

MAYOR CITY CNCL CITY ATTNY CRIM HENNIG MCKAMIE RIDGWAY(2) BOYETT BROWN
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DATE DISTRIBUTED 7/27/07 DATE OF ARTICLE 7/15-8/15/07 NEWSPAPER The June

FROM THE LOCAL LEADERSHIP



Mayor Saleh
Eules



How fortunate we are to have such lovely green landscapes, lakes full of water and better ozone days. Did you know that with all the rain we have had, it cleared up the air and we have had the best ozone days in years?

We welcome our two newest council persons, Tim Stinneford and Perry Bynum. Both gentlemen have volunteered for Eules for many years and decided to take the next step and volunteer full time. They are eager to serve our community and to get to know more of you.

Sadly, we are saying farewell to our long serving council person, Carl

Tyson. Carl has served over thirty years with volunteer service to Eules. Many years were on the Planning and Zoning Commission followed by years of service on the city council. We wish him well.

As you can see there are many changes occurring in our city, but we all know that change can be good. We are working on our Facilities Plan and you will see some changes at Texas Star Conference Centre, the Library and the Senior Citizens Center within this next year.

In the meantime, the Public Works facility located on Westpark Way and South Pipeline Road is now completed. The Public Works employees have waited a long, long time for a home in Eules. Previously they were located on Central Drive in Bedford.

The summer reading program at the library is almost completed and I hope many of you joined the program and enjoyed our library this summer. If you locate the bulletin board in the children's section you can see how many children

participated by their "sail boats." The library continues to have educational, as well as entertaining, programs for all our citizens. Do check out the new garden reading area at the library.

Please plan to participate with your Eules neighbors in welcoming the Troops at the DFW Airport during the week of August 20-26. This has been such a heartwarming program that has been supported throughout North Texas. Our city has been a participant since the beginning of the program, and we are so proud of all of you who have been there to welcome our troops.

Please read through the many activities listed in Eules Today and participate, but better still, **VOLUNTEER** your time and talents. We have the best volunteers anywhere and we always welcome more. "TOGETHER WE ARE MAKING CHANGES FOR THE FUTURE OF EULESS."

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YOUNG McDONALD COLLINS C. BARKER GETCHELL LIBRARY ADMIN LIBRARY REF ANIMAL CNTRDATE DISTRIBUTED 7/27/07 DATE OF ARTICLE 7/21/07 NEWSPAPER FWST **Just a call, not a cry for help**

EULESS — Here's another good reason not to use your cellphone on the highway for very long: Someone might think you have a gun to your head.

That's what happened Friday morning when police got a report from passing motorists that a man was sitting in a car with a gun to his head on the Glade Road exit ramp near Texas 121.

Within minutes, the car was surrounded by three Euless patrol vehicles, a Grapevine patrol vehicle and a Grapevine motorcycle officer. Freeway traffic backed up to Harwood Road in Bedford.

Officers inched toward the car, hands on their weapons.

The driver "said one minute there was traffic going by and then nothing," Euless police Lt. Wayne Pavlik said Friday. "He looked in his rearview mirror and saw the patrol cars."

Once they talked to the man, officers found out why he had been on the phone.

He had a flat and had been calling for help.

— Domingo Ramirez Jr.

