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IN MY OPINION

NORTHEAST TARRANT GETS A LINK TO ARLINGTON - AND GHOSTS

A new development will technically be in Arlington, but it will have more in common with the nearby Northeast suburbs.

There's a reason that the sprawling suburban cities and school districts of eastern Tarrant County have a distinct division with little interaction: The Trinity River and a 2- to 3-mile-wide flood plain separate the communities, mostly giant Arlington to the south and the hodgepodge of Hurst-Euless-Bedford and other cities to the north.

But that split won't last much longer.

Arlington's northern turf, you see, includes 1,900 acres north of the Trinity, a sandy, gravel-mine-pocked bottomland that is by far the largest undeveloped piece of a swiftly building-out Arlington.

This includes 450 acres of the city's



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extraterritorial area, for which the first public hearing on annexation is scheduled June 26.

The to-be-annexed area includes the site of circa-1840 Bird's Fort, the first attempted Anglo settlement in the region.

It's also an area replete with rumors of lost stolen gold and a ghost.

But more on those later.

The reason Arlington plans to finally

annex the unoccupied 450 acres is to wrap up one of the final elements necessary for the Viridian development planned by Huffines Communities of Dallas.

This is no small thing, including a mixed-use town center and 6,000 single-family and multifamily units, all constructed around small lakes and ponds. Think bass fishing and paddle boats.

Maybe even a new Trinity Railway Express stop for Arlington will be necessary, which would put the development into something vaguely resembling New Urbanism. And it would release the city, technically, from its long-standing status as the most populous city in America without mass transit.

The impact of the development will likely be greater on Northeast Tarrant County than on Arlington itself.

How so?

First there's this. None of the 1,900 acres rests within Arlington school boundaries. All of it is in the H-E-B district. And 6,000 new residences aimed at the upper middle class translates to 1,500 to 2,000 new students. That's equivalent to a new high school. And a bunch of new school property taxes.

This is also not one of those way-in-the-future deals. The Huffines people have indicated they may start moving dirt this fall.

One of the primary highways serving the area is Texas 10, where businesses are not exactly prospering. The pro-

ject could change that.

And finally, where will Viridian residents shop or dine? Probably not in Arlington. It'll be easier to access Grapevine Mills or North East Mall. Or an Airport Freeway restaurant.

Arlington annexation or not, the area has a stronger historical connection to Northeast cities.

Bird's Fort, for example, was founded by Maj. Jonathan Bird, namesake of the Birdville school district.

The missing gold? An 1856 Army mule train leaving Bird's Fort was attacked by Indians. As they fled soldiers, they made off with 10 bars of stolen gold believed to have been hidden nearby. The gold was never recovered.

The ghosts? According to

Bird's writings, no less than five pioneers are buried near the fort in unmarked graves, which should make excavations interesting.

One of those graves is that of Hamp Rattan, killed in an 1842 Indian attack.

When the fort was abandoned, Rattan's faithful dog, Watch, would not leave his master's grave. The baying heard in the bottoms is, storytellers say, the ghost of Watch on moonlight hunting expeditions with his equally ghostly master.

OK, it's a stretch.

But even fancy new development should come with its own urban legends.

O.K. CARTER'S COLUMN APPEARS
SUNDAYS, TUESDAYS AND
THURSDAYS. 817-548-5428.

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INSIDE THE POLICE SCANNER

Wanted: Burglar with split ends

By DOMINGO RAMIREZ JR.
ramirez@star-telegram.com

EULESS — Police are looking for a burglar who had unmanageable hair.

That's because someone slipped into an apartment in the 900 block of West Ash Lane on Monday and took a bottle of hair conditioner from a bathroom.

Investigators believe the burglar entered through an unlocked window near a front door.

A 25-year-old woman told police that she walked into her bathroom and noticed that her shower radio

had been moved to the toilet. She then could not find her hair conditioner, according to a police report.

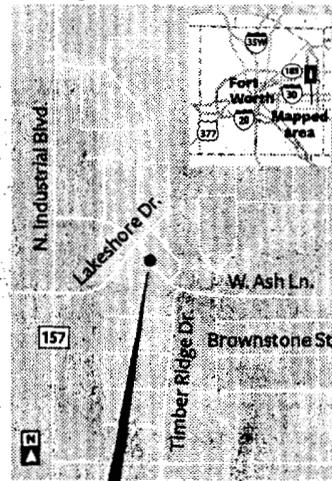
The woman lives in the apartment with her 8-year-old child, but the child did not take the bottle, the report states.

