak** is building its fourth convenience store location. The project is expected to be completed within 6 to 12 months.
- 19** **The Storage Center** plans to break ground by the end of the year. This climate-controlled storage facility will occupy 2 acres of a total of 6 acres.
- 20** **Hill Country Funeral Home and Crematory** plans to break ground in October. The 11,000 sq. ft. building will include a 200-person chapel with 100" projector screen and a large reception area. The funeral home anticipates an April opening.

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Historical Impact

Geological fault zone creates jobs in limestone quarries

BY KAREN R. THOMPSON
Manager of archives for Williamson County.

The National Weather Service describes this area of Texas as an “eroded region at the southern edge of the Edwards Plateau.” This “erosion” was formed by the Balcones Escarpment, a fault zone that runs from near Del Rio to the Red River.

It separates the Hill Country from the Coastal Plains, which is especially visible on a drive from Lady Bird Lake, past Mount Bonnell and up to the Jollyville Plateau.

The Balcones Escarpment, or fault zone, is made up of limestone and dolomite — carbonated minerals — and calcite. Long-time residents of the Leander and Cedar Park area have dug up honeycomb rocks in their yards.

These rocks were made when the earth moved, fractures formed and seeping rain-water mixed with sulfurous gases to form cracks.

Barton Springs in Austin is a direct result of the Balcones Escarpment forcing water to the surface by artesian pressure.

The rock and quarry industries of Travis and Williamson counties pre-date the Civil War. In the 1880s, the Austin and Northwestern Railroad was constructed to transport granite from Marble Falls to build the new Texas Capitol building in Austin.

This railroad was used by George Cluck in his quarry operation in Cedar Park. Af-



This quarry, between Leander and Liberty Hill, depended on mule power to transport the stone.

ter his death in 1920, his operation closed.

Recovery from the Great Depression was difficult in this area. Farming was not profitable, and Leander men were often traveling away from home for employment.

The old Cluck Quarry became Austin Whitestone Company, operated by Bill and John Benzel.

In 1929, the Texas Quarries Company was established around present-day RM 1431. A railroad feeder track was laid to more easily transport the limestone.

Following the end of World War II, in the early 1940s, Bob and Frank Allen opened Leander Limestone Quarry Company, located in the area that is now Crystal Falls Golf Course.

Bob Allen had been with Texas Quarries and was experienced in the limestone industry.

The 1930 United States Census for Le-



Workers at the Texas Quarries in Cedar Park in 1948.

ander showed many families in which the head of the household listed the quarry industry under occupation.

Many of the men who worked in the quarry became veterans of World War II, and a few moved to Leander from Indiana when rock quarries were fading in that state. Kirk Hampton was one of those Indiana workers.

Some Leander boys worked at the quarry in the summertime during school vacation.

One of those young men was Edd Mack Fulkes, son of Buster Fulkes.

An infamous story about the younger Fulkes scaring workers with a dead snake is evidence that Edd Mack did not make the quarry his career choice.

The Leander Limestone Quarry closed in the mid-1960s. Most of the men named here are deceased, but in the years it was open, the quarry served the community well and provided employment for men to stay near home.

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3306 Parliament

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www.HighlandLakesWebsite.com



COMMUNITY IMPACT NEWSPAPER EDUCATION FOCUS

Higher Education September 2007



Photo courtesy of Austin Community College

The Cypress Creek Campus of ACC recently completed additions, including the white-roofed building.

ACC students begin classes in new building

BY BETH WADE

Students at Cedar Park's Cypress Creek campus of Austin Community College are taking classes in a recently completed building that added 70,000 sq. ft. and doubled the campus size.

"We have added 57 additional courses, and they are spread out across the disciplines," said Linda Haywood, campus operations manager. "That roughly translates into about 900 more students that we're able to serve."

The new building is the result of a \$25 million general obligation bond approved by voters in 2003.

"A major part of this expansion was to provide much-needed space to existing student support programs here," Bruce Davis, ACC project manager, said. "This was our most efficient campus, but that means it has the least amenities per student. So, from an efficiency standpoint, it looked great, but you had people sharing offices. A lot of the growth out here has been to address what I would consider substandard facilities in the original building."

The new building's design and an open mall area between buildings enhances the college campus feel for students, Davis said. Also added was more room for the nursing program, increased space for computer labs, a tutoring center, a testing center and an additional 5,000 sq. ft. of library space.