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Promotions



Getchell

Rodriquez

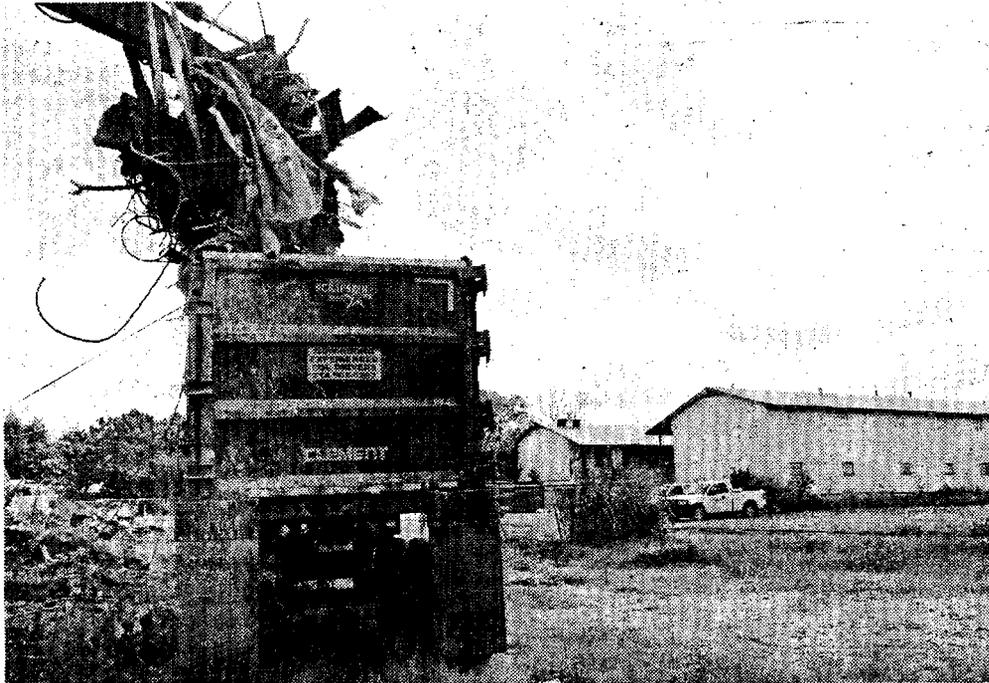
Gary McKamie has been named Euless city manager. Other promotions: **Loretta Getchell**, to deputy city manager; and **Vicki Rodriguez** to finance director.

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After yearslong dispute, apartment razing begins

UPDATE | EULESS



A truck is loaded with debris from the Dickey Apartments on Tuesday. The demolition of the complex and asbestos treatment are expected to cost Euless over \$107,000. SPECIAL TO THE STAR-BRIAN LAWDERMILK

The Dickey Apartments did not meet city code and zoning regulations.

By JESSICA DeLEÓN
jdeleon@star-telegram.com

EULESS — Fern Romine, 74, remembers when Dickey Apartments was the spiffy new complex in her neighborhood decades ago.

Last week, she was thrilled after construction crews demolished one of the run-down buildings.

"It's a big pile of rubble," she said.

The city had fought for years to tear down the vacant, 36-unit complex on Dickey Drive, south of Texas 10, because it did not meet city code and zoning regulations.

The demolition is expected to be completed by August, said Mike Collins, city planning and development director.

Last Monday, neighbors watched under a tree as crews began removing asbestos and razed two of the complex's three buildings.

"You don't realize what an eyesore they were until they're gone," said Barbara Girouard, 63.

Code violations

Romine, who has lived in Euless for 44 years, said she signed a petition in the late 1960s that asked residents' permission to build the complex. The land was annexed in the early 1970s.

"Hindsight is 20/20," Romine said. "We thought it'd be fine. We had no idea it would be as big as it was."

For a few years, the complex looked nice, Romine said. But then it started going downhill.

Police cars were there constantly, Girouard said. Motorists had to watch out for youngsters who frequently ran across the street. The apartments weren't painted or modernized, she said.

After a 1995 fire, the city discovered safety problems, Mayor Mary Lib Saleh said. The owners had accumulated code infractions every week "and it got worse and worse,"

she said. "We just felt like we had to do something."

Problems included unsafe handrails and peeling paint, city officials said. The land was also zoned single-family residential, and the issue went to court in 2003. The city forced tenants out that same year, providing them with money to relocate.

In May, the state District Court authorized the city to proceed with the demolition.

A kind heart

Dickey Apartments owner Steve Overton, died in 2005. Friends told the *Star-Telegram* that Overton had a kind heart, providing a food bank for his low-income tenants, using groceries that were about to expire.

