



**AGENDA**  
**CITY COUNCIL MEETING**  
**APRIL 17, 2017 @ 7:00 P.M.**

Notice is hereby given the City Council for the City of Parker will meet in a Special Meeting on Monday, April 17, 2017 at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

**CALL TO ORDER – Roll Call and Determination of a Quorum**

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

**PUBLIC COMMENTS** The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

**CONSENT AGENDA** Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

1. APPROVAL OF MEETING MINUTES FOR APRIL 4, 2017. [SCOTT GREY]
2. DEPARTMENT REPORTS-ANIMAL CONTROL-FEB, BUILDING-MAR, COURT-MAR, POLICE-MAR AND WEBSITE-MAR

**INDIVIDUAL CONSIDERATION ITEMS**

3. 2<sup>ND</sup> PUBLIC HEARING FOR RESERVE AT SOUTHRIDGE ANNEXATION. [SHELBY]
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH PHASE 2 AND 3 PRELIMINARY PLAT EXTENSION. [FLANIGAN]

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-534 AWARDING THE MOSS RIDGE ROAD DRAINAGE IMPROVEMENTS PROJECT. [FLANIGAN/BIRKHOFF]
6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-535 AWARDING THE SPRINGHILL ESTATES DRIVE CULVERT REPLACEMENT PROJECT. [FLANIGAN/BIRKHOFF]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ADVERTISING REQUEST FOR QUALIFICATIONS (RFQs) FOR AUDITOR SERVICES. [BOYD]
8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-536, RELOCATING CERTAIN PORTIONS OF THE CITY WATER MAIN ADJACENT TO PARKER ROAD. [SHELBY]

## ROUTINE ITEMS

### 9. FUTURE AGENDA ITEMS

#### UPDATE(S):

- PROJECTED 2017 TAX RATE PLANNING CALENDAR
- 2017 MAY EARLY VOTING PERIOD AND ELECTION DAY INFORMATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 23	Apr 24 Early Voting 8am to 5pm	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 7pm	Apr. 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm
Apr 30	May 1 Early Voting 7am to 7pm	May 2 Early Voting 7am to 7pm	May 3	May 4	May 5	May 6 Election Day 7am to 7pm

### 10. ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before April 13, 2017 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

---

Date Notice Removed

---

Patti Scott Grey  
City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.



## Council Agenda Item

Item 1  
C Sec Use Only

Budget Account Code:	Meeting Date: April 17, 2017
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: City Secretary Scott Grey
Estimated Cost:	Date Prepared: April 7, 2017
Exhibits:	Proposed Minutes

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR APRIL 4, 2017. [SCOTT GREY]

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PGrey@parkertexas.us](mailto:PGrey@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	04/13/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	04/13/2017

**MINUTES**  
**CITY COUNCIL MEETING**  
**APRIL 4, 2017**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Z Marshall called the meeting to order at 7:00 p.m. Councilmembers Scott Levine (arrived at 7:10 p.m.), Lee Pettle, Cleburne Raney, Ed Standridge, and Patrick Taylor were present. Mayor Marshall noted Mayor Pro Tem Levine was on his way. He was stuck in traffic.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Engineer Andrew Mata, Jr., P.E., Police Chief Richard Brooks and Developer/Capital Improvement Advisory Committee (CIAC) Member Stephen "Steve" L. Sallman

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Billy Barron led the pledge.

TEXAS PLEDGE: Police Chief Richard Brooks led the pledge.

**PUBLIC COMMENTS** The City Council invites any person with business before the Council to speak. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

Billy Barron, 6707 Overbrook Drive, said he had two (2) issues. First, he supported adoption of the Water Impact Fee. Next, he voiced his concerns and discontent with Oncor Electric Delivery Company, stating in the three (3) years he has lived in Parker, Texas, he has had more power outages than he did the twenty (20) years he lived in Plano, Texas. Mr. Barron also said he did not feel Oncor was doing a good job of providing power to the City of Parker.

**CONSENT AGENDA** Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

1. APPROVAL OF MEETING MINUTES FOR MARCH 13, 2017. [SCOTT GREY]
2. CANCEL APRIL 18, 2017 REGULAR MEETING DUE TO PARKER WOMEN'S CLUB (PWC) CANDIDATES NIGHT FORUM AND SET SPECIAL MEETING FOR APRIL 17, 2017. [MARSHALL]

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 533, THE CITY OF PARKER, TEXAS SUSPENDING THE APRIL 21, 2017, EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE. [SHELBY]

MOTION: Councilmember Pettle moved to approve the consent agenda items as presented. Councilmember Taylor seconded with Councilmembers Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 4-0.

Mayor Marshall addressed Mr. Barron's public comment regarding Oncor, because it was on tonight's consent agenda. The Mayor explained what City Council did tonight was suspend the potential rate increase request. Parker was joining a coalition of other cities, who were taking this same action, and those cities, as a consensus group, would deal with the Oncor rate increase issue, in a larger way rather than Parker functioning alone. City Council would try to get the best possible rate structure it could for the City of Parker in the most efficient and effective manner.

#### INDIVIDUAL CONSIDERATION ITEMS

4. PUBLIC HEARING FOR CITIZEN INPUT REGARDING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON. [FLANIGAN/SHELBY]

Mayor Marshall said Ms. Templeton was unable to attend tonight's meeting. City Administrator Flanigan briefly reviewed Mary Templeton's Special Use Permit (SUP), stating on March 23, 2017, the Planning and Zoning (P&Z) Commission recommended approval of the SUP for an accessory building or barn larger than 2,500 square feet, located at 1708 Dublin Road. The ordinance states anything over 2,500 square feet requires a SUP, granted by City Council. Ms. Templeton has acquired approximately 19 acres on which she will build a house for her daughter and son-in-law and a larger barn, approximately 6,500 square feet. The way the ordinance is written today, Ms. Templeton is allowed one (1) out building per acre, but the maximum size would be 2,500 square. Technically, she could build five (5) or six (6) barns, but it would be more convenient and look better for the City of Parker if she builds one (1) structure.

Mayor Marshall opened the public hearing at 7:07 p.m. to receive comments, regarding a special use permit for an accessory building at 1708 Dublin road for Mary Templeton. The Mayor asked if there were any comments or questions from the audience and then City Council. There being no additional comments or questions Mayor Marshall declared the public hearing closed at 7:08 p.m.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 745 APPROVING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON. [FLANIGAN/SHELBY]

MOTION: Councilmember Pettle moved to approve Ordinance No. 745, granting Mary Templeton a Special Use Permit (SUP) for an accessory building to be located at 1708 Dublin Road. Councilmember Taylor seconded.

Councilmember Standridge said he was for this item, but he asked if the accessory building or recording studio portion would be used for commercial use. City Administrator Flanigan said the recording studio would be built for Ms. Templeton's son-in-law and would be used for his private use only. Mr. Standridge said that is what everyone needed to know.

Councilmembers Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 4-0.

## 6. PUBLIC HEARING FOR RESERVE AT SOUTHRIDGE ANNEXATION. [SHELBY]

The Engineer of Record Mark Harris stated his name, company name and address, Kimley-Horn Associates, 12750 Merit Drive, Suite #1000, Dallas, TX 75251, for the record. He said he was present on behalf of the applicant, Diyar Parker LP. As part of the preliminary plat approval, the owner agreed to annex the property prior to the final plat. Mr. Harris said he would be happy to respond to any questions.

Mayor Pro Tem Levine arrived at 7:10 p.m.

Mayor Marshall recapped stating this was the first public hearing for the Reserve at Southridge, which was 45.493 acres, had 31 residential lots, and was currently in the county or Parker's Extraterritorial Jurisdiction (ETJ). The applicant requested City Council consider annexation into the City of Parker, Texas. The Mayor then opened a public hearing at 7:11 p.m. to receive comments regarding the Reserve at Southridge annexation.

Cindy Meyer, 6618 Estados Drive, asked if the property requesting annexation was part of Southridge. If so, she asked how many phases this development contained and whether all the lots were one (1) acre lots. She was told the subdivision was totally separate, there were no other phases, and the property was approximately 45 acres with 31 residential lots. Ms. Meyer said she understood this property was not currently in the city limits; therefore, the City of Parker had little or no control over lot size. Nonetheless, the City of Parker was fully aware that Parker residents wanted two (2) acre lots and should not allow new development to continue decreasing lot size.

Mayor Pro Tem Levine questioned Ms. Meyer briefly to clarify her remarks, regarding lot size, what she was asking City Council to do and what the City could do, considering the property was in the county.

There being no additional comments or questions Mayor Marshall declared the public hearing closed at 7:16 p.m. The next Reserve at Southridge annexation public hearing will be held on April 17, 2017.

## 7. PUBLIC HEARING FOR WATER IMPACT FEES. [FLANIGAN/BIRKHOFF]

City Administrator Flanigan reviewed the item briefly, stating on February 23, the Water Impact Fee Advisory Committee reviewed the 2016-2026 Water Impact Fee Report that included the maximum water impact fee, prepared by Birkhoff, Hendricks & Carter, L.L.P., Professional Engineers and found the maximum water impact fee

presented in the 2016-2026 Water Impact Fee Report was in general conformance with the requirements of Texas Local Government Code Chapter 395. The Water Impact Fee Advisory Committee offered no objections.

