



THE CROSS ROADS TIMES

Volume 4, Issue 1

THE TOWN OF CROSS ROADS, TX.

January 2005



Looking Back While Looking Forward

This is the time of the year to review what has happened the previous year and to set goals for the coming year. The year 2004 for the Town of Cross Roads was very productive and many positive things were accomplished.

The citizens of our Town continued to request that we "do something about our roads". Your Town Council has responded to this by spending \$158,567 for replacement and repair of our roads. This represented 52.8% of our total expenditures for 2004. We were able to completely replace Fish Trap Road from Highway 377 to the eastern Town limits. This included installing speed bumps to slow the traffic down for safety and to discourage large, heavy-weight trucks. We were also able to make significant repairs to all roads South of Highway 380. Looking forward, we have immediate plans to do repairs to all of our roads North of Highway 380. Plans also include installing recycled grindings to Mill Creek Road. We will constantly be monitoring drainage, pot holes and signs to ensure the safety and welfare of our citizens. During the summer months, we will contract to have our right of ways mowed and will also start trimming

From the Mayor's Desk... By Harv Kitchens, Mayor

these areas of over-hanging trees.

Residential development in our Town has been very good and in keeping with your request to maintain our 1 acre minimum residential lot size. The 2000 population was 603 for our Town and the estimate is now 669.

With Highway 380 complete and all of the residential development in the areas around Cross Roads, our Commercial development possibilities are enormous for this coming year. Many of you have heard the rumors and speculation about a Wal-Mart coming to Cross Roads. This is in the early planning stages. A commercial developer purchased over 200 acres at the North East corner of Highway 380 and Highway 424 with the intent of developing approximately 88 acres as commercial and the balance as 1 acre residential lots. They are working with Wal-Mart and other large retail outlets as well as restaurants and smaller retailers for this area. It is apparent that large retail outlets are coming to this area and the question is -- will they be in Cross Roads or Lincoln Park? The advantage to Cross Roads, if they locate here is the Sales Tax revenues that will be produced for our Town. This should allow us to definitely maintain our ability to use sales tax revenues to meet our Towns financial needs and not have town property taxes. We know that a development of this nature will create increased traffic in our Town regardless of whether it is in Cross Roads or Lincoln Park. If they locate in Lincoln Park, we get the increased traffic without any Sales Tax revenues. If they locate in Cross

Roads we benefit from the Sales Tax revenues. When the Town knows more about the development, we will conduct Town Meetings so that you can be apprised of the plans and can participate in the process.

The question always is asked, "How did we do financially this past year?" We continue to be debt free. This past year our revenues were

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Mayor Pro-Tem Ross Schraeder is shown accepting a check for \$100,000.00 dollars from District Director, Barry Jameson, of the Huffines Company.

This check represents the first payment of a total \$275,000.00 to be received by the Town of Cross Roads as part of an agreement to release 84 acres of Extra Territorial Jurisdiction to Denton County.

The land is part of the Providence development.

“Beat the Winter Blues”, By: Katherine Ritchie, Town Secretary

Happy New Year to all and I hope you have had a wonderful holiday season.

It’s time to honor a “Citizen of the Year” and a “Volunteer of the Year” for 2004. Every year at the February Council meeting we’ve have honored two individuals who have volunteered their time and talents to our community. Last year we honored Laurel Wallace as “Volunteer of the Year” for her role as creator and edi-

tor of this very newsletter the Cross Roads Times. Tony Russo was honored with the “Citizen of the Year” award due to his continued leadership in the repair and maintenance of our roads. Both of these individuals have continued in their roles helping our town stand out as a community fueled by volunteers.

On Monday, February 14, we will be honoring the recipients of the Citizen of the Year and Volunteer of

the Year. awards Please plan on attending this year’s “Beat the Winter Blues” annual celebration to show your appreciation to the recipients. We have planned an ol’ fashioned chili supper complete with root beer floats. The supper begins at 5:30 pm followed by the presentation of awards and the “State of the Town” address presented by Mayor Harv Kitchens. The regular scheduled Council business meeting will convene at 7:00 pm.

CROSS ROADS ELECTION

Election time for the Town of Cross Roads is approaching. This year there will be three Council seats up for election, each for a two-year term. If you are interested in being a candidate for this election and have any questions, please contact Town Hall.

The important election days are as

follows:

—February 5, 2005 — First day for filing application for place on the ballot.

—March 7, 2005 — Last day for filing application for place on ballot.

—March 14, 2005 — Last day for a write-in candidate to declare candidacy.