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He accepted residents with poor credit, government housing subsidies and criminal records.

In 2003, the complex charged \$140 a week for one-bedroom units and \$155 a week for two-bedroom units.

"He was trying to help people having a hard times making ends meet," his brother, Randy Overton, said.

The property will remain in the hands of the Overton family. Collins said that the family is responsible for the costs for the asbestos removal, demolition and related clean-up and that the city will file a lien against the property to recover expenses. The asbestos treatment and demolition are expected to cost more than \$107,000.

"At this point, we really don't know what we're going to do," Overton said.

Romine would like to see condominiums or town houses built in the complex's place. She hopes it becomes a first step in revitalizing south Euless.

Saleh noted that a nearby patch on Texas 10 is zoned for stores. "There are a lot of possibilities," she said.

Girouard would like to see single-family homes. "No more apartments," she said.

She's grateful the buildings will finally be gone.

"I was beginning to doubt it," Girouard said. "I think everybody in the neighborhood is glad."

This report includes material from the *Star-Telegram* archives.

Timeline

1972 The city annexed the complex from Fort Worth and designated it as nonconforming because it did not meet zoning regulations.

1995 The city threatened to close down the apartments because owner Steven Overton refused to get a landlord's license and clean the yard. The city and Overton reached an agreement that allowed the complex to stay open. Later that year, an accidental fire destroyed several units.

2001 The Euless Zoning Board of Adjustment ruled that Overton must demolish the complex by 2003 because the apartments were in an area zoned as single-family residential. Cities can ask for a nonconforming property to be closed or demolished after the owner recoups his investment. The city said Overton had recouped his \$349,049 cost.

2003 Overton sued the city, saying the order for demolition violated due process and discriminated against the residents because many of them had poor credit and criminal backgrounds. The state and federal courts ruled in the city's favor. Tenants were forced to move from the complex, with the city providing financial assistance.

2005 Overton, 59, died of natural causes.

2007 In January, the city filed suit in state District Court to enforce a Zoning Board of Adjustment order to demolish the complex. In May, the court ruled in the city's favor and authorized the city to proceed with carrying out the board's ruling and putting on the lien for expenses. The court also awarded the city \$282,000 in civil damages and \$7,090 in attorney's fees.

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SHLACHTER, PEROTIN, FUQUAY & CO.

GIVING IN HIS OWN QUIET WAY

Gary Terry is retiring from AT&T after 32 years with the phone company.

He has given a \$1 million ceremonial check to Ramona Bass of the famously wealthy Fort Worth family, but you won't

find Gary Terry on the *Forbes* list of richest Americans.

Terry is the regional vice president of external affairs for AT&T — the public face of the phone company for such philanthropic endeavors as backing the Texas Wild! exhibit at the Fort Worth Zoo, a Bass favorite. Now after 32 years with the company, he's retiring next month.

In addition to being the local man waving the flag for



AT&T — known as SBC for most of those years — Terry has worked with almost any community organization you can imagine in Tarrant County.

His volunteer duties take up more than a page, but he may be best known for his work with the American Heart Association.

He made frequent trips to Austin to work with Sen. Jane Nelson, R-Lewisville, to get a law passed that requires heart defibrillators in airports. Soon after, in 2001, he had a heart attack in the Austin airport, and a defibrillator saved his

life.

Terry has since spoken often to community groups about that moment, and he brings the airport security tape to show what happened.

The Vietnam veteran who was wounded twice will be honored at an invitation-only reception at Texas Star Golf Course and Conference Center in Euless, Holly Reed, a senior vice president of external affairs for AT&T, told reporter David Wethe.

And there's a good reason why it's private, she said. He's popular.

"If he opened it to the public, half of Fort Worth would be there," Reed said.

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PROPERTY VALUES

Keller district notches big gain

It had the largest percentage increase in property values this year in Northeast Tarrant County.