"A lot of our students never dreamed that they might go to college someday. It's truly something they never planned," Haywood said. "They have experienced college life, they have experienced success academically and they are ready to roll. So UT isn't so scary; Texas State or a four-year college isn't a big step for them after this."

New center, new opportunity

Students in Leander can take core courses at the Leander Center, ACC's answer to the

growing population, which opened with classes in January 2007. The center offers courses in the evenings at Leander High School, including English composition I, U.S. government, speech and psychology.

The program has an enrollment of 142 students and is anticipated to grow rapidly, said Luanne Preston, executive director of early college start and college connection.

"Leander is a rapidly growing area, and we want to offer opportunities for the students there," Preston said.

Leander's ACC future

ACC has recently completed an 18-month facilities master plan study, which included recommendations for campuses in Round Rock and San Marcos. The study also indicated, however, that the college should consider pursuing land acquisitions in four areas, including Leander, Burnet County, the Hays/Dripping Springs area and Manor, said Steve Kinslow, ACC president.

"The board and the college have not made a commitment to building a campus [in Leander]," Kinslow said. "We don't want people to be misled from other people's enthusiasm."

The Leander City Council's interest in the project was spurred by council member Vic Villarreal who spearheaded a campaign with the help of mayor John Cowman and economic development director Kirk Clennan. Villarreal compiled a survey that he used as a catalyst for the college to include Leander for land banking.

"The Leander Center is a good sign. But I need to stress that everyone in Leander and Cedar Park needs to support the Cypress Creek campus and fill it up," Villarreal said. "They need to make it their first choice for ACC classes, and that will help us in the future."

Concordia University Texas prepares

BY GRANT FULLER

After 80 years near the heart of downtown Austin, Concordia University will move northwest in 2008, giving itself plenty of extra breathing room.

The new campus will be located on 385 acres of land off RM 620 near Anderson Mill, an area that dwarfs the current 23-acre downtown location. However, about 65 percent of the university's new acreage is untouchable for development because it is part of the Balcones Canyonlands Preserve, a new asset that Concordia hopes to leverage for enhancement of its Environmental Science program.

Confined by space limitations at the current campus, the Board of Regents decided in 2005 to begin the search for a new home in Central Texas. After considering an \$80 million option of sinking parking underground and building on top, the time came to look elsewhere.

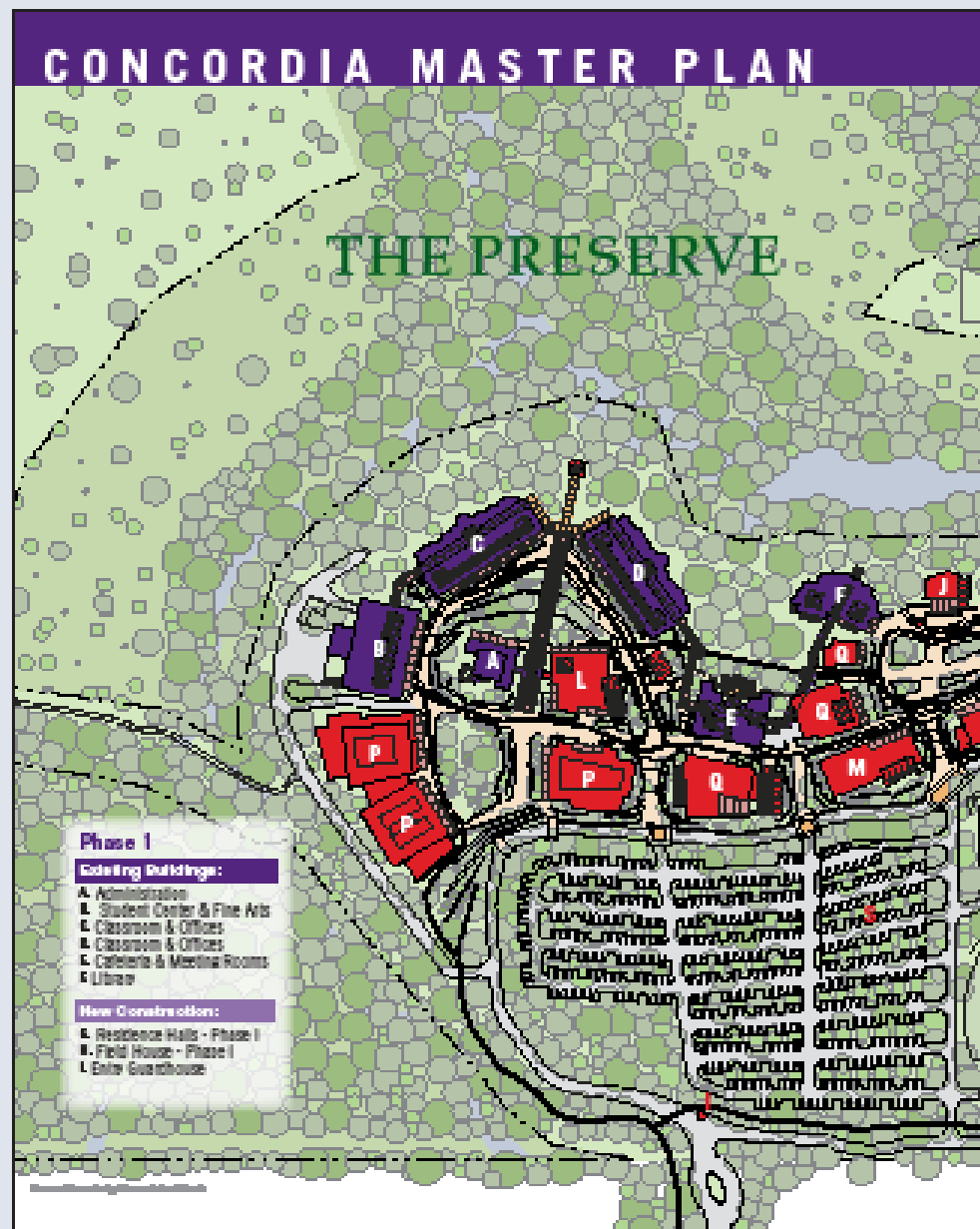
"We started exploring if we could sell our property to help us buy something else, maybe we could pull off a relocation and get more land out of it in the end,"