Mayor Marshall recognized Engineer Andrew Mata, Jr., P.E. of Birkhoff, Hendricks & Carter, L.L.P., 11910 Greenville Ave., Suite 600, Dallas, Texas. Mr. Mata briefly summarized the item, stating the Engineering Firm Birkhoff, Hendricks & Carter prepared the Water Impact Fee Report 2016-2026 in accordance with Chapter 395 of the Texas Local Government Code and a public hearing was necessary for the Water Impact Fee and associated fee adoption process. Mr. Mata reviewed pages 39, 40, and 41 of the Water Impact Fee Report 2016-2026 (See Exhibit 1 – Water Impact Fee Report 2016-2026, with additional requested city comparisons.), discussing the methods used to calculate maximum water impact fees, the maximum allowable water impact fee, comparisons with other cities, and the ability to change the fee if necessary.

Mayor Marshall opened a public hearing at 7:27 p.m. to receive comments regarding Water Impact Fees. He asked if anyone had comments and/or questions.

Aleen Tyrrell, 5602 Elisa Lane, voiced concern that the Water Impact Fee and any associated water lines would disturb her property and increase her water bill.

Cindy Meyer, 6618 Estados Drive, supported the Water Impact Fee, stating the fee should help current residents by not having to pay water infrastructure costs associated with new development.

Developer/Capital Improvement Advisory Committee (CIAC) Member Stephen "Steve" L. Sallman presented a chart he prepared, noting City Council could enact a fee less than the maximum to remain competitive with other cities that imposed water impact fees. (See Exhibit 2 – Steve Sallman's chart.)

Mayor Marshall read the Impact Fee Advisory Committee recommendation letter and noted the allowable maximum Water Impact Fee was fifty percent (50%) of the maximum impact and would affect new developments.

Mayor Pro Tem Levine remarked the fee should help existing residents, as they would not be paying infrastructure costs for new development.

No one else came forward. There being no additional comments Mayor Marshall declared the public hearing closed at 7:38 p.m.

**8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 746, ADOPTING THE WATER IMPACT FEE. [FLANIGAN/BIRKHOFF]**

Councilmember Pettle asked again if the water impact fee could be changed. Mayor Marshall said yes.

Councilmember Standridge voiced his concern that this may restrict builders.

Mr. Sallman said he did not have any data, but there may be some sticker shock associated with the fee.

**MOTION:** Councilmember Pettle moved to approve Ordinance No. 746, adopting the Water Impact Fee Report 2016-2026, dated February 2017, as recommended by the Water Impact Fee Advisory Committee, and prepared by Birkhoff, Hendricks & Carter, L.L.P. Profession Engineers, imposing the maximum allowable fee of \$3,938.95 for a Single Family Residential 1" meter and a fee of \$15,755.82 for Single Family Residential 2" meter. Councilmember Standridge seconded.

Mr. Matta reiterated the Water Impact Fee was half, or fifty percent (50%), of the cost of the necessary water infrastructure for new development.

Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

## ROUTINE ITEMS

### 9. FUTURE AGENDA ITEMS

Mayor Marshall asked if there were any items to be added to the future agenda. He noted the updates on tonight's agenda, the Projected 2017 Tax Rate Planning Calendar and 2017 May Early Voting and Election Day information and asked the City Secretary to email City Council for their summer vacation plans. The Mayor then said the next regularly scheduled special meeting would be Monday, April 17, 2017.

#### UPDATE(S):

- PROJECTED 2017 TAX RATE PLANNING CALENDAR
- 2017 MAY EARLY VOTING PERIOD AND ELECTION DAY INFORMATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 23	Apr 24 Early Voting 8am to 5pm	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 7pm	Apr. 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm
Apr 30	May 1 Early Voting 7am to 7pm	May 2 Early Voting 7am to 7pm	May 3	May 4	May 5	May 6 Election Day 7am to 7pm

### 10. ADJOURN

Mayor Marshall adjourned the meeting at 8:03 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Z Marshall

ATTESTED:

\_\_\_\_\_  
Patti Scott Grey, City Secretary

Approved on the 17th day  
of April, 2017.

PROPOSED



City of Parker, Texas  
Impact Fee Advisory Committee  
5700 E. Parker Road  
Parker, Texas 75002

February 23, 2017

Re: Water Impact Fee  
Impact Fee Advisory Committee Recommendation

Honorable Mayor Z Marshall and the City of Parker City Council:

The City of Parker Impact Fee Advisory Committee, established in accordance with Section 395.058 of the Texas Local Government Code, met on this date for the purpose of reviewing the 2016 Water Impact Fee.

The Impact Fee Advisory Committee reviewed the 2016-2026 Water Impact Fee Report that includes the maximum water impact fee, prepared by Birkhoff, Hendricks & Carter, L.L.P., Professional Engineers.

On behalf of the Advisory Committee, we find the maximum water impact fee presented in the 2016-2026 Water Impact Fee Report is in general conformance with the requirements of Texas Local Government Code Chapter 395. The Impact Fee Advisory Committee offers no objections.

Sincerely

A handwritten signature in black ink that appears to read "Joe Lozano".

Joe Lozano  
Vice Chairman, Impact Fee  
Advisory Committee



# WATER IMPACT FEE REPORT

## 2016 - 2026

*Submitted To The City Of*



*Submitted By*



**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**SPECIALIZING IN CIVIL ENGINEERING FOR**  
**MUNICIPALITIES AND GOVERNMENTAL AGENCIES**



*February 2017*

# BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E.  
JOE R. CARTER, P.E.  
MATT HICKEY, P.E.  
ANDREW MATA, JR., P.E.  
JOSEPH T. GRAJEWSKI, III, P.E.  
DEREK B. CHANEY, P.E.  
CRAIG M. KERKHOFF, P.E.

February 16, 2017

Mr. Jeff Flanigan  
City Administrator  
City of Parker  
5700 East Parker Road  
Parker, Texas 75002

Re: Water Impact Fee Study  
2016 - 2026

Dear Mr. Flanigan:

This report presents the results of the City of Parker's Water Impact Fee Study for the planning years 2016 through 2026. This report includes the updated land use assumptions (prepared by the City's Capital Improvements Advisory Committee), the impact fee Capital Improvements Plan, and the Maximum Impact Fees by meter size for new water accounts. The maximum allowable fee per service unit (for a 1-inch water meter), adjusted to fifty percent (50%) of the calculated maximum are:

Maximum Allowable Water Impact Fee per Service Unit ..... \$ 3,938.95

We have enjoyed working with the City on this important study and are available to discuss the findings and conclusions of this updated impact fee further at your convenience. We look forward to our continued working relationship with you and the City of Parker.

Sincerely,



Andrew Mata Jr., P.E.



**CITY OF PARKER, TEXAS  
WATER IMPACT FEE STUDY  
2016 TO 2026**

**TABLE OF CONTENTS**

	<u>Page No.</u>
A. Introduction .....	1
B. Water Impact Fees .....	2
C. Glossary .....	3
D. Land Use Assumptions Summary .....	6
• City of Parker Land Use Assumptions Report	
E. Definition of a Water Service Unit .....	20
F. Calculation of Water Living Unit Equivalents 2016-2026 .....	21
G. Water Distribution System .....	22
G.1 Existing Pump Station, Ground Storage & Elevated Storage	
G.2 Distribution Lines	
H. Capital Improvement Plan .....	24
H.1 Executive Summary	
H.2 Introduction	
H.3 Facility Capacity Requirements	
H.4 Facilities – Utilized Capacity	
H.5 Capital Improvement Plan Map	
H.6 Capital Improvement Plan Schedule	
H.7 Capital Improvement Plan Costs	
H.8 Utilized Capacity Costs	
I. Calculation of Maximum Water Impact Fee .....	39
J. Water Impact Fee Comparison Chart .....	40
• Allowable Max Fee Per Living Unit Equivalent & Per Meter Size & Type	

**APPENDIX: WATER IMPACT FEE UTILIZED CAPACITY TABLES:**

- Existing Water Lines Utilized Capacity Tables
- Existing Facilities Utilized Capacity Tables
- Proposed Water Lines Utilized Capacity Tables
- Proposed Water Facilities Utilized Capacity Tables

**CITY OF PARKER, TEXAS  
WATER IMPACT FEE STUDY  
2016 to 2026**

**A. INTRODUCTION**

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. Under Chapter 395, political subdivisions receive authorization to enact or impose impact fees on land that is located within their political subdivision's corporate boundaries or extraterritorial jurisdictions. No governmental entity or political subdivision can enact or impose an impact fee unless they receive specific authorization by state law or by Chapter 395.

An “Impact Fee” is a charge or assessment imposed by a political subdivision for new development within its service area in order to generate revenue for funding or recouping the costs of capital improvements necessitated by and attributable to the new development.<sup>1</sup> The City of Parker’s current water Certificate of Convenient and Necessity (CCN) is CCN No. 10207. The Water Service Area extends to the Extra Territorial Jurisdiction (ETJ) and includes some area located within the City of Wylie. However, the portion of the area located in the City of Wylie was determined by the City’s Impact Fee Advisory Committee to be built out and no additional infrastructure would be needed to support additional growth. The first step in determining an impact fee is preparation of land use and growth assumptions for the service area for the next ten years. That step has been completed and provided by the City’s Impact Fee Advisory Committee in the Land Use Assumptions Report, dated August 29, 2016. Next, a Capital Improvements Plan must be created to describe the water distribution system infrastructure that will be necessary to serve the anticipated land uses and growth. Following the preparation of the Capital Improvements Plan the Water Impact Fee is calculated.