The woman walked into her living room and discovered that \$10 was missing from her purse, according to police reports.

Did the burglar need shampoo too?

DOMINGO RAMIREZ JR.,
817-685-3822

Hair product stolen



A burglar broke into an apartment in the 900 block of West Ash Lane in Euleless on Monday and took money and a bottle of hair conditioner.

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TRANSACTIONS

Arlington

1. Relocation

Cooper Park Professional Offices, 3600 S. Cooper St., Suite 100

Dr. Rakesh Saini is moving from his Matlock Road office to the 1,380-square-foot medical office at Cooper Park Professional Offices.

Broker: Bill Jordan of Moss Jordan & Associates handled the transaction.

Bedford

2. Lease

Chimney Creek, 405C Bedford Road

Thrivent Financial for Lutherans, an insurance and financial-services company, has leased 829 square feet of office space. Ramsey Family L.P. No. 2 is the landlord.

Broker: Cody Payne of Dunn Commercial was listing broker.

Eules

3. Lease

1601 Airport Freeway

TheAttorneyStore.com has leased 10,000 square feet. The building still has 10,000 square feet vacant.

Brokers: Kyle Jacobs and Russ Webb of Stream Realty Partners represented the landlord.

Fort Worth

4. Sinclair Building

512 Main St.

The accounting and consulting firm Sanford, Baumeister & Frazier has leased 13,000 square feet in the historic Sinclair Building downtown. The firm will occupy the top two floors and most of the 14th floor starting this summer. The building is 99 percent leased. The building is owned by Sinclair Building Partners.

Broker: Ken Jaffe, with Swearingen Realty Group, handled the transaction.

5. Restaurant lease

Western Center Plaza

MK Teriyaki Sushi Roll has leased 3,000 square feet for a fine sushi and Asian cuisine restaurant at the northwest corner of Western Center Boulevard and Interstate 35W. The restaurant will serve sushi, sashimi and a full menu of cooked items and vegetarian dishes.

Brokers: Aaron Florez and Ruben Reynoso, vice presidents at Integrity Commercial Realty, represented the landlord.

Grand Prairie

6. Office and warehouse space

Great Southwest Industrial District

Robert for Repairs, a home and office remodeling company, has leased 3,974 square feet at the Woodlands Business Center in the north part of the industrial park. The company will use the building for offices and warehousing.

Brokers: Jim Ferris of Bradford Co. represented the landlord. Chuck Precopia of ART Properties represented the tenant.

7. New building

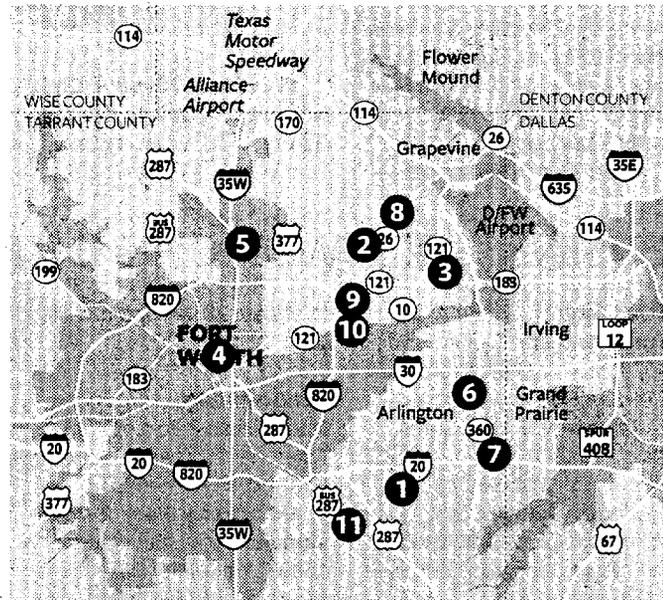
3375 High Prairie Road

Fort Worth-based Innovative Developers has started a 6,200-square-foot building for Arnold Transportation Services. The new building will include a drivers' lounge, training classroom, recruiting office and safety division. The \$700,000 building is slated for completion in January. Ashley Hair of IDI is the project manager, and Casey Harrell is the superintendent.

Grapevine

8. Office buildings

Grapevine Medical Center, southwest corner of Texas



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26 and William D. Tate Ave.

Pacific Commercial, a Bedford office developer, has started building two medical office buildings at Grapevine Medical Center. A 3,048-square-foot building at 811 Ira E. Woods Ave. is for Dr. Michael McCoy of Premier Pediatrics. The 3,562-square-foot building at 819 Ira E. Woods Ave. is a new location for 20/20 Vision Clinic, to be called Grapevine Eye Clinic, for physicians Mike Grace and Jerry Latham. Derek DeGuire, a Bedford developer, bought the land from the Weitzman Group of Dallas. DeGuire plans to build more medical offices there.