—March 15, 2005 — Last day for candidate to withdraw.

—April 20, 2005 — First day for early voting by personal appearance.

—May 3, 2005 — Last day for regular early voting by personal appearance.

May 7, 2005 — Election Day.



PLANNING AND ZONING COMMISSION

By: Randy Wallace, P & Z Chairman

Building codes are required by City, State and Federal regulators. The responsibility for enforcing these requirements is placed on the Town. These requirements are generally reasonable and intended to protect the public.

Our residential and commercial building inspection program continues to function well. When a permit is applied for, the staff forwards the plans to the inspector (Rodney Patterson) for review and compliance with applicable building codes. Once the inspector approves the plans, the staff (Katherine or Linda) issues the permit without having to wait for the monthly P and Z meeting. Inspections are made of specific components during construction. The object of this process is to issue permits and make inspections in a timely manner and to insure that the buildings in our Town are properly constructed.

The Town's permit fees are not intended to generate revenue, but to recover costs associated with a particular process. Fees for residential and commercial building permits are based on square footage. Fees for such things as accessory buildings and culverts are very modest and the staff can issue most of these permits at the time of application. If you have any doubt about whether a project you are contemplating requires a permit, simply call Town Hall and Katherine or Linda will be happy to help you.

Things have been quiet and routine for the last couple of months. I think it may be the lull before the storm. For this edition of the "Cross Roads Times" we had hoped to have some specifics about the development of the 200 plus acres northeast of FM 424 and Hwy 380, but to date we have only general ideas and nothing in writing.

I bumped into one of the principal developers at Town Hall recently. He promised their written proposal would be ready very soon. He also mentioned that they were redoing the residential portion to comply with our one-acre minimum lot size. He also said that Wal-Mart and Home Depot representatives had visited the site.

We anticipate that the developers will want to use one of the financing mechanisms allowed by state law to fund some of the costs. This element can be very complicated and the Mayor and Council have established a Special District Task Force to research and evaluate any financing proposal that is submitted. The Mayor also intends to call public meetings to get your input on the proposal. The notice of public meetings will be published in the "Town Charter" newspaper and posted on the window at Town Hall.

From the Mayor's Desk....

By Harv Kitchens, Mayor

(continued from page 1)

\$314,528 and our expenses were \$299,983. Our cash position is \$349,518 as of December 31, 2004. Our budget for fiscal year 2004-2005 is for \$379,877. This includes a Legal Contingency fund of \$100,000 in the event that we have to face unwelcome attempts to bring high density

development to our Town. We know our citizens moved to Cross Roads for our wide open spaces and comfortable country life style. Protecting our citizens' desires for a minimum 1 acre residential lot size continues to be important to our Town Council. Road replacement and repair remains a high priority.

Once again, I want to thank all of the Volunteers who work to keep our Town running smoothly. Whether you serve in an official capacity on the Council, on Planning and Zoning Commission, one of our other committees or you join us on Town clean up days and offer support - - - we appreciate you ! ! ! !

ECONOMIC DEVELOPMENT COMMITTEE HOSTS BUSINESS DEVELOPMENT OPEN HOUSE

By: Larry Fisher, Chairman, Economic Development Committee

The Cross Roads' Economic Development Committee (EDC) recently hosted a unique and highly successful business development event for the Town. For the first time in Cross Roads' history a combined total of nearly 70 commercial realtors, business corridor property owners, local business owners, area reporters, local and county government officials joined together for an information sharing luncheon at the Prairie House Restaurant. Selected commercial realtors invited from Cross Roads, Dallas, Fort Worth, Irving, Plano McKinney, and Denton came to better understand and assess our Town's unique business development opportunities.

After a welcome by Larry Fisher, Chairman of the EDC, Mayor Harv Kitchens provided a Town government "Perspective on Cross Roads" to set the stage for the audience on the Town's history and future. Other speakers and topics included:

Byron Gaines, General Manager of Mustang Special Utility District - *Sewer and Water Plans for the Cross Roads Business Corridors*

Cynthia White, Denton County Commissioner for Precinct 1 - *Growth Projections for Area Roads and Bridges*

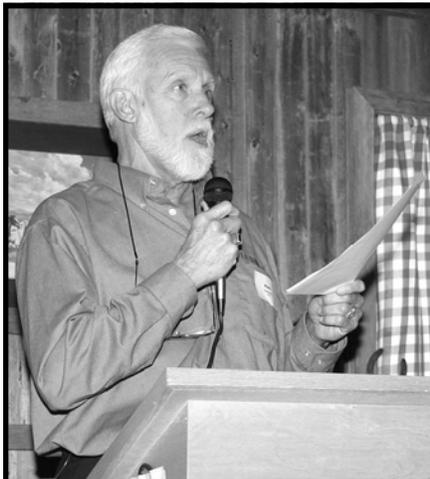
Mary Horn, Denton County Judge - *Growth Projections for County Facilities*