---

<sup>1</sup> P. 831, Texas Local Government Code, West’s Texas Statutes and Codes, 1998 Edition.

## **B. WATER IMPACT FEES**

The following items can be included in the water impact fee calculation:

- 1) The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
- 2) Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City and part by the Developer.
- 3) Interest and other finance charges on bonds issued by the City to cover its portion of the cost.

These items are summed and the utilized capacity is calculated over the impact fee period. The maximum allowable impact fee per service unit may not exceed fifty percent of the calculated maximum amount of the total utilized capital improvement cost divided by the total number of new standard service units. This maximum allowable impact fee recovers a portion of the City's costs for the construction of facilities to serve the new developments and support new growth. However, the City may recover the maximum fee by crediting the portion of utility service revenue generated by new service units during the 10-year program period.

Chapter 395 requires that an update of the land use assumptions, capital improvements plan, and impact fees be performed every five years, unless it is determined by the political subdivision after a review that such an update is not necessary.

This section of the report constitutes the City's 2016 water portion of the Capital Improvements Plan, and the maximum allowable impact fees. As required by state law, the study period is a ten-year period with 2016 as the base year. The engineering analysis of the water system is based on established land use in the year 2016, projected land use patterns through the year 2026, and on proposed infrastructure.

The engineering analysis portion of the City of Parker's 2016 Impact Fee determines utilized capacity cost of the water distribution system master plan between the years 2016 and 2026.

## C. GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption and amendment of the City's impact fee program.
2. Area-related facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-related facility may include a capital improvement which is located off-site, or within or on the perimeter of the development site.
3. Assessment means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development.
4. Capital improvement means a water facility, wastewater facility or roadway with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.
5. City means the City of Parker, Texas.
6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.
7. Facility expansion means either a water facility expansion, sewer facility expansion or roadway expansion.
8. Final plat approval means the point at which the applicant has complied with all conditions of approval in accordance with the City's subdivision regulations, and the plat has been approved for filing with Collin County.
9. Impact fee means either a fee for water facilities, wastewater facilities or roadway facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for

such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact fee capital improvements plan means either a water capital improvements plan, wastewater capital improvements plan or roadway capital improvements plan, adopted or revised pursuant to the impact fee regulations.
11. Land use assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.
12. Land use equivalency table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.
13. New development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
14. Plat has the meaning given the term in the City's subdivision regulations. Plat includes replat.
15. Platting has the meaning given the term in the City's subdivision regulations. Platting includes replatting.
16. Property owner has the meaning given the term in the City's subdivision regulations. Property owner includes the developer for a new development.
17. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements which the City had previously oversized to serve new development.
18. Service area means either a water service area or wastewater benefit area within the City, within which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital

improvements plan applicable to the service area. For roadways, it means a roadway service area within the city limits.

19. Service unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan which can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development. For roadway facilities, the service unit is converted vehicle miles.
20. Site-related facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water, wastewater or roadway facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.
21. Utility connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.
22. Water facility means a water interceptor or main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes land, easements or structures associated with such facilities. Water facility excludes site-related facilities.
23. Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
24. Water improvements plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
25. Water meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

#### **D. LAND USE ASSUMPTIONS SUMMARY**

Under Chapter 395, of the Local Government Code, “Land Use Assumptions” includes a description of service area and projected changes in land uses, densities, intensities, and population in the service area for a minimum of a 10-year period. In order to impose an impact fee, the City must adopt an order, ordinance, or resolution that establishes a public hearing date to consider the land use assumptions within the designated service area. After the public hearing on the land use assumptions, the City makes a determination of adoption or rejection of the ordinance, order or resolution approving the land use assumptions that will be utilized to develop the Capital Improvement Plan.

The Land Use Assumptions used in this impact fee process were prepared by the City of Parker’s Impact Fee Advisory Committee, and are presented in the following document, titled “Land Use Assumptions Report of the Capital Improvements Advisory Committee of the City of Parker”.



# Land Use Assumptions Report of the Capital Improvements Advisory Committee of the City of Parker

---

Revision C - August 29, 2016

## Contents

Executive Summary .....	3
Analysis of Existing Conditions .....	3
Determination of Service Area.....	3
Growth Projections .....	4
Density Calculations .....	4
Build Out.....	6

## List of Tables

Table 1 - Capital Improvements Advisory Committee Members .....	3
Table 2 - Historical Water Meters (i.e. Service Units) for 2000 - Jan 2016 .....	4
Table 3 - Selected Year on Year Growth Rates.....	6
Table 4 - Future Service Area Impact.....	7
Table 5 - Actual and Estimated Service Units .....	8
Table 6 - Land Use Assumptions (Exhibit A) .....	8

## List of Figures

Figure 1 - Water Meter Graph.....	5
Figure 2 - Water Meters Delta from Prior Year.....	6
Figure 3 - Service Unit Projection Graph .....	7

## Executive Summary

The Capital Improvements Advisory Committee (the "Committee") was appointed by the City of Parker City Council to review the subjects identified below and render an opinion on the land use assumptions necessary for the City to create and adopt lawful impact fees for the City of Parker public water system. The Committee has reviewed the Comprehensive Plan, the land use data, the current development within Parker, the current zoning within Parker, and the existing water plans for future growth and development. The Committee's report on the Land Use Assumptions required by Texas Local Government Code with relation to the Committee's work on impact fee research is contained within.

Members of this Committee include regular members of the Planning and Zoning Commission, experienced developers within the City of Parker, its ETJ, and key City personnel.

Table 1 - Capital Improvements Advisory Committee Members

Name	Role
Russell Wright	P&Z Chairman
Joe Lozano	P&Z Vice-Chairman
Cleburne Raney	P&Z Member
Jasmat Sutaria	P&Z Member
Wei Wei Jeang	P&Z Member
JR Douglas	P&Z Alternate, Developer
Steve Sallman	Developer/ETJ Owner
Jim Shepherd	City Attorney
Jeff Flanigan	City Administrator
Patti Scott Grey	City Secretary

## Analysis of Existing Conditions

Each member of the Committee is personally familiar with the existing development within the City of Parker. The areas of the City of Parker that are not yet developed were presented by the City Administrator and the relevant maps and data were reviewed. This data review included the population (Exhibit 1), existing zoning (Exhibit 2), and the Comprehensive Plan (Exhibit 3), current Development Map (Exhibit 4), and the Water Master Plan Map (Exhibit 5) for the City as it relates to the undeveloped areas of Parker and its ETJ.

## Determination of Service Area

The City Council's charge to the Committee was to render an opinion on the land use assumptions necessary for the City to create and adopt lawful impact fees for the City of Parker public water system. The Committee reviewed the requirements to exclude the provisions and related costs to current development and concentrated on the capital improvements necessary to serve future development based on the existing conditions noted above, and the anticipated use of the comprehensive plan and related development plans of the City, all as required by the Texas Local Government Code. The service area for a water impact fee would be the entire City and its ETJ with respect to new development in any portion of this area.

There is a portion of the City's water service area (CCN, Certificate of Convenience and Necessity) that lies within the City of Wylie. This was discussed as whether it should be included in the impact fee Service Area. The City Administrator noted that the water infrastructure in that area is already built out to specifications that would not necessitate additional infrastructure capital improvements. Therefore, it was concluded by the committee to not include this area within the Service Area.

Additionally, The City has a Special Activities area of approximately 188 acres (Southfork Ranch) which, at some point in the future, could be developed and subsequently subdivided. While there are no specific plans at the time of this writing, it is important to include this area for any future plans.

## Growth Projections

Based on the review of the factors set forth in the sections above, *Analysis of Existing Conditions and Determination of Service Area*, the Committee projected the 10 year growth patterns as they relate to water system capital improvements are as set forth in Table 6 - Land Use Assumptions (Exhibit A). The Committee's findings are based on the following discussions and calculations.

### Density Calculations

The Committee agrees with the Comprehensive Plan of Parker with regard to the future development of Parker and its ETJ. Consequently, for those areas zoned SF-Single Family, the Committee has projected single family residential units on lots of two acres, with three residents per household. For those areas projected to be zoned SFT-Single Family Transitional, the Committee anticipates 1 acre minimum lots, with a 1.5 acre average size of lots in the subdivision. The population estimate for SFT is also three residents per unit. Additional zoning categories such as Special Activities, Agricultural, Manufactured Housing and non-conforming uses, were all considered in the analysis.

The raw data in Table 2 was used as the basis of the analysis. The Meters column indicates the number of water meters the City was billing in that year. The Estimated Residents (Est. Residents) is based on the assumption of three residents per household, as indicated above. The % Change is expressed as the delta (change in number of meters) from the prior year divided by the number of meters in the prior year, e.g.  $98/688=14.2\%$ .