said Rev. Dr. David Kluth, vice president. "Our thought was we might be better off to just simply start over."

The small private school, formerly known as Concordia University at Austin, recently changed its name to Concordia University Texas to better reflect the system's statewide presence through non-traditional and adult education programs, and it also adopted a new logo. But the campus move is a greater concern for Kluth at the moment.

"I think once we got over the physical move hurt, other changes have not been as painful," said Kluth, who has already moved his office to the new site. "I'm sure there will be a few people that will never forgive us for moving, but I think in a decade, the school will be flourishing, probably double the size, and I would hope that in retrospect, people will say it was a really good decision."

Concordia will move into six existing buildings on the heavily wooded property at the head of Bull Creek, which was formerly used as a research and development facility



US

for campus move

by Schlumberger, an international oilfield services company. The current structures will be converted into two adjacent classroom and office halls, a fine arts center, an administration building, a cafeteria and a library. The campus will be divided into four villages: student learning, student life, student living and athletic. Further expansion is planned over the next 30 years.

Concordia's president, Thomas Cedel, is pleased with the condition of the existing buildings and is thinking about changes that will begin to take shape after classes start on the new campus next fall.

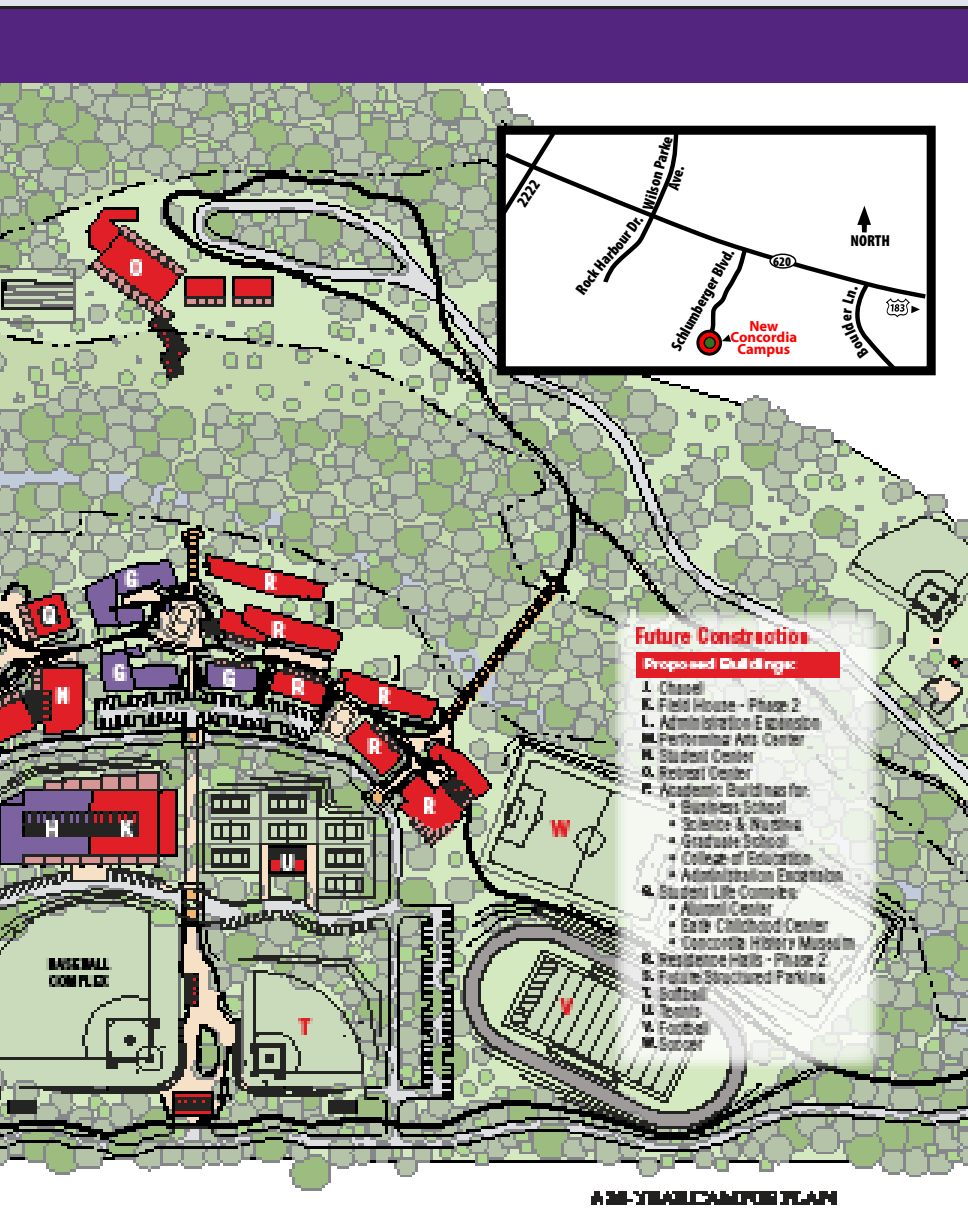
"We'll let the dust settle and let everybody get comfortable from that, and then step back and look at some of the things we can do differently," Cedel said. "How do we integrate into the community? How do we integrate into the school districts?"

While Kluth and Cedel both say the Northwest Austin community has reacted positively to the news of Concordia's arrival, the drastic change in location should present an interesting new challenge.

"It isn't as visible, certainly, as IH 35 and the baseball field and the upper deck," Kluth said. "I think we'll have to work much harder than we have in the past making ourselves continually felt within the community through expanded academic programs and different public relations efforts."

A developer plans to raze the downtown campus as soon as Concordia faculty and staff clear out sometime next July. Many of the old buildings are beloved by alumni, and the historic change will be a bittersweet moment for many of those involved. The university does plan to salvage items of historical or sentimental value and find a place for them at Concordia's new home.

"There's going to be some strong emotions that are going to surface next spring when we call it quits, and we're going to have to do a really good job when we bring people out here to acclimate them into this setting," Kluth said. "I think they'll love it, but there is probably a sense of loss. The reality is that the school is staying the same, but it's moving to a different spot that can serve students better."