Dr. Gene Holloway, Director of Planning and Transportation for Denton ISD - *Growth Projections for Denton ISD*

Dr. James Monaco, Superintendent of Aubrey ISD - *Growth Projections for Aubrey ISD*

"Growth" was a strong element in both the formal presentations and informal discussions. As an example of the growth we can expect in the Denton area, Dr. Holloway provided the following projections, ranked in order of highest level of residential growth for the 10-year period of 2003-2013:

1. East US-380 Area (including Cross Roads) = 12,000+ homes
2. South Area (Corinth/Shady Shores/Bartonville) = 5,400 + homes
3. West Area (Airport/Argyle) = 4,600+ homes
4. North Area (Denton/Aubrey) = 4,300+ homes



Mayor Kitchens addresses the audience at the Cross Roads Business Development Open House.

Dr. Holloway also projects that the new homes to be built in the US-380 corridor will require 6 new elementary schools, 2 new middle schools, and 1 new high school by 2013.

Each participant received an informational folder on Cross Roads that also included an evaluation card on the Open House. On a scale of 1-5

where a 5 = "excellent", the Open House participants gave an overall evaluation of a very positive 4.4, as reflected by some of the comments written on the cards:

Great forum and good information.

Great job!

It is great to learn about what is going on in our town!

Enjoyed all the speakers. They were well spoken and informative.

Very well done.

Excellent speakers,

Very helpful.

Growth depends on services. It looks like your planning is headed in the right direction.

Excellent - it should be done on an annual basis.

Useful and informative information provided.

Thank you.

There is no question that we citizens of Cross Roads live near the epicenter of an exciting increase in population and business activity development. An opportunity of this magnitude challenges both the Town government and its citizens to adopt a proactive approach to attract and govern businesses that both increase our budget revenues through sales taxes and enhance our attractiveness as a place to live and work.

Our main objective in sponsoring this Open House was to proactively open the dialog and continue the journey of what Cross Roads will become over the next ten years. Please join us on this exciting journey!

ATTRACTING WILD BIRDS DURING A TEXAS WINTER

By Owen Yost and Nancy Collins, Denton's Wild Bird Center

Take care of their four basic needs and cardinals, goldfinches, chickadees and their friends should hang out in your yard this winter.

Give them fresh food. If your feeders are stocked with high-energy foods, such as suet and plenty of oil-rich sunflower, birds will hang around. When birds eat fresh suet and seeds, they convert it to energy. All birds need a steady, dependable supply of food-energy like this to stay warm and healthy in even a Texas winter.

Give them plenty of water. Don't forget that birds need water all year-round, particularly in cool weather, to stay clean. Clean feathers preserve body heat, which birds do by "fluffing up" and trapping tiny pockets of air. They can't do this with dirty feathers. Birds (which obviously still need to fly) can't just put on a layer of fat to keep warm like other animals.

Give them shelter. To a bird, shelter means several things; a place to escape from wind and rain, or a place to hide from predators like cats or hawks. You can easily provide

natural shelter. Leave some fallen branches and dead trees in place (many birds live in them). Birds will also huddle together in roosting pockets you provide.

Give them nesting. Help Providing winter shelter also increases the chance that birds will stay in your yard and raise families in the spring since they're familiar with the surroundings. Birds appreciate nest-building material too. Things like dead stalks from native grasses (not manicured lawns), pet fur and strips of tree bark often get into nests. Don't assume that all the birds fly south for the winter. The majority stay right in Texas, or migrate TO Texas. Take care of their four basic needs in the winter, and they'll be grateful all year long.

Early reports indicate that this winter we're experiencing a "superflight" of finches. It happens every few years; several kinds of "winter finches" are a whole lot more abundant than usual.

In north Texas, it means lots of goldfinches, blended with some purple

finches, house finches and pine siskins (a species of finch). This natural phenomenon happened last in the winter of 1997-98, and before that in 1990-91. (In the north, the birds I mentioned may be joined by redpolls, red-breasted nuthatches and grosbeaks – but they rarely visit Texas).

There's no regularity to a superflight of finches– it occurs because a large population of birds encounters a meager supply of natural food. The large finch population must travel far and wide in search of food – particularly the goldfinches' favorite: nyjer thistle.