Table 2 - Historical Water Meters (i.e. Service Units) for 2000 - Jan 2016

Year	Meters	Est. Residents	Delta	% Change	Std. Dev.
2000	688	2064	688.0		
2001	786	2358	98.0	14.2%	5.1%
2002	938	2814	152.0	19.3%	4.6%
2003	1022	3066	84.0	9.0%	2.1%
2004	1075	3225	53.0	5.2%	1.4%
2005	1121	3363	46.0	4.3%	
2006	1180	3540	59.0	5.3%	
2007	1210	3630	30.0	2.5%	
2008	1258	3774	48.0	4.0%	
2009	1273	3819	15.0	1.2%	
2010	1295	3885	22.0	1.7%	
2011	1320	3960	25.0	1.9%	
2012	1351	4053	31.0	2.3%	
2013	1385	4155	34.0	2.5%	
2014	1404	4212	19.0	1.4%	
2015	1435	4305	31.0	2.2%	
2016	1501	4503	66.0	4.6%	

Referring to the standard deviation of a sample<sup>1</sup> Table 2, we can see the standard deviation for years 2001 and 2002 are significantly greater than several of the later years, so it was concluded that this extreme rate of growth for the City of Parker will likely not repeat itself. However, the Committee concluded the economic factors of many companies moving into the surrounding areas will likely increase

<sup>1</sup> Excel function STDEV.S is used to calculate the standard deviation of a sample.

the growth rate for the next several years, which might indicate above average growth for four to five years (5-6%), followed by slower growth (2-3%). In its final estimation, the committee agreed that 5% growth for the next five years (2017-2021) followed by 3% growth for the following five years (2022-2026) was a reasonable compromise.

When the absolute number of water meters is graphed over the years for which data exists, a curve as shown in Figure 1 develops. For comparison purposes, linear and 3<sup>rd</sup> order polynomial trend lines are added, along with their respective formulae.

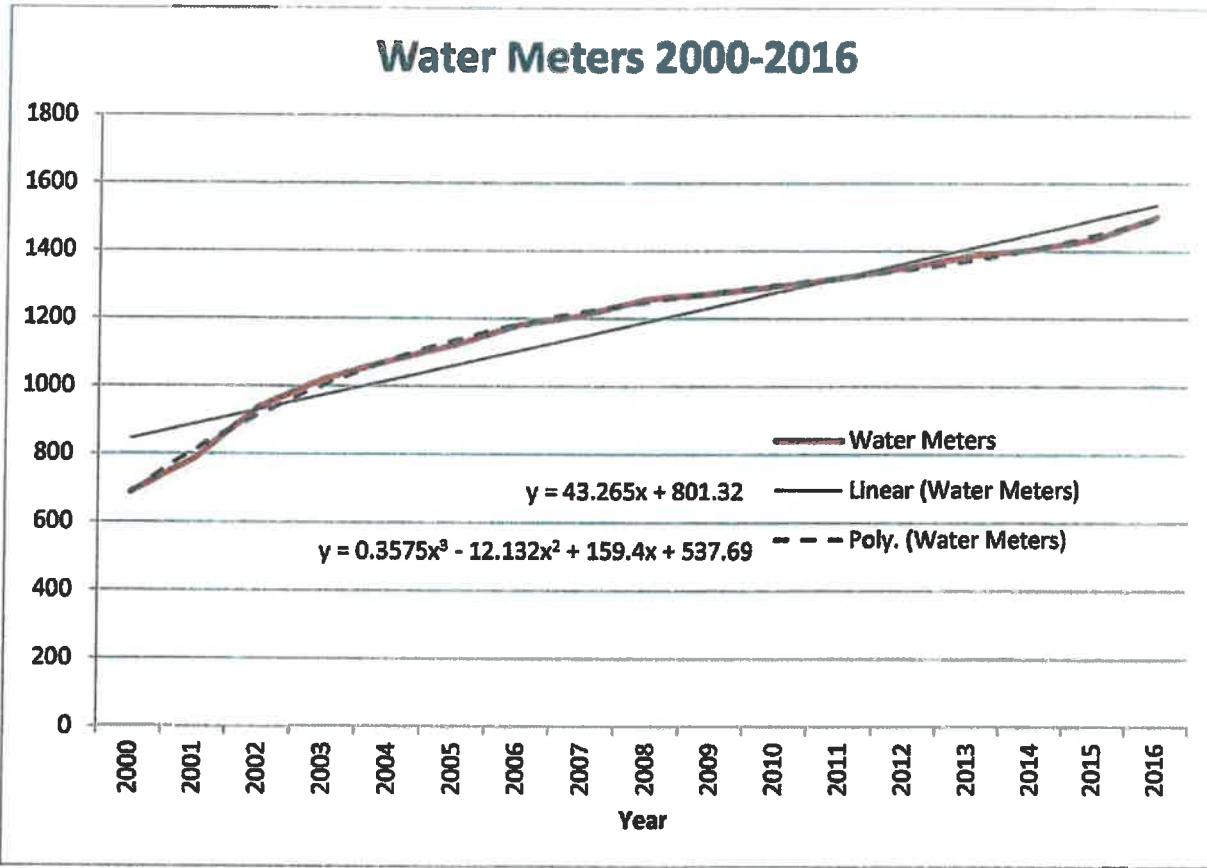


Figure 1 - Water Meter Graph

Figure 2 shows a graphical representation of the tabular data in Table 2. Since there was no detailed recording of service unit numbers prior to the year 2000, it is difficult to determine if the upward trend of the graph is representative of the years prior to 2000. However, as stated earlier, this could represent the beginning of an upward "growth spurt" for the City and this upward trend has been considered in the analysis of the overall growth projections.

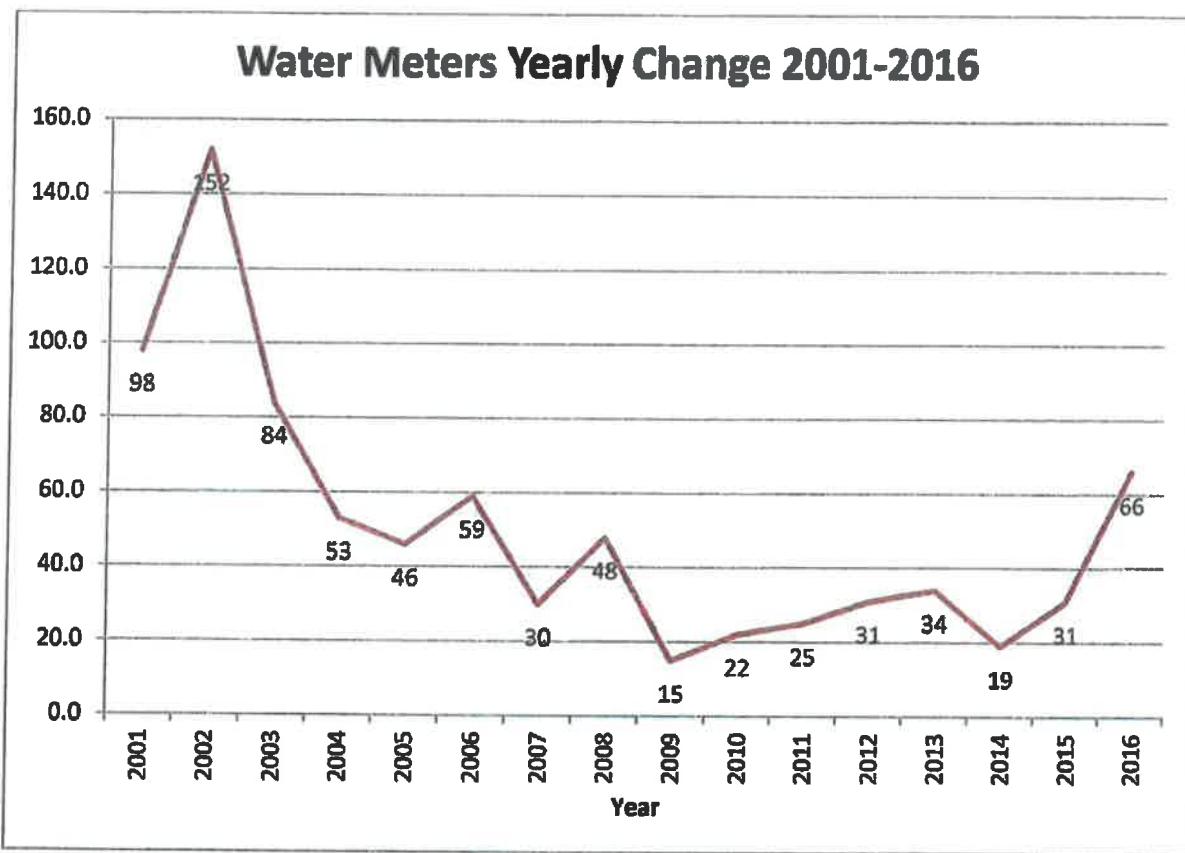


Figure 2 - Water Meters Delta from Prior Year

For selected time periods, average year on year growth rates can be established. Several time periods were used (refer to Table 3) to show the difference in growth rate when some of the outlying data is included or excluded.