Hurst

9. Office lease

Wells Fargo Tower, 8701 Bedford-Eules Road

Lawyer Shelley Cooper has leased 922 square feet for offices. The landlord is 77 Arnold Llc.

Broker: Cody Payne of Dunn Commercial was the listing broker.

10. Acquisition

1149 W. Hurst Blvd.

Rental Holdings, a portfolio owned by Chicago-based equity firm Prospect Partners, has acquired American Sling Co., a lifting-equipment company that serves the construction, drilling and manufacturing industries. This is the fourth acquisition for Rental Holdings in the past year. Jim Fletcher, former owner of American Sling, will remain with the company as a consultant. Larry Oster will continue as general manager.

Mansfield

11. Land sale

207 Sentry Drive

Two tracts, 2.65 acres and 2.94 acres, have been bought by Bar-B-K Ltd. in Mansfield. The land was sold by Hoffman Holdings, also in Mansfield. Hoffman Holdings also recently bought a 25,000-square-foot manufacturing building at 202 Sentry Drive from Collins Industries.

Brokers: Walter Floyd, Ryan Wood and John King of NAI Huff Partners represented Hoffman Holdings. Aaron Stalberger of Patterson & Associates represented Bar-B-K.

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LETTERS

Backing Massey

Veva Lou Massey has lived in Eules for 48 years and has served on the City Council and various other city boards. She has the experience and expertise to work with other officials to make Eules a city of which we can all be proud.

Remember to vote June 16 and return Veva Lou Massey to office. Your vote counts.

— Nita and Leland Smith,
Eules

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OUT AND ABOUT

HOSPITAL'S PARTY INCLUDES A LOT OF HELLOS AND GOODBYES

Gala welcomes Harris Methodist H.E.B. chief, bids farewell to outgoing leader.

A string quartet ... not the usual sight at a hospital, but that's what greeted visitors at the reception welcoming **Debbie Paganelli**, the new president of Harris Methodist H.E.B. Hospital, and bidding adieu to **Kirk King**, the man she replaces.

Yes, classical music, crudites, chicken skewers, cake and a lot of well-wishers filled the hospital's cancer-center atrium last week for the party. Today the trumpets (metaphorically, not literally) will wel-



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come her on this, her first official day as chief administrator at the Bedford hospital. She replaces **Kirk**, the president who stayed at the hospital's helm for less than two years before becoming president of Arlington Memorial Hospital.

Invited to the reception to

say simultaneous hellos and goodbyes were community members and hospital physicians, employees and volunteers. Among those in the throng was Eulesse Mayor **Mary Lib Saleh**, who was proudly wearing a shoe for the first time on the foot she broke this spring. Also there were women's advisory board member **Elsie Gunter** of Colleyville; hospital board member **Garry Hamilton** of Bedford; **Jimmy Payton** of Eulesse, who chairs the Texas Health Resources board; **Carol Cage** and **Peggy Firestone** of Southlake, immediate past co-chairs of the hospital gala; and county

Commissioner **Gary Fickes** of Southlake.

The Bedford hospital's new boss comes from Harris Methodist Erath County Hospital, where she had served as president since spring 2004. As a University of Oklahoma Sooner, I'll try to overlook the fact that her bachelor's degree in biology is from that Austin university that favors burnt orange. She holds a master's degree in healthcare administration from Texas Woman's University and is a diplomate with the American College of Healthcare Executives.

Reception honors new president
A reception in the Edwards Cancer Center atrium welcomed **Debbie Paganelli** as the new president of Harris Methodist H.E.B. Hospital.
SPECIAL TO THE STAR-TELEGRAM/
MIKE LEWIS



Kirk King and Debbie Paganelli

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Eyes on next drought

Despite ample rain and full reservoirs, officials pursue greater conservation

By MAX B. BAKER

maxbaker@star-telegram.com

With summer heat rapidly approaching, the Tarrant Regional Water District wants to get tough on water users.

The regional water supplier is considering imposing strict conservation standards that could apply to more than 1.6 million water users in dozens of cities in North Texas — including possible penalties for cities that don't do enough to cut consumption.

Residents across the region could face mandatory restrictions on when they water their lawns, trees and shrubs, possible bans on installing swimming pools under extreme drought conditions, and other rules aimed at curbing water-guzzling activities.