Postgraduate education options for high school graduates

Austin Business College

2101 IH 35 South • Austin

- **Programs:** Associate degrees in accounting, legal office management, medical office management/office technology; certifications in office/administrative/legal/medical specialist.
- **Program length:** Depends on program, up to two and a half years, including externships.
- **Earn:** Certifications or Associate of Applied Science degree.
- **Financial aid:** For those who qualify.
- **Other:** ABC offers career services to aid in the job hunting process after graduation.
- **Phone:** 447-9415

Austin Community College

Cypress Creek Campus

1555 Cypress Creek Road • Cedar Park and other Austin area locations offering a variety of classes and degree options.

- **Programs:** Transferable credit for core classes at many universities and colleges, automotive mechanics, film, writing, computer science and phlebotomy.
- **Program length:** One semester to two years depending on program or classes desired.
- **Earn:** Transferable credits, certification and associate's degree.
- **Financial aid:** For those who qualify.
- **Other:** ACC night classes are offered at Leander High School. For more information, contact ACC Center Supervisor Janet Martin at 435-8006.
- **Web site:** www.austincc.edu
- **Phone:** 223-2000

DeVry University

Austin Center

Stratum Executive Center

11044 Research Blvd., Ste. B100 • Austin

- **Programs:** Undergraduate programs include business administration, game and simulation programming, technical/accounting/financial management. Graduate degree programs include accounting, financial management and business administration. Graduate certificates in accounting and business administration.
- **Program length:** Depends on degree or certification.
- **Earn:** Bachelor's, Master's degree or certification.
- **Financial aid:** Scholarships available.
- **Other:** DeVry offers night and weekend classes.
- **Web site:** devry.edu
- **Phone:** 231-2500

Everest Institute, part of the National Institute of Technology

9100 US 290 Ste. 100 • Austin

- **Programs:** Day and night programs available in medical administrative assisting, dental/medical assistance, pharmacy technician, residential heating, ventilation and air conditioning.
- **Program length:** Seven months plus an externship set up through the school to complete real world training.
- **Earn:** Diploma, certifications.
- **Financial aid:** For those who qualify.
- **Other:** Career counseling is available to find a career to match interests and personalities.
- **Web site:** www.everest.edu
- **Phone:** 888-741-4270

ITT Technical Institute

6330 US 290 East, Ste. 150 • Austin

- **Classes:** Day, night times and online available.
- **Programs:** Information technology, electronics technology, drafting, design and business.
- **Program length:** Two years.
- **Earn:** Associate Degree of Applied Science.
- **Financial aid:** For those who qualify.
- **Other:** Student activities including clubs, contests and open houses; online courses to earn an MBA or Bachelor of Science are available.
- **Web site:** www2.itt-tech.edu
- **Phone:** 467-6800

Lauterstein-Conway Massage School

4701-B Burnet Road • Austin

- **Program:** Massage therapy courses.
- **Program length:** Depends on program.
- **Financial aid:** Loans and scholarships available.
- **Other:** Offers a variety of schedules and classes.
- **Web site:** www.tlcschool.com
- **Phone:** 374-9222

Nuvani Beauty School

14005 N. US 183 Ste. 1200 • Austin

- **Programs:** Cosmetology, nail technician and esthetician.
- **Program length:** Three to ten months depending on program.
- **Web site:** www.nuvani.com
- **Phone:** 707-7939

Texas Workforce Commission

Texas Workforce Commission of Williamson County

3010 Williams Drive Ste. 113 • Georgetown

- **Services:** Employment services, referrals to apprenticeship programs and access to adult education.
- **Other:** Services are also provided through the Rural Capital Area Workforce.
- **Web site:** www.twc.state.tx.us/ or www.ruralcapitalworkforce.com
- **Phone:** 863-4826

Paul Mitchell the School

The Academy at Austin • A Paul Mitchell Partner School • 15635 Vision Drive, Ste. 107 • Pflugerville

- **Programs:** Cosmetology training, esthetician training.
- **Program length:** Day courses take 15 months to complete, night courses take two years.
- **Other:** Technical tools, books and core cutting materials are included in the tuition.
- **Financial aid:** Payment plans are available.
- **Web site:** www.theacademyaustin.com
- **Phone:** 251-1644

Texas Culinary Academy

11400 Burnet Road, Ste. 2100 • Austin

- **Programs:** Le Cordon Bleu Culinary Arts training, baking and pastry arts training.
- **Program length:** Students must complete externship for the Culinary Arts program.
- **Earn:** Associate Degree of Applied Arts and Sciences for the Culinary Arts program, baking and pastry arts leaves students with skills and abilities for entry level careers as a pastry chef.
- **Financial aid:** For those who qualify.
- **Other:** The academy offers career placement assistance.
- **Web site:** www.austin.chefs.com
- **Phone:** 672-0802