Table 3 - Selected Year on Year Growth Rates

Period	# Periods	Avg. YoY Growth Rate
2001-2016	16	5.1%
2003-2016	14	3.4%
2001-2011	10	6.2%
2003-2013	10	3.6%

### Build Out

Table 4 shows the analysis of the estimated number of lots, which correspond directly to service units in the City, for areas covered by zoning or development agreements and all undeveloped land. The estimated lots for those areas already approved are actual numbers. For the undeveloped areas a factor of 0.9<sup>2</sup> is used to allow for those areas dedicated for roads, rights-of-way and other unusable areas.

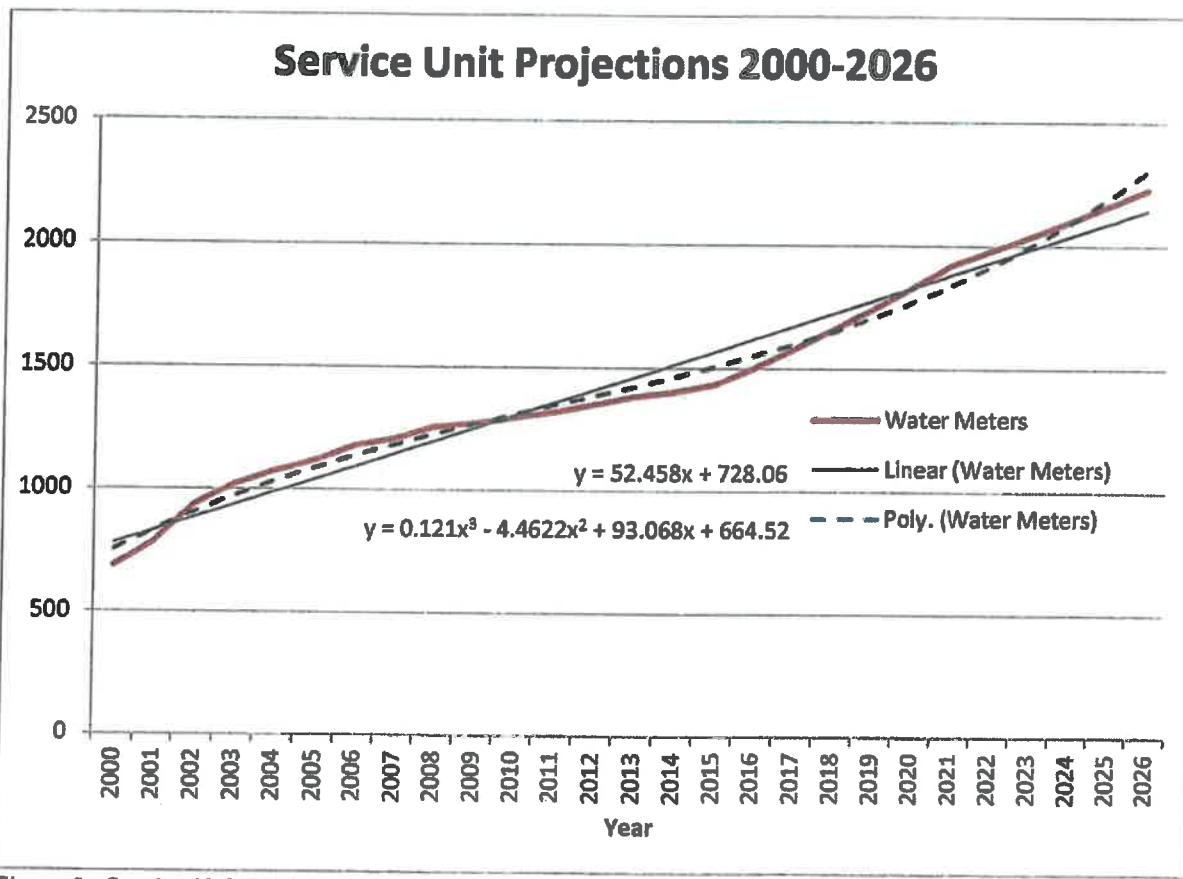
<sup>2</sup> Formula used: Number of acres \* Lots/Acre \* 0.9

**Table 4 - Future Service Area Impact**

Future Service Area	Acres	Lots/Acre	Est. Lots/Service Units	Est. Residents
<b>Approved by Zoning or Development Agreement</b>	1500	0.646	969	2907
<b>Undeveloped in ETJ</b>	720	1	648	1944
<b>Undeveloped Zoned SF</b>	500	0.5	225	675
<b>Undeveloped Zoned SFT</b>	400	0.67	241	724
<b>Current Special Activities Area<sup>3</sup></b>	188	2		
<b>Totals</b>	3120	NA	2083	6250

Add plus existing homes.

The current number of residents and population within Parker and its anticipated growth patterns over the next 10 years are as set forth in Table 6 - Land Use Assumptions (Exhibit A). The projections shown in Table 6 provide Parker's ultimate build-out growth projections, including existing development within Parker, anticipated future development on currently undeveloped land within Parker, and development in the extra-territorial jurisdiction (ETJ).

**Figure 3 - Service Unit Projection Graph**

<sup>3</sup> Southfork Ranch is a Special Activities area that is included in the table but not included in calculations.

**Table 5 - Actual and Estimated Service Units**

Year	Meters	Linear equation	Poly equation
2000	688	845	685
2001	786	888	811
2002	938	931	916
2003	1022	974	1004
2004	1075	1018	1076
2005	1121	1061	1135
2006	1180	1104	1182
2007	1210	1147	1219
2008	1258	1191	1250
2009	1273	1234	1276
2010	1295	1277	1299
2011	1320	1320	1321
2012	1351	1364	1345
2013	1385	1407	1372
2014	1404	1450	1406
2015	1435	1493	1447
2016	1501	1537	1498
2017	1581	1580	1561
2018	1660	1623	1639
2019	1743	1666	1733
2020	1830	1710	1846
2021	1922	1753	1979
2022	1979	1796	2136
2023	2039	1839	2317
2024	2100	1883	2526
2025	2163	1926	2764
2026	2228	1969	3034

**Table 6 - Land Use Assumptions (Exhibit A)**

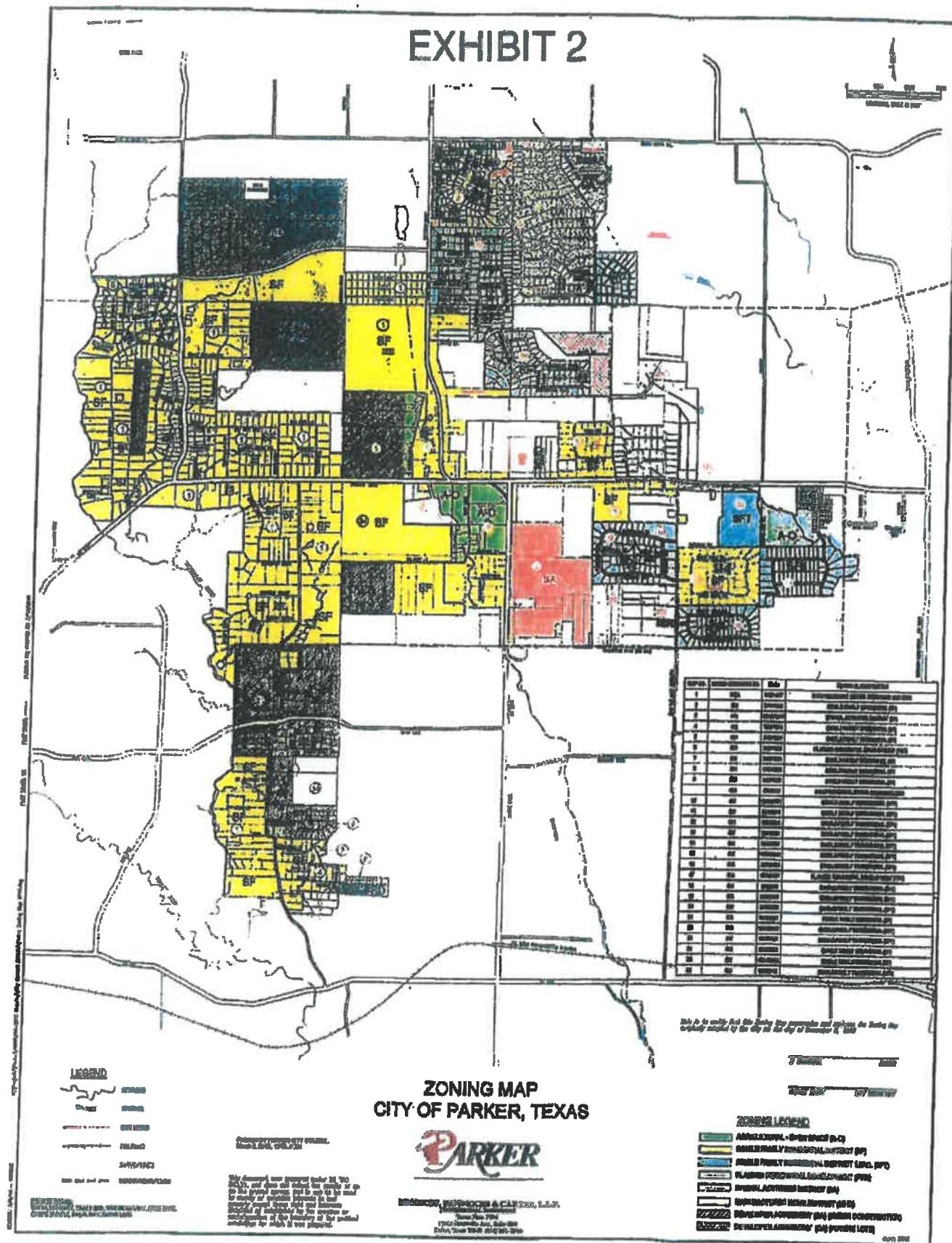
	2016 (Current)	2021	2026	Buildout
Homes	1,501	1,922	2,228	4,000 <sup>4</sup>
Mfg'dHousing	75 <sup>5</sup>	75	75	75
Commercial	0	10	20	20
Public	0	0	0	0
Totals	1,576	2,007	2,323	4,095
Population	4,503	6,021	6,969	12,000