The proposal comes as cities across the area today kick off summer water restrictions. Most cities ask residents not to water their lawns or landscaping during the hottest part of the day, from 10 a.m. to 6 p.m. In about half the cities, the ban is mandatory.

Public meeting

The Tarrant Regional Water District will host a meeting at 5:30 p.m. June 11 for public comment on its conservation and drought contingency plan. The meeting will be at its administrative offices at 800 E. Northside Drive, Fort Worth. Information: 817-335-2491 or www.trwd.com.

“The water situation is a potential future management disaster for North Texas if we do not plan and conserve our resources.

Robert Rivera, Arlington councilman

For some, however, the proposed rules don't do enough to conserve the region's water.

“I wish it was tougher. I don't think it goes far enough,” said Hal Sparks, the water district board's vice president. “I believe it is important that the customer cities agree to allow us to enforce these standards and that they agree to be bound by the standards we set up.”

Some cities, however, are balking at turning over enforcement power, saying they read the meters and go door to door to enforce water use rules, although officials say they are willing to work with the water district on conservation.

“What are they going to do, have a separate water police that goes into everybody's town?” said Fort Worth Assistant City Manager Dale Fissler. “I don't think it will work.”

A public hearing on the water district's proposed plan is scheduled for June 11.

Water hogs

Fort Worth — which buys water from the water district and then sells it to about 25 cities and other entities, including Dallas/Fort Worth Airport — begins its seasonal mandatory water restrictions today, prohibiting residents from watering their lawns from 10 a.m. to 6 p.m. through Sept. 30.

Most other cities in Tarrant County will follow suit, although some go even further. Arlington and Burleson have year-round restrictions on watering during those hours; both cities also require rain and freeze sensors on automatic sprinkler systems.

“The water situation is a potential future management disaster for North Texas if we do not plan and conserve our resources,” said Arlington Councilman Robert Rivera. “This has to be a regional approach for it to be successful.”

Even with the heavy spring rains and some local efforts, North Texas is still struggling with drought concerns, a rapidly growing population and a statewide reputation as a water hog.

As a wholesale water supplier, the water district is expected to serve as many as 3.4 million people in 11 counties by 2050. To meet that anticipated demand, the district is seeking other sources of water, including building the Marvin Nichols Reservoir in East Texas and pumping millions of gallons of water out of three basins in south-central and southeastern Oklahoma.

Those efforts have met with considerable resistance since a state study indicated that Dallas and Fort Worth ranked first and second in consumption among Texas' largest cities, a finding that earned the area its water hog reputation.

That high rate of consumption led the Texas Legislature, during its recent session, to almost eliminate Marvin Nichols as a reservoir site. To encourage conservation, the Legislature passed a water bill that created a 23-member advisory council to monitor trends and technologies and to keep tabs on a statewide water-use program.

In North Texas, the water district saw storage capacity in its four reservoirs drop to 63 percent during the drought of the last two years, prompting officials to encourage its customer cities to adopt conservation efforts such as restricting watering between 10 a.m. and 6 p.m.

The net effect was an 11 percent drop in water use during the hottest months last summer, when more than half the water used is typically for outdoor purposes. But that meant only a 1 percent improvement in the reservoir storage capacity, water district officials said.

“It was like not having any drought plan at all,” said Linda Christie, community and government relations director for the water district.

Conservation in stages

The proposed conservation regulations are initially aimed at cutting consumption by 5 percent. As drought conditions worsen, mandatory controls would kick in to slash usage by at least 20 percent.

The three-tiered plan is

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City conservation efforts

Most cities in Tarrant County have seasonal restrictions on water use, about half of which are mandatory. For most residents, that means watering lawns or landscaping is prohibited during the hottest parts of the day, from 10 a.m. to 6 p.m.

City	Water source	Restrictions	Hour restrictions
Bedford	Trinity River Authority	Seasonal/voluntary	10 a.m.-6 p.m.
Colleyville	Trinity River Authority	Seasonal/mandatory	10 a.m.-6 p.m.
Eules	Trinity River Authority	Seasonal/voluntary	10 a.m.-6 p.m.
Fort Worth	Tarrant Regional Water District	Seasonal/mandatory	10 a.m.-6 p.m.
Grapevine	Trinity River Authority	Seasonal/mandatory	10 a.m.-6 p.m.
Haltom City	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
Haslet	Fort Worth	Seasonal	Not available
Hurst	Fort Worth	Seasonal/voluntary	10 a.m.-6 p.m.
Keller	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
North Richland Hills	Fort Worth/Trinity River Authority	Seasonal/mandatory	10 a.m.-6 p.m.
Richland Hills	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
Saginaw	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
Southlake	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
Trophy Club	Fort Worth/wells	Seasonal/mandatory	10 a.m.-6 p.m.
Watauga	Fort Worth	Seasonal/mandatory	10 a.m.-6 p.m.
Westlake	Fort Worth	None	

pegged to drought conditions. In a Stage 1 drought, expected to occur about once every four years, watering and other outdoor water use would be limited. By Stage 3 — which could happen once every 167 years, based on expected population levels by 2020 — residents would be limited to watering only two hours a day by hand and would be unable to build swimming pools or refill existing pools or spas.