Vogue College of Cosmetology

Vogue Beauty College

4631 Airport Blvd., Ste. 101 • Austin

- **Programs:** Nail technician training, cosmetology school, permanent make-up school and esthetician school.
- **Program length:** Approximately 10 months.
- **Earn:** Certifications.
- **Financial aid:** For those who qualify.
- **Other:** Vogue Beauty College has two Austin locations and several others throughout Texas and New Mexico.
- **Web site:** www.voguebeautycollege.com
- **E-mail:** voguebeautycollege@yahoo.com
- **Phone:** 1-800-861-3636

Work Source in Austin

WorkSource Career Center, North

6505 Airport Blvd., Ste. 101A • Austin

- **Programs:** Pre-employment training courses, resumé help, courses on the work place.
- **Other:** WorkSource offers a wide variety of job related assistance on their Web site.
- **Web site:** www.worksourceaustin.com
- **Phone:** 454-9675



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METRORAIL UPDATE

Station move from Howard to MoPac worries residents

BY RACHEL YOUNES

Since the MetroRail and the All Systems Go program were approved by voters in 2004, Capital Metro has shown three north Austin rail stations on their maps, dubbed Lakeline, Burnet and Howard. Although Capital Metro had generally decided on the location of each, they had not settled on the exact site or design.

Robinson Ranch, 6,000-acres bordered by Parmer Lane and MoPac and bisected by the rail, had long been considered for the Howard stop.

Capital Metro was already building an overpass on Robinson Ranch to allow the MetroRail to cross over the Union Pacific rail line, and in 2003, Envision Central Texas conducted a study complete with site plans and renderings for Robinson Ranch's possibility as a transit-oriented development.

This summer, however, Capital Metro reached a stalemate in negotiations with Robinson Ranch for the rail station site. In June, Capital Metro began drawing up a new plan located not along Howard Lane, but instead along MoPac and McNeil Drive near the Hidden Estates neighborhood and accessible from the Scofield Ridge exit.

Residents of the secluded neighborhood met July 31 with Capital Metro representatives to voice their concerns that the location of the station could significantly affect the traffic around their area.

"Our options with Robinson Ranch have been exhausted. Every way we tried to go there was a roadblock," said Capital Metro Community Involvement Coordinator Julie Martin, who headed up the meeting. "In order for us to stay on time, we had to move forward."

As landfill grows, so does controversy

BY SHANNON COLLETTI

In a rural part of Hutto, early in the morning, dew covers the grass surrounding a landfill. All is quiet.

But hidden behind the landfill's seemingly innocuous appearance, much like the waste it hides, is a controversy that has grown with the landfill the past four years.

Williamson County has owned the Williamson County Landfill since its creation in 1981. Located in Hutto on Hwy. 1660, between Hwy. 29 and Hwy. 79, the landfill occupies 202 acres and is permitted a maximum height of 70 feet.

Waste Management, a Houston-based company that operates some 283 North American active landfills, has been the landfill's operator since the mid-1980s.

Eighteen months ago, the county began negotiating its contract terms with Waste Management.

An end to these negotiations appeared to be in sight Aug. 28, when the Williamson County Commissioners were expected to vote on the revised contract. But the commissioners tabled the

contract instead.

"Not voting for [the contract] today is a mistake. We've got a cancer that is affecting the community, and we need to move on," Judge Dan Gattis said.

The Williamson County Landfill is a Type 1 municipal solid waste landfill that accepts non-hazardous household, commercial, industrial and special wastes, as well as construction and demolition debris.

WHO'S FILLING UP THE LANDFILL?



About **37%** of the trash from residents and businesses in Williamson County goes into the Williamson County Landfill. The remaining **63%** goes outside county limits, primarily to neighboring counties.
Source: Waste Management



Artist's rendering

The county and Waste Management last amended their contract in 2003, several aspects of which have been sources of contention.

Some of the main ones include increasing the revenue to the county, placing restrictions on the origin and amount of waste accepted at the landfill and defining the contract's end date.

Along with the contract negotiations, the county is also seeking approval to expand the landfill.

At its current size, the landfill has 15 more years of remaining disposal capacity.

Last year, TCEQ referred the expansion application to the State Office of Administrative Hearings to enter a process known as "direct referral," which allows an administrative judge to examine issues concerning the expansion permit.

The process is expected to take several more months to complete.

One million sq. ft. industrial imprint

BY CHRISTI COVINGTON

This year, Pflugerville will get its first industrial park that will cover one million sq. ft. of space; the size of the city's future Stone Hill Town Center or Lakeline Mall.