By KATHERINE CROMER BROCK
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Property values in Tarrant County increased 8.6 percent from last year's taxable values, a jump of about \$9 billion, according to certified tax rolls released Wednesday by the Tarrant Appraisal District.

No city or school district in the county saw a decrease, thanks to new construction and expansion of natural gas drilling.

Westworth Village had the largest increase in the county, with a jump of 65.8 percent. Last year, the city added a Wal-Mart, a Sam's Club and a housing development. Pelican Bay saw the smallest increase: 0.9 percent.

The Keller school district, one of the fastest-growing in the state, had a 12.8 percent increase over last year, the largest jump of all taxing entities in Northeast Tarrant County. Southlake was next, with a 12 percent increase, followed by the Carroll school district (11.5 percent) and the city of Keller (11.3 percent).

Kevin Lahner, Keller's interim city manager, attributed most of the increase to new construction.

Property values in the Grapevine-Colleyville school district rose 10.2 percent over last year. In May, the appraisal district's preliminary values indicated that the district would see a 7.3 percent increase. Chief Financial Officer Hank Johnson said the difference in projected and actual values was caused by more than \$2 billion in appraisals that were under protest but have now been settled.

The city of Haslet's preliminary increase was 18.2 percent, the second-highest in

the county. But when the tax roll was certified, it realized only a 7.1 percent jump. It was unclear Wednesday what caused the difference.

Mineral values from gas drilling have held up, said John R. Marshall, the appraisal district's chief appraiser. But Haslet, which has about 1,400 residents, has some warehouses and large businesses.

Changes in inventory or a single business making changes could have caused a decrease in values in the small community, he said.

Staff writers Sarah Bahari, Adrienne Nettles and Bill Teeter contributed to this report, which includes material from Star-Telegram archives.

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 817-685-3813

Tarrant County property values

The Tarrant Appraisal District certified 95 percent of property values on Wednesday. The appraisal review board received 52,258 protests so far for 2007 property tax evaluations. About 75 percent of property owners who disputed their assessed values got a reduction. Property values rose in Tarrant County about 8.6 percent compared with the previous year.

Taxing authority	* Previous net taxable	** Current net taxable	*** Percent gain
Arlington	\$16.9 billion	\$17.7 billion	4.9%
Arlington ISD	\$19.3 billion	\$20.3 billion	5.0%
Azle	\$567 million	\$626 million	10.5%
Azle ISD	\$1.7 billion	\$2 billion	16.2%
Bedford	\$2.9 billion	\$3 billion	2.9%
Benbrook	\$1.2 billion	\$1.3 billion	9.0%
Birdville ISD	\$6.8 billion	\$7.1 billion	4.7%
Blue Mound	\$73 million	\$78 million	6.6%
Carroll ISD	\$4.3 billion	\$4.9 billion	11.5%
Castleberry ISD	\$461 million	\$500 million	8.4%
Colleyville	\$3 billion	\$3.4 billion	10.3%
Crowley	\$550 million	\$625 million	13.7%
Crowley ISD	\$4 billion	\$4.4 billion	9.4%
Dalworthington Gardens	\$274 million	\$289 million	5.7%
Eagle Mountain-Saginaw ISD	\$5 billion	\$5.6 billion	12.7%
Edgecliff Village	\$157 million	\$174 million	10.6%
Euless	\$2.5 billion	\$2.6 billion	6.0%
Everman	\$143 million	\$149 million	4.5%
Everman ISD	\$838 million	\$990 million	18.1%
Forest Hill	\$368 million	\$396 million	7.5%
Fort Worth	\$34.4 billion	\$38 billion	10.6%
Fort Worth ISD	\$22.5 billion	\$24.4 billion	8.7%
Grapevine	\$5.4 billion	\$5.9 billion	8.9%
Grapevine-Colleyville ISD	\$9.3 billion	\$10.2 billion	10.2%
Haltom City	\$1.5 billion	\$1.6 billion	3.8%
Haslet	\$440 million	\$472 million	7.1%
Hurst-Euless-Bedford ISD	\$8 billion	\$8.3 billion	4.0%
Hurst	\$2.2 billion	\$2.3 billion	4.4%
Keller	\$3.2 billion	\$3.6 billion	11.3%
Keller ISD	\$8.5 billion	\$9.6 billion	12.8%
Kennedale	\$391 million	\$443 million	13.2%
Kennedale ISD	\$850 million	\$923 million	8.6%
Lakeside	\$86 million	\$96 million	12.3%
Lake Worth	\$358 million	\$409 million	14.2%
Lake Worth ISD	\$637 million	\$751 million	17.9%
Mansfield	\$3.5 billion	\$3.8 billion	10.6%
Mansfield ISD	\$7 billion	\$8 billion	13.1%
North Richland Hills	\$3.4 billion	\$3.6 billion	4.9%
Pantego	\$233 million	\$247 million	5.7%
Pelican Bay	\$25 million	\$25.2 million	0.9%
Richland Hills	\$422 million	\$434 million	2.8%
River Oaks	\$218 million	\$228 million	4.8%
Saginaw	\$1 billion	\$1.1 billion	9.2%
Sansom Park	\$98 million	\$105 million	7.5%
Southlake	\$4.4 billion	\$4.9 billion	12.0%
Watauga	\$1 billion	\$1.02 billion	1.9%
Westover Hills	\$332 million	\$351 million	5.7%
Westworth Village	\$88 million	\$145 million	65.8%
White Settlement	\$536 million	\$582 million	8.5%
White Settlement ISD	\$1.2 billion	\$1.3 billion	13.6%
Tarrant County	\$106 billion	\$115 billion	8.6%