<sup>4</sup> Buildout based on total population of 12,000<sup>5</sup> 75 manufactured houses, 75 houses in CCN (not in City) is a wash

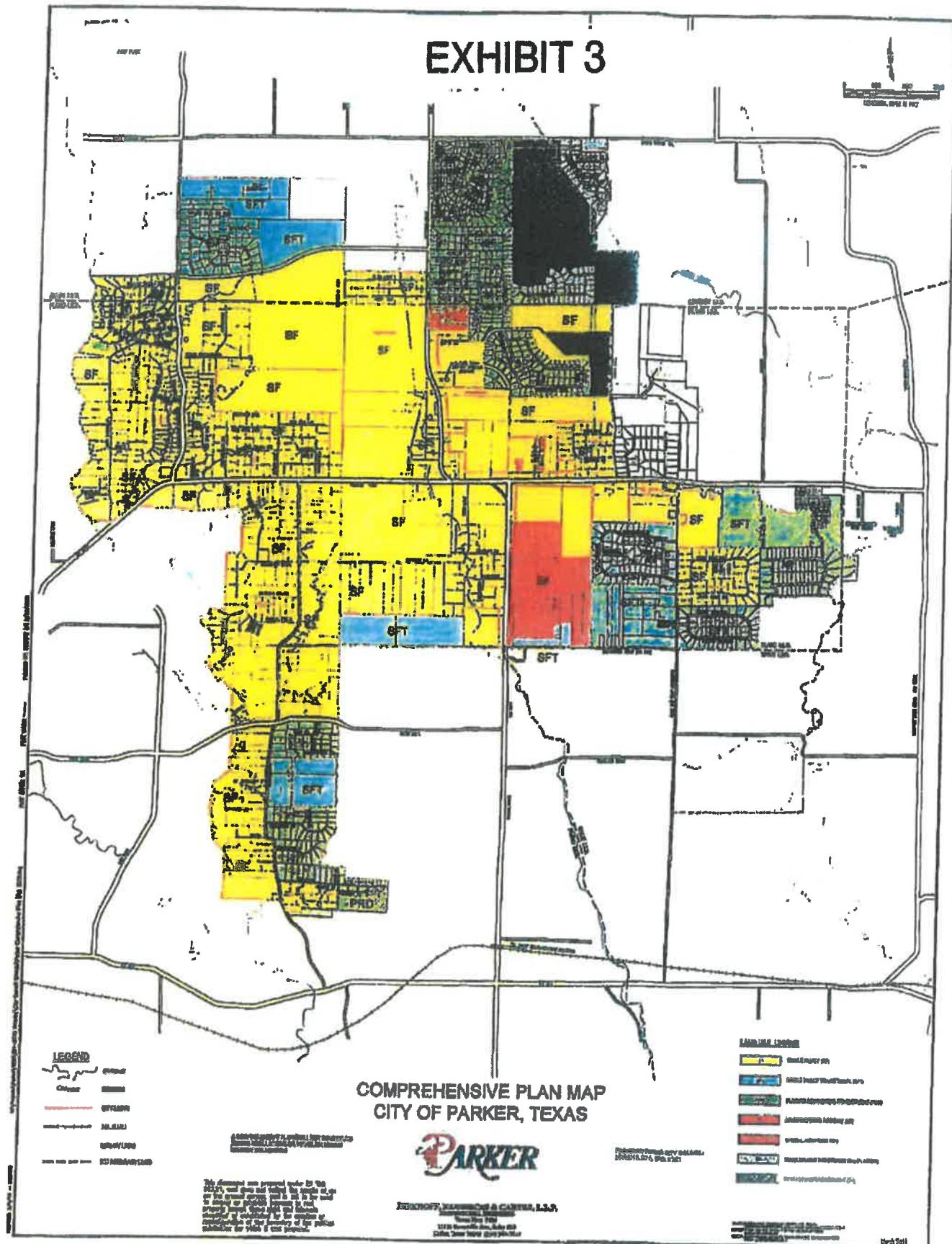
## EXHIBIT 1

<b>Year</b>	<b>January Water Meters</b>	<b>x 3 per household</b>
2000	<b>588</b>	<b>2064</b>
2001	<b>786</b>	<b>2358</b>
2002	<b>938</b>	<b>2814</b>
2003	<b>1022</b>	<b>3066</b>
2004	<b>1075</b>	<b>3225</b>
2005	<b>1121</b>	<b>3363</b>
2006	<b>1180</b>	<b>3540</b>
2007	<b>1210</b>	<b>3630</b>
2008	<b>1258</b>	<b>3774</b>
2009	<b>1273</b>	<b>3819</b>
2010	<b>1295</b>	<b>3885</b>
2011	<b>1320</b>	<b>3960</b>
2012	<b>1351</b>	<b>4053</b>
2013	<b>1385</b>	<b>4155</b>
2014	<b>1404</b>	<b>4212</b>
2015	<b>1435</b>	<b>4305</b>
2016	<b>1501</b>	<b>4503</b>