The presence of the park, named Verde Springbrook Corporate Center, near Heatherwilde Boulevard, also means more local jobs for residents and a road expansion for easier access to Toll 45, Mayor Jeff Coleman said.

"It's the first stepping stone in industrial development and employment," Coleman said.

Verde Corporate Realty Service broke ground this summer on the first and largest of the park's buildings at the corner of Schultz Lane and Springbrook close to Meister Lane. As a part of negotiations, Verde developers have agreed to help fund the expansion of New

Meister Lane to provide a direct connection to Heatherwilde Boulevard creating easier access to Toll 45.

A tenant has agreed to fill most of the first building's 144,000 sq. ft. space.

"Already I think we're seeing the impact the toll roads are having," developer Rob Wendt said.

Wendt cannot give the name of the logistics company he estimates will come with 50 to 60 positions, but said it plans to move by December.

With this initial success in mind, he plans to begin the second building, which will have more than 100,000 sq. ft. available. As companies continue to come, Verde will keep building.

The industrial center is flexibly designed so it fits the needs of a diverse range of companies.

Development near Toll 45 and Heatherwilde



- Verde Springbrook Corporate Center is a one million sq. ft. industrial park.
- When developers decided to build Verde Springbrook Corporate Center, they agreed to help build an extension of New Meister Lane connecting Schultz Lane with the existing Meister Lane. Exit ramps are being added at Toll 45 and Heatherwilde Boulevard.
- This land is proposed for future commercial development along the toll corridor.
- New and old subdivisions sit across the street or close to the industrial development.

Other stories

impactnews.com

New financing method for transportation project

A turnaround project at IH 35 and Hwy. 29 broke ground last week and is the first in Texas to use a new financing program. Rep. Mike Krusee, chairman of the House Transportation Committee, authored the legislation that enables counties to partner with the Texas Department of Transportation in building high-priority projects.



The Bead Choice

Former electrician Brandon Turner now creates custom jewelry from wholesale beads sold in his own shop.



Switch Willo

Phoebe and Glenn Johnson provide training and lessons in English-style hunter/jumper horseback riding.



Howard Theatre

Cole Reed manages the historic theatre remodeled by Bryan and Marsha Farney to invite modern-day moviegoers to step into the past.





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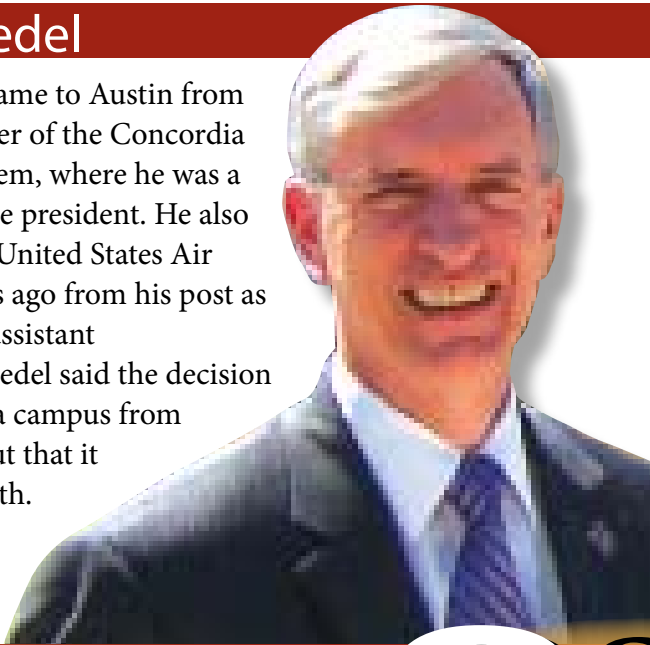