The Tarrant County area would have reached Stage 3 if the drought had continued until January.

Jack Stevens, secretary of the water board, said he thinks the proposed plan, under development for more than a year, is long overdue.

"I think it is an absolute perfect first step, and I wish we had had something like it earlier," Stevens said. "It just takes time."

Conservation enforcement

Although the Tarrant Regional Water District says its restrictions are mandatory, it has little power to enforce them. Here is what the district can do to make its customer cities conserve water:

- On the first violation, it can issue a written warning.
- After a second violation, the district may publish the contact name and phone numbers for any city or agency in the local media, and may require violators to provide, within 90 days, steps they have taken to get into compliance.
- If these efforts fail, the district may ask the Texas Commission on Environmental Quality to initiate formal enforcement action.

Source: Tarrant Regional Water District

Although the district can establish tougher conservation measures, it has little real power to enforce them.

Under the proposal, a city or water district that does not take appropriate steps to cut back on consumption could initially be cited for a violation by the district in a letter. If that doesn't work, the water district could publish an ad in the newspaper, perhaps embarrassing it into compliance.

If those efforts fail, the dis-

trict could ask the Texas Commission on Environmental Quality to enforce the restrictions.

Education efforts

Vic Henderson, water board president, along with board members Jim Lane, Marty Leonard and Stevens, have been hesitant to take on enforcement beyond possibly making cities that use too much water pay a higher price.

Instead, they prefer empha-

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Every drop counts

The drought plan proposed by the Tarrant Regional Water District would set new triggers for water-use restrictions. Now, drought restrictions kick in when the water district's reserves drop to 50 percent of its storage capacity. The new plan calls for restrictions when reserves drop to 75 percent. If circumstances warrant, the district can set higher goals for greater water-use reduction.

Stage 1 drought

These controls would kick in when the raw water supply drops below 75 percent of capacity, with a goal of reducing use by 5 percent.

- No washing of paved areas such as driveways, sidewalks, parking lots or tennis courts.
- No hosing down of buildings or other structures for anything besides a fire.
- No watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.
- Landscape watering limited to twice a week, except by soaker hoses, hand-held hoses or drip irrigation, including at city parks and golf courses.
- No washing vehicles and other equipment except by bucket or hoses with quick shutoff valves. Commercial car washes would be exempt.
- Draining and refilling swimming pools less frequently encouraged.

Stage 2 drought

These controls would kick in on top of the Stage 1 restrictions when the raw water supply drops below 60 percent capacity, with a goal of reducing use by 10 percent.

- Landscape watering limited to once a week, including at golf courses and municipal parks.
- No use of water for dust control, except for the public health.
- Operation of ornamental fountains and ponds restricted except to support aquatic life.
- Delayed planting of landscaping encouraged.

Stage 3 drought

These controls would kick in on top of Stages 1 and 2 restrictions when the raw water supply drops below 45 percent capacity, with a goal of reducing use by 20 percent.

- Restrict residential landscape watering except foundations and trees to two hours on any day with a soaker or hand-held hose.
- No planting of landscaping.
- No washing vehicles, including at commercial car washes, except as necessary for health or public safety reasons.
- No building pools or draining, refilling or filling existing pools.

Source: Tarrant Regional Water District

sizing education, and the water district has just launched an aggressive advertising campaign that includes billboards and cable television spots as part of a \$490,000 public outreach this year.

Lane, a former Fort Worth City Council member, compared it to what the city went through when it started mandatory recycling. No matter what the city did, some people simply didn't comply. Water

conservation will take public education, starting at the grade-school level, to be effective, he said.

"There is just so much government can do to make people responsible," Lane said.

Staff writers Sally Claunch, Elizabeth Campbell, Jessica DeLeon, Martha Deller, Matt Frazier, Brett Hoffman, John Kirsch, Mike Lee, Patrick McGee, Adrian Nettles and Bill Teeter contributed to this report.

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