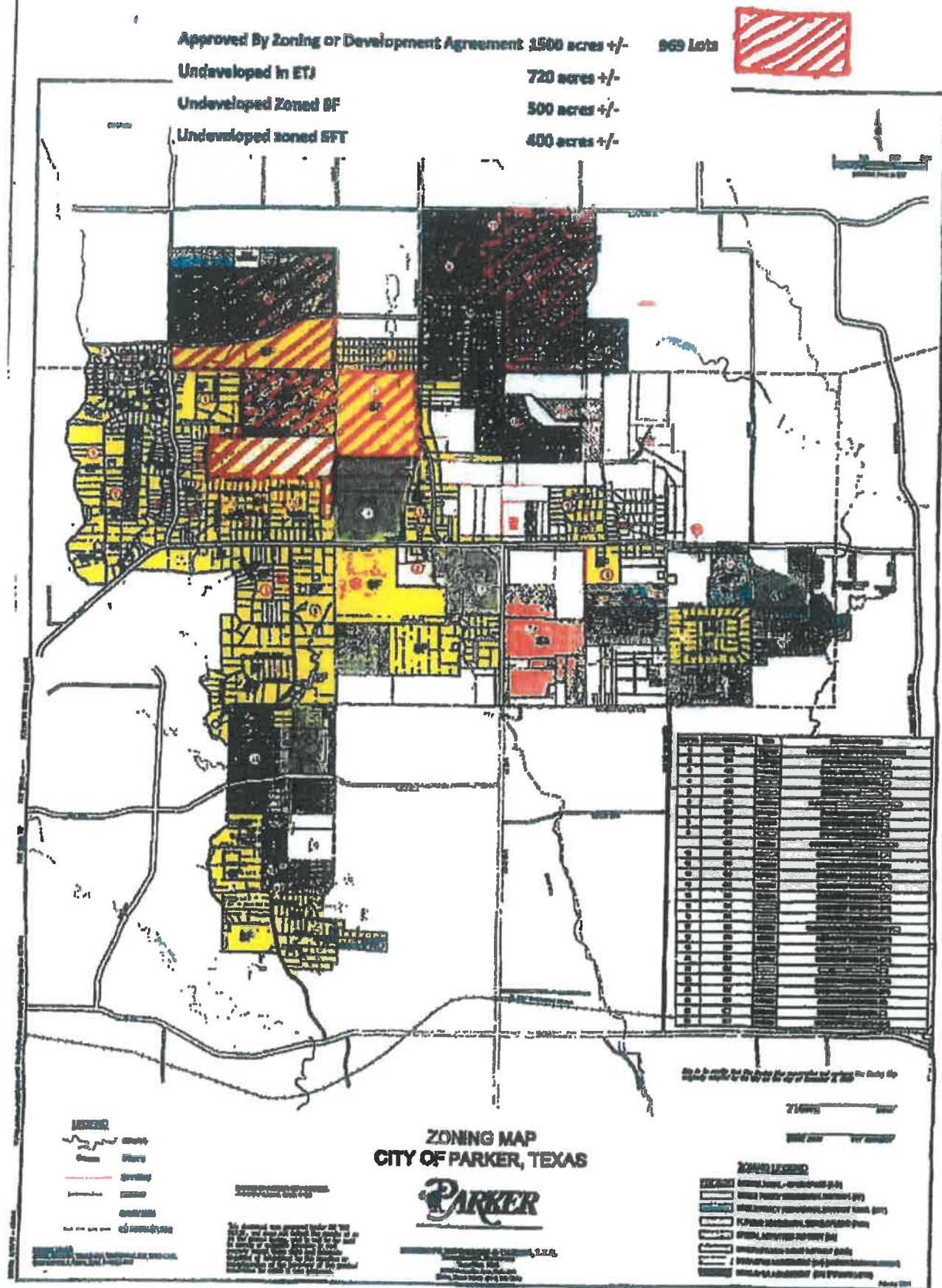
## **EXHIBIT 2**



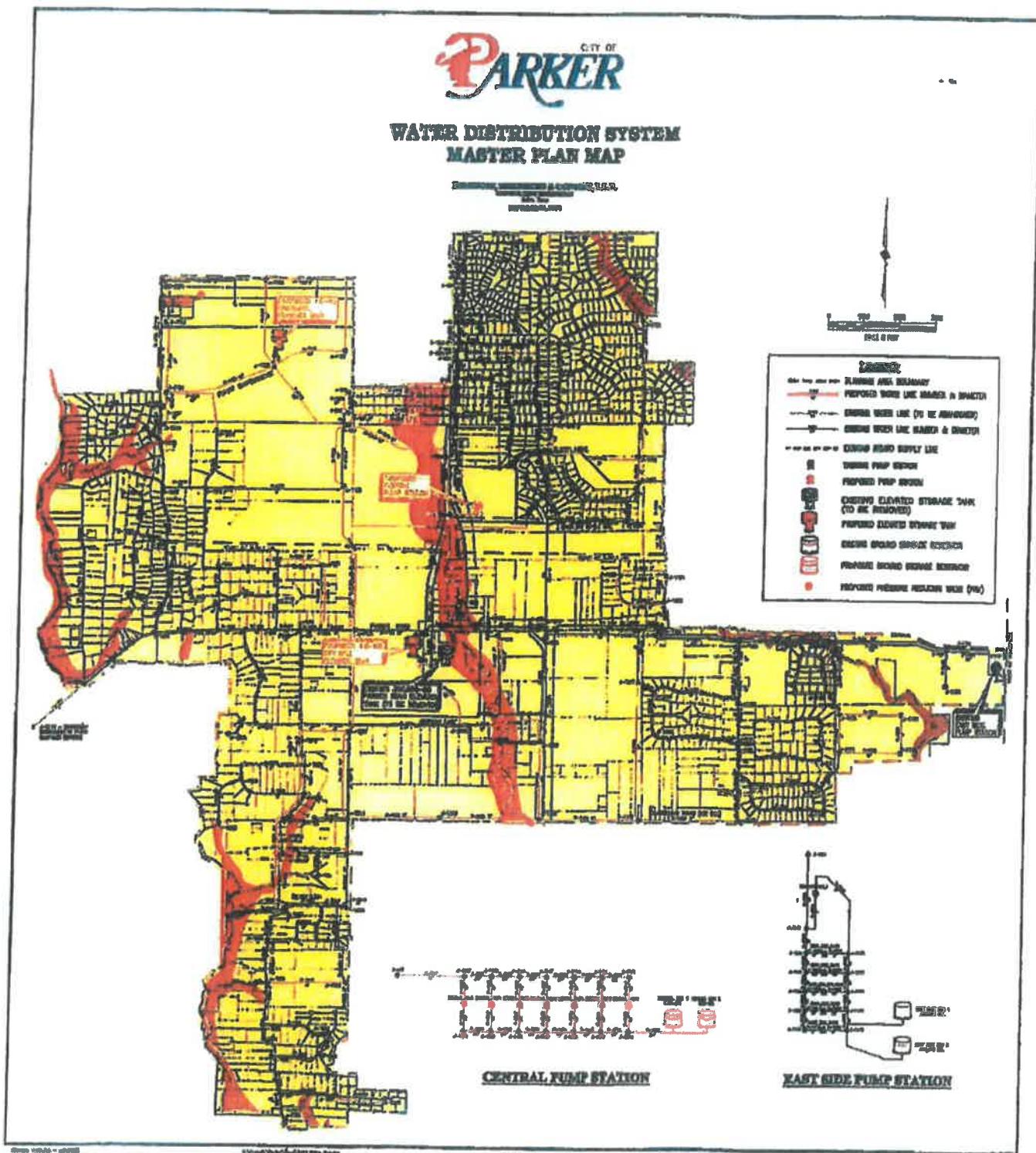
## EXHIBIT 3



## EXHIBIT 4



## EXHIBIT 5



## **E. DEFINITION OF A WATER SERVICE UNIT**

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A “service unit” means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. The City of Parker has previously defined a water service unit to be a 1-inch water meter and has referred to these service units as Single Family Living Unit Equivalents (SFLUE). The service unit is based on the continuous duty capacity of a 1-inch water meter. This is the typical meter used for a single family detached dwelling within the City, and therefore is considered to be equivalent to one “living unit”. Other meter sizes can be compared to the 1-inch meter through a ratio of water flows as published by the American Water Works Association and shown in Table No. 1 below. This same ratio is then used to determine the proportional water and sewer impact fee amount for each water meter size.

**TABLE NO. 1**  
**LIVING UNIT EQUIVALENCIES**  
**FOR VARIOUS TYPES AND SIZES OF WATER METERS**

Meter Type	Meter Size	Continuous Duty Maximum Rate <sup>(a)</sup>	Living Unit Per Meter Size
Simple	1"	25	1.0
Simple	2"	80	3.2
Compound	2"	80	3.2
Turbine	2"	100	4.0

<sup>(a)</sup> Source: AWWA Standard C700 - C702

## F. CALCULATION OF WATER LIVING UNIT EQUIVALENTS 2016-2026

The City of Parker provided the existing water meter count by size category as of August 2016. In total, there are 1,501 water meters serving the existing population of 4,503 residents and businesses in the Water Service Area. Table No. 2 shows the number of existing meters, the living unit equivalent factor, and the total number of living unit equivalents (LUE's) for water accounts. As shown in Table No. 2, the new LUE's during the impact fee period total 1,129.

**TABLE NO. 2**  
**WATER LIVING UNIT EQUIVALENTS BY METER SIZE**

Meter Size	2016			2026				New Living Units During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 1" Used	Total Number of Living Units	Future Meter Size	Number of Water Meters	Living Unit Equivalent Ratio for 1" Used	Total Number of Living Units	
5/8" x 3/4"	500	1.0	500	1"	742	1.0	742	242
1"	725	1.0	725	1"	1,076	1.0	1,076	351
2"	276	4.0	1,104	2"	410	4.0	1,640	536
<b>Totals</b>	<b>1,501</b>		<b>2,329</b>		<b>2,228</b>		<b>3,458</b>	<b>1,129</b>

## **G. WATER DISTRIBUTION SYSTEM**

Computer models for the years 2016 and 2026 were prepared based on the City's Water Distribution System Master Plan. The models were developed from residential population projections as provided in the Land Use Assumptions Report, prepared by the City of Parker's Impact Fee Advisory Committee. The land areas follow closely to the construction of major facilities in the system as outlined in the Water Distribution Report. These facilities include major distribution lines, pressure reducing valves, pump stations, and ground storage reservoirs.

All computer models were run for a 72-hour Extended Period Simulation to insure proper sizing of the facilities to meet peak demand periods.

### **G.1 Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks**

The existing water distribution system includes the facilities as shown in Table No. 3 and Table No. 4 below.

**TABLE NO. 3**  
**WATER DISTRIBUTION SYSTEM**  
**EXISTING PUMP STATIONS & GROUND STORAGE**

Pump Station	Number Of Pumps	Rated Capacity (MGD)	Number of Ground Storage Reservoirs	Total Ground Storage Available (MG))
East Side Pump Station	4	3.60	2	0.5
<b>Total:</b>	<b>4</b>	<b>3.60</b>	<b>2</b>	<b>0.5</b>

**TABLE NO. 4**  
**WATER DISTRIBUTION SYSTEM**  
**EXISTING ELEVATED STORAGE**

Pump Station	Capacity (MG)
City Hall Elevated Storage Tank	1.0
<b>Total:</b>	<b>1.0</b>

The pump stations and ground storage facilities were analyzed on the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

## **G.2 Distribution Lines**

The distribution lines consist of all lines within the service area planning boundary supplying water to customers in the City of Parker. Lines vary in size from 3/4-inch service lines to 18-inch transmission lines. Unless a smaller diameter water line is expected to be constructed by the City of Parker, only those proposed water lines 8-inches in diameter or larger were considered in the Impact Fee calculations. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps, etc.), utility relocations, purchase of easements and engineering costs. Financing cost is included for each project assuming a bond rate of 5% over a 20-year term.

Unit cost for water lines 12-inches in diameter or larger, which are anticipated to be constructed by private development, include the City's oversize cost participation only. City initiated water lines include the full cost of the proposed facility. Developer initiated water line projects which are 8-inches or less in diameter are not included in this Impact Fee analysis, unless otherwise shown on the CIP map. The cost for these size lines are the responsibility of the developer.