Source: Tarrant Appraisal District *September 2006 final tax roll **July 25, 2007, preliminary tax roll ***Calculated using raw figures

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PROPERTY VALUES

TARRANT COUNTY

	2006	2007	Percent Change
County total	\$100,671,554,866	\$111,143,898,682	10.4%
CITIES			
Arlington	\$16,039,580,069	\$17,049,845,220	6.3%
Azle	\$533,308,737	\$603,810,880	13.2%
Bedford	\$2,797,116,284	\$2,913,981,116	4.2%
Benbrook	\$1,113,194,478	\$1,254,967,505	12.7%
Blue Mound	\$67,988,896	\$76,568,364	12.6%
Colleyville	\$2,993,610,918	\$3,290,686,584	9.9%
Crowley	\$525,192,694	\$608,923,988	15.9%
Dal. Gardens	\$262,141,413	\$281,130,892	7.2%
Edgecliff Vill.	\$152,451,159	\$171,927,489	12.8%
Eules	\$2,349,723,469	\$2,560,447,082	9.0%
Everman	\$138,941,073	\$145,859,190	5.0%
Forest Hill	\$347,528,714	\$375,860,035	8.2%
Fort Worth	\$32,253,876,189	\$36,428,214,376	12.9%
Grapevine	\$5,230,966,070	\$5,815,838,701	11.2%
Haltom City	\$1,411,814,650	\$1,534,833,393	8.7%
Haslet	\$432,336,876	\$457,514,811	5.8%
Hurst	\$2,097,027,440	\$2,242,354,469	6.9%
Keller	\$3,104,679,120	\$3,498,540,342	12.7%
Kennedale	\$365,947,888	\$424,059,674	15.9%
Lake Worth	\$334,379,609	\$391,522,614	17.1%
Lakeside	\$82,887,362	\$92,941,994	12.1%
Mansfield	\$3,306,962,180	\$3,725,148,265	12.6%
North Richland Hills	\$3,281,429,496	\$3,489,100,483	6.3%
Pantego	\$215,346,554	\$237,326,786	10.2%
Pelican Bay	\$24,697,137	\$24,367,372	-1.3%
Richland Hills	\$390,127,216	\$420,543,411	7.8%
River Oaks	\$210,453,500	\$221,170,618	5.1%
Saginaw	\$973,018,467	\$1,097,898,761	12.8%
Sansom Park	\$91,758,608	\$99,917,546	8.9%
Southlake	\$4,129,037,018	\$4,695,411,835	13.7%
Watauga	\$974,007,897	\$1,005,799,198	3.3%
Westover Hills	\$323,737,758	\$344,677,078	6.5%
Westworth Village	\$86,022,780	\$139,906,462	62.6%
White Settlement	\$514,906,449	\$558,580,099	8.5%