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Thomas E. Cedel

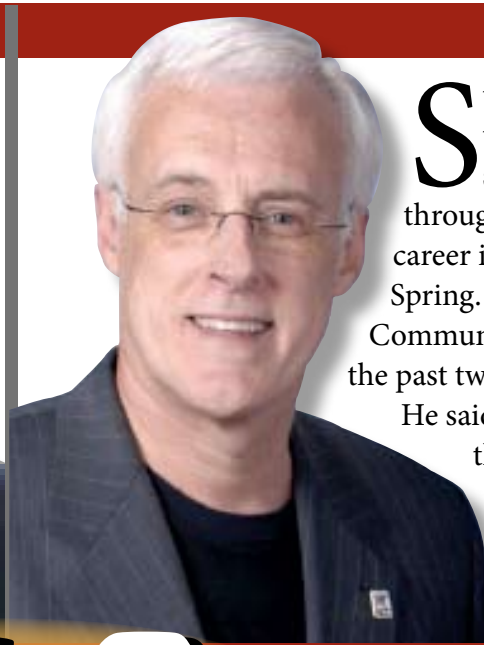
Thomas Cedel came to Austin from another member of the Concordia University system, where he was a dean and executive vice president. He also served 26 years in the United States Air Force, retiring 10 years ago from his post as senior analyst for the assistant secretary of defense. Cedel said the decision to move the Concordia campus from Austin was difficult, but that it will lead to more growth. "This is all a walk of faith," he said.



President of Concordia University Texas

Steve Kinslow

Steve Kinslow knew at an early age that education was important and something he wanted to be a part of throughout his life. He began his teaching career in a junior high classroom in Big Spring. Kinslow is now president of Austin Community College, a position he has held for the past two years of his 31 years with the college. He said throughout his career he has learned that it is the relationships with students and the community that are most important.



President of Austin Community College



Q. How has the reaction been from current students and faculty about the move?

A. Wonderful. Everybody's been on board. The students are ready to leave. They'd leave today if we could move. We obviously can't get to it that quick. But it's been very positive.

Q. What about the alumni reaction?

A. Good. I mean, certainly people are attached to the old campus. It's been there for 80 years. I had a set of alums that came through a couple weeks ago, and they were back kind of giving Kilian Hall a hug. They said, 'Once we came out here, we knew why you're doing this.'

Q. How have you been welcomed by the Northwest Austin area?

A. Both Cedar Park and Leander have been wonderful about us coming out here, and people have been very, very positive. We have a great baseball team, so if we can engage people with our sports programs and our fine arts programs, that'd be really a good thing. Plus this whole preserve — our science guys are just going nuts about that. I want to be the go-to place for environmental science someday.

Q. As you look to the future, what are some of your goals for Concordia?

A. Contributing in the community really is going to be a big one. We want to be good neighbors. And we're a faith-based institution, so we want to integrate not only into the community, but into the faith-based community around here and hopefully help them. So I think those are big goals.

Q. How do you hope this changes the way people view Concordia?

A. We're making a big decision to better serve people. I hope people view us as visionaries. We're a *U.S. News & World Report* top-tier school, and we want to be better.

Education: Bachelor's in biology from the University of Pittsburgh and Doctorate in philosophy and biology from the University of Pittsburgh
Family: Married, two adult children
Contact Information: 486-2000

Q. What are the most important aspects of your job as president of ACC?

A. I think the most important thing that the president of the college does is long-range planning and resource allocation for the district. Those have always been especially important at ACC because of the history of our college, having started without local tax support and yet having pretty phenomenal growth in the communities that we serve. It has been a real challenge for our district over the history of the institution. My chief priority is continuing to enhance ACC's long-term master plan. We've done a very good job as an institution in aligning our enrollment targets with capacity issues and positioning the college to secure land in other portions of our service area. The other is the continuing expansion of our district's taxing area.

Q. Why is expanding the taxing district important?

A. We're unique in comparison to most of the urban community college districts in that, while we have 30 school districts that comprise portions of our eight-county service area, four of those school districts are currently in district. Portions of Round Rock, portions of Pflugerville and portions of Eanes School District are in district. We need to continue to educate communities about the return on investment in economic development by being a full partner with the community college taxing district. That's not an issue in Leander and Cedar Park because those leaders recognized the value long ago.

Q. How has ACC's mission evolved with the growth?

A. In the last three to four years, you've seen a real shift in the level of community partnering. For instance, the new clinical education center among ACC, the University of Texas and Seton family of hospitals where there's an interdisciplinary center now at the old children's hospital on 15th Street in Austin. That mission had evolved to many more community partnerships. The other area I would say has changed is a much more assertive partnering with independent school districts to create early college start opportunities for high school students.

Education: Bachelor's from the University of Texas at Arlington; Master's from Southern Methodist University and Doctorate from the University of Texas at Austin
Family: Two godsons and a grand-nephew
Contact Information: 223-7598, ceo@austincc.edu

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