## **H. CAPITAL IMPROVEMENT PLAN**

### **H.1 Executive Summary**

The City of Parker owns and operates their water distribution system comprised of a pumping station, ground storage facilities, elevated storage facility and pipeline infrastructure. This system is being improved and expanded to meet the needs of the water demands imposed by the current residents and future residents of Parker, Texas. A schedule for future improvements and investments in the water distribution system is known as the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code requires the political subdivision create its Capital Improvement Plan to impose impact fees. The Capital Improvement Plan and its costs are required for the calculation of the water impact fee. Birkhoff, Hendricks, and Carter, with assistance of City staff, created the Capital Improvements Plan. Only projects from the Capital Improvement Plan that are required to provide capacity to serve growth during the impact fee (2016-2026) period can be included in the impact fee calculation.

### **H.2 Introduction**

In accordance with Chapter 395 of the Texas Local Government Code, the City of Parker has retained Birkhoff, Hendricks & Carter, L.L.P. to establish the Capital Improvement Plan in conjunction with the Water Impact Fee Study. This section establishes the engineering basis for the capital projects and costs which are included in the water impact fee calculations.

The Capital Improvements Plan consists of the necessary water distribution system improvements to support the projected water demands placed on the distribution system due to future growth. The growth projections were obtained from the Land Use Assumptions Report for the Water Impact Fee prepared by the City of Parker Impact Fee Advisory Committee, dated August 29, 2016.

## H.3 Facility Capacity Requirements

### H.3.1 General

This section of the report discusses the capacity of those facilities that are required to be included in the Impact Fee Capital Improvements Plan and are also eligible in the calculation of the impact fee. The capacities evaluated are the existing available capacities and the increased capacities due to projected growth. These increased capacities serve the growth projected during the impact fee period.

### H.3.2 Water Usage

The water distribution system must be improved in accordance with this Capital Improvement Plan in order to support the water demands imposed on the system by the projected growth the City is envisioning within the next 10-year period. The City's existing 2016 residential population is approximately 4,503 residents. In year 2026 the City projects the residential population to grow to approximately 6,969 residents. The City of Parker updated the Water Distribution System Master Plan in February 2016. The Master Plan reports that based on information provided by the City, the residential per capita water usage rate for maximum daily demand is 571 gallons per capita per day (gpcd). Table No. 5 illustrates the water demand rates used to calculate the water demands for the projected population.

**TABLE NO. 5**  
**2016 DESIGN WATER DEMAND RATES**

Land Use	Maximum Daily Demand Rate	Maximum Hourly Demand Rate
Residential	571 g.p.c.d.	1,091 g.p.c.d.
Commercial	1,500 g.p.a.d.	1,950 g.p.a.d.

*g.p.c.d. – gallons per capita per day  
g.p.a.d. – gallons per acre per day  
residential peaking factor 1.91*

Table No. 6 summarizes the calculated water demands for year 2016 and 2026, within the City's planning area.

**TABLE NO. 6**  
**WATER DEMANDS**

<b>Water Demand Capacities</b>	<b>Maximum Daily Demand (MGD)</b>	<b>Maximum Hourly Demand (MGD)</b>
2016 Water Demands	3.334	5.521
2026 Water Demands	4.742	8.209
<b>Additional Capacity Required:</b>	<b>1.408</b>	<b>2.688</b>

### **H.3.3 Water Supply**

The City currently receives treated water supply from the North Texas Municipal Water District (NTMWD) at the East Side Pump Station delivery point located at the southwest corner of the Parker Road and F.M. 1378 intersection. The East Side Pump Station delivery point has capacity to receive up to 3.50 MGD supply rate. It does not have enough capacity to support the additional supply required for the growth within the next ten year period. This site also does not have sufficient area for expansions. Based on the growth projections and the calculated water demands, a second delivery point for water supply will be needed to meet the new water demands. This new delivery point will be the Central Pump Station delivery point. The locations of the existing and proposed delivery points are shown on the Capital Improvement Plan Map included in this report. Table No. 7 summarizes the maximum day supply capacity requirements at each delivery point within the next ten year impact fee period.

**TABLE NO. 7**  
**WATER SUPPLY**

<b>Water Supply Capacities</b>	<b>East Side Supply (MGD)</b>	<b>Central Supply (MGD)</b>
2016 NTMWD Supply	3.50	0.00
2026 NTMWD Supply	3.50	1.75
<b>Additional Supply Capacity Required:</b>	<b>0.00</b>	<b>1.75</b>

#### H.3.4 Water Distribution System

The City's existing water distribution system can support the water demands applied to the system from the existing residential population. As the City grows within the next ten-year period, additional water distribution system facilities will need to be constructed to support water demand created from new growth. In addition to facilities, the water distribution system will require additional water lines.

The design of the proposed water distribution system is based on three separate demand conditions. The first condition is based on the maximum daily demand. This demand is the rate at which water is supplied and the rate which pump stations must be sized to deliver water to the system. The second condition is the maximum hourly demand rate on the day of maximum demand. Maximum hourly demand rate is used to size distribution lines and to determine the volume of elevated storage. The third condition used is the minimum hourly demand rate on the day of maximum demand. This rate is used to analyze the refill rates of elevated storage tanks. These three demand conditions were modeled over a three-day period with an Extended Period Simulation (EPS) in the hydraulic water model utilizing the H2O NET water model software.

The existing and proposed distribution lines along with facilities are shown on the Capital Improvement Plan Map presented in this section of the Impact Fee Report. The 72-hour EPS model was utilized with the use of a diurnal curve obtained from the 2016 Master Plan Update model for the 2016 and 2026 hydraulic models. Table No. 8 summarizes the maximum hourly demands that the proposed distribution system will need to support.

**TABLE NO. 8**  
**WATER LINE DEMANDS**

<b>Waterline Capacities</b>	<b>Maximum Hourly Demand (MGD)</b>
2016 Waterline Demands	5.521
2026 Waterline Demands	8.209
<b>Addition Waterline Capacity Required:</b>	<b>2.688</b>

### H.3.5 High Service Pump Stations

The City currently meets its pumping system demand requirements with the existing East Side Pump Station. This pump station has a firm pumping capacity of 3.60 MGD with the largest pump on standby to meet the Texas Commission on Environmental Quality (TCEQ) regulations. In order to meet the projected maximum daily demands, a second pump station with an initial firm capacity of 1.75 MGD will be required to be in service by year 2020 to meet the additional maximum daily demands. Table No. 9 summarizes the pump station capacities.

**TABLE NO. 9**  
**PUMP STATIONS**

<b>Pump Station Capacities</b>	<b>East Side Pump Station (MGD)</b>	<b>Central Pump Station (MGD)</b>
2016 Pumping Capacity	3.50	0.00
2026 Pumping Capacity	0.00	1.75
<b>Additional Pumping Capacity Required:</b>	<b>0.00</b>	<b>1.75</b>

### H.3.6 Ground Storage Reservoirs

Ground Storage within the system is necessary to provide a dependable supply and during periods of interruption in supply. The volume of ground storage was designed for a 6-hour drawdown for the maximum demand pumping. The East Side Pump Station currently has a 200,000-gallon and a 300,000-gallon ground storage reservoir. These two existing reservoirs serve the East Side delivery point and pump station.

The new delivery point will require additional ground storage to meet TCEQ regulations and to provide a dependable supply to the Central Pump Station. Table No. 10 illustrates the ground storage capacity requirements. The ground storage reservoir at the Central Pump Station will need to be constructed congruently with the proposed pump station.

**TABLE NO. 10**  
**GROUND STORAGE RESERVOIR REQUIREMENTS**

<b>Ground Storage Capacities</b>	<b>Ground Storage Added (MG)</b>	<b>Ground Storage Available (MG)</b>
2016 Ground Storage Capacity	0.00	0.50
2026 Ground Storage Capacity	0.75	0.75
<b>Reservoir Capacity Required:</b>	<b>0.75</b>	<b>1.25</b>

#### H.3.7 Elevated Storage Tanks

Elevated storage within the system is required by TCEQ to maintain system pressure. In the Parker system, elevated storage is sized to meet the maximum hourly demands working in conjunction with the pump stations, while maintaining system pressures.

The City currently has one 1.0-MG elevated storage tank located on Parker Road, adjacent to City Hall, with a high water level at 800-ft above mean sea level (MSL). Table No. 11 summarizes the elevated storage requirements to meet maximum hourly demand rates within the 10-year study period.

**TABLE NO. 11**  
**ELEVATED STORAGE TANK REQUIREMENTS**

<b>Elevated Storage Capacities</b>	<b>Elevated Storage Added (MG)</b>	<b>Elevated Storage Available (MG)</b>
2016 Elevated Storage Capacities	0.00	1.00
2026 Elevated Storage Capacities	0.00	1.00
<b>Elevated Storage Capacity Required:</b>	<b>0.00</b>	<b>1.00</b>

#### H.4 Facilities – Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the size of water line required for each model year (2016, 2026 and build-out). Master planning of the water distribution system is based on the 72-hour extended period simulation (EPS). The pump stations' capacities are generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of a water line is determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines which are used to refill elevated storage. Table No. 12 below shows the unit flows used for analysis of each element of the distribution system.

**TABLE NO. 12**  
**WATER DISTRIBUTION SYSTEM ANALYSIS**  
**BASIS OF DEMAND