Most finches will leave Texas and migrate back north in April or May. But when they (and their young) come here again early next winter, they'll remember where the best food is to be found.

(Owen Yost is a Texas Landscape Architect and co-owner, with Nancy Collins, of the new Wild Bird Center in Denton. Mr. Yost is past-president of the Denton chapter of the Native Plant Society of Texas.)

From the Editor...

By: Laurel Wallace, Editor The Cross Roads Times

Welcome to 2005! This begins our fourth year of publication.

The charter of this newsletter is to provide information for the residents of Cross Roads. In each edition we strive to bring to you the news as it applies to you and your Town.

Our columns include information from Town Hall, our local business and community news. I encourage

all residents to submit articles and I am always pleased to pass on your news in our "Community Bulletin Board".

Please drop off your articles at Town Hall or mail them to 1401 FM 424, Crossroads, TX 76227. You may also FAX your articles to 940 665-6898. The deadline for articles for the next edition is April 8th.



HAPPY VALENTINES DAY

CROSS ROADS HISTORY...The Real Cross Roads: An Interview with Mrs. Georgia George

By: Ross Schraeder, Mayor Pro Tem

Last issue we interviewed Nancy Haynes, who lives in the big white house on the southwest corner of Cross Roads' crossroads, Fish Trap Road and FM 424. In this issue



Georgia George is our major information source. The farm girl, now 83 years beautiful, still owns part of the farm her father worked, north of Arvin Hill on New Hope road. She and her family played a role on both the southeast and northeast corners of the Cross Roads' crossroads.

Around 1940, Georgia's brother-in-law, Harold, moved a house onto the southeast corner of the crossroads, where the Las Colinas Ranch is now located. He converted the building to a general store and a service station, but retained a living quarters. The service station had both gasoline and an above the ground diesel fuel tank. The water well he sunk is still there. Next door to the east was J.H.

Eggleston, a shade tree mechanic. The automotive boom period was in full swing and money was rolling in.

In 1945, Harold's brother Lewis, Georgia's husband, took over the business, but decided not to live there. Lewis ran the business with the help of a neighbor boy initially, but later hired an older man to live at the store, so he could open earlier each morning. However, new Highway 380, going from Denton to McKinney, was just being completed. Being just to the south of Fish Trap and a much better road, it took all of the traffic away from the crossroads except that which was local. Business dried-up. By late 1949 all of the crossroads businesses including Lewis' were in the process of shutting down. It was good while it lasted.

What did survive the economic drought at the crossroads was the New Hope Baptist Church on the northeast corner. The church was initially founded in 1878 in a log house located on the northeast corner of New Hope and Arvin Hill roads. Near the turn of the century, the log building was replaced with one of clapboard construction. It was in that church, still at New Hope and

Arvin Hill that Georgia has her first memories. She remembers when her mom used to chastise her for standing up on the pew during the service. She thinks she was about 3 years old at the time, so that would put it in 1921.

Ten years later, Georgia remembers her father, George Caddell, being one of the men that partially dismantled the church building, then moved and reassembled it at Fish Trap and FM 424. In the new, more central location, the church continued to grow and expand until 1985, when the congregation moved to its present location on Hwy 377. Certainly a part of Cross Roads history, Georgia Caddell George now lives in Aubrey on West Pecan Street near a cross street named, what else, Caddell Street.

Georgia George, Katherine Ritchie, Bouncer Goin, Ralph Lantrip and Billy Ray Carroll supplied information for this article. I hope we will be working together to publish future articles on the history of Cross Roads and the area. If anyone has comments, corrections or wants to make inputs, please let me know. Call me at 940-440-2213 or email me at rossschraeder@texoma.net.

COMMUNITY BULLETIN BOARD

Welcome to the following new residents of Cross Roads:

- Kelly and Christina Robinson, 4401 Oak Shores Circle.
- Allen and Sherry Adams, 8400 Fishtrap Rd.
- Robert and Ceceila Puma, 300 E. Oak Shores Dr.
- Toy and Donalee Echols, 1400 Oak Point Dr.
- Chad and Dede Martin, 3101 Oak Point Dr.
- Rob Diver, 6901 Fishtrap Rd.
- The Bishop Family, 4601 Oak Shores Circle

Congratulations to Kae and Larry Fisher on the birth of their first grandchild, Seneca Fisher.



Occupation: Veterinarian with specialty training in veterinary Internal Medicine and Imaging, (Radiology)..

Education: DVM degree and residency/M.S. program at Purdue University. Second residency/M.S. degree Colorado State University. (Some of my friends consider me educated well beyond my intelligence).