SCHOOL DISTRICTS

	2006	2007	Percent Change
Arlington	\$18,435,036,951	\$19,609,578,997	6.4%
Azle	\$1,606,707,153	\$1,896,408,024	18.0%
Birdville	\$6,438,827,047	\$6,909,803,027	7.3%
Carroll	\$4,131,022,751	\$4,647,397,725	12.5%
Castleberry	\$435,308,545	\$477,763,494	9.8%
Crowley	\$3,799,727,148	\$4,259,864,022	12.1%
Eagle Mtn-Saginaw	\$4,714,767,981	\$5,455,200,279	15.7%
Everman	\$793,561,256	\$945,508,187	19.1%
Fort Worth	\$20,977,843,921	\$23,371,468,901	11.4%
Grapevine-Colleyville	\$8,866,119,049	\$9,926,936,945	12.0%
H-E-B	\$7,602,204,494	\$7,994,121,345	5.2%
Keller	\$8,182,531,434	\$9,264,040,801	13.2%
Kennedale	\$812,758,185	\$898,772,440	10.6%
Lake Worth	\$609,462,222	\$702,376,352	15.2%
Mansfield	\$6,664,503,281	\$7,680,305,018	15.2%
White Settlement	\$600,929,229	\$1,295,518,397	115.6%

SPECIAL DISTRICTS

	2006	2007	Percent Change
College District	\$101,119,527,297	\$111,671,762,742	10.4%
Hospital District	\$100,671,554,866	\$111,143,898,682	10.4%
R-O-W District	\$100,133,314,264	\$110,668,933,862	10.5%
Emer. Services Dist-1	\$3,755,570,706	\$4,352,615,192	15.9%
Fresh Water Supply Dist-1	\$99,088,100	\$118,518,346	19.6%
Regional Water District	\$34,653,888,298	\$38,720,235,209	11.7%

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Tarrant County

Tarrant County's growth continues to spread, particularly along its borders. The northern, western and southern edges, where there is plenty of undeveloped land, have led the way.

Fort Worth is a dominant force in the growth of the county's property values. The 13 percent increase in its tax base is more in line with a fast-growing suburb than a city of nearly 700,000.

The fastest-growing large city in the nation added about \$4.2 billion in new value, which is greater than entire value of the city of Mansfield.

John Marshall, Tarrant County's chief appraiser, said residential and commercial development along the Interstate 35W corridor in North Fort Worth continued to fuel the increases. However, he said, growth in the southwest corner of the city was also strong.

He said Fort Worth's aggressive annexation strategy has paid off richly.

The local economy looks strong, he said, but there are a few signs of a slowdown. He said there were 17,200 single-family home permits issued countywide in 2005, and that dropped to 13,000 last year.

"Real estate runs in cycles," Mr. Marshall said. "We've had up years since 2000."

The growth in gas drilling in the Barnett Shale in Tarrant County added nearly \$250 million in new values countywide. That 18 percent increase was significantly lower than in past years, when the totals doubled annually.

Some cities and school districts even reported decreases in the mineral values. The mineral values for the city of Saginaw dropped by nearly two-thirds to about \$530,000.

That was also the case in Denton County, where previous windfalls in tax revenue from gas drilling ebbed this year. Mineral values were down by about \$1 billion, said Rudy Durham, the county's deputy chief appraiser.

"That was a combination of no drilling, the depletion of what was there and the price of [natural] gas going down," he said.