My family includes: My lovely, patient partner/wife Marty; daughter Robin; and Marty's children Brian, Jennifer and Dannie. We have two delightful granddaughters, Kelsey and Shelby. I'd be remiss if I didn't mention our senior citizen cat, O.J. and our eyeless Pug, Norma (who happens to be one of the top ten dogs God ever created).

How long have you lived in Cross Roads? Two and 1/2 years.

Before I moved to Cross Roads, I lived in: Fort Collins where I completed my training as a veterinary radiologist. Before Colorado, I resided in Lexington, KY working in the Thoroughbred Horse industry as a veterinary internist, consultant and resident veterinarian.

What do you like best about Cross Roads? I love the small town atmosphere. I grew up in Floyds Knobs, Indiana, (population about

Citizen Profile **JIM BECHT**

400), with a STOP sign, but no traffic light. I like being associated with friends here that have common interests and goals in maintaining the small, friendly town attitude.

What would you change about Cross Roads? Gee, right now I can't think of one thing that I'd change. My mobile veterinary practice takes me all over the Metroplex where I drive 150-200 miles daily. I enjoy the final part of my drive home on Hwy. 380 from Denton or parts east to a little peace, quiet and LESS TRAFFIC.

What is your favorite book? Day of the Jackal.

What is your favorite movie? I love movies, but two that I can watch over and over are "Gettysburg" and "Shawshank Redemption".

What is your favorite restaurant? III Forks in Dallas. I'm also fond of Joe T. Garcia's in Fort Worth. In Denton it's definitely Three Fins.

My hobbies and interests are: I grew up playing golf but haven't had the time to rekindle this passion for some time. (I need to do something about that!) I have long been a book lover, and collect first edition mysteries and fiction. I've become interested in the Civil War and begun collecting Civil War books, so I frequent many book stores when I have time between my veterinary calls. Also, my father maintained several stock cars and I grew up in the Stock Car racing in the early 60's in ARCA and NASCAR, long before it was cool to be a NASCAR junkie. I

still follow NASCAR racing and haven't missed a NEXTEL Cup race at the Texas Motor Speedway, thanks to Mr. Bruton Smith.

The person I most admire is: There are two people I especially admire, unfortunately, both have passed on, but still have a strong influence on my life. The first is Dr. Dan Deer, a veterinary class mate and close friend that died far too young of cancer several years ago. He is an inspiration to me of how he faced adversity in his prime years and accepted his fate with courage and tremendous class. My second "all time hero" is Jerry Surbaugh, (Marty's late husband and my best friend) that we lost during heart surgery many years ago. He was a great friend and loving husband and dad. He enjoyed life and was a very caring, considerate, genuine person. He didn't let life's setbacks get in his way of living.

Nobody knows: I'm quite an emotional guy and cry like a baby at movies, (even happy tears when there's a happy ending and good prevails over evil).

What are your hopes and plans for the future? I love my work helping practicing veterinarians help their patients and owners, but I'd like to slow the pace a bit and smell more roses. Some day, we'd like to be closer to our kids and families, but right now, we're happy residing in this area and have made special friends in Cross Roads.

Correction to the October 2004 edition of The Cross Roads Times: In the mayor's column the Town Limits in square miles for the town of Krugerville was incorrectly stated as 7 square miles. The correct square miles is .7. We apologize for the error.

The Town of Cross Roads
1401 FM 424
Crossroads, TX 76227



Harv Kitchens, Mayor
Ross Schraeder, Mayor Pro Tem
Michelle Meek, Council Member
Dan Prins, Council Member
Janis Russo, Council Member
Virden Seybold, Council Member
Katherine Ritchie, Secretary
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DATES TO REMEMBER

Town Council meetings are the second Monday of each month, 7:00 p.m. at the Town Hall. Please join us and become involved in your Town.

Planning and Zoning Commission meets the fourth Tuesday of each month, 7:00 p.m. at the Town Hall.

Comprehensive Planning Committee meets the second Wednesday of each month, 7:00 p.m. at the Town Hall.

Road Repair Committee meets the Wednesday before Town Council at 7:00 p.m. at the Town Hall.

Economic Development Committee meets the first Tuesday of each month at 7:00 p.m. at the Town Hall.

All meetings are posted on the Town Hall bulletin board 72 hours prior to meeting.

Monday, February 14th at 5:30 p.m. "Beat the Winter Blues" Event. Town Council Meeting will follow at 7:00 p.m.

Town Hall will be closed Friday, March 25th in observance of Good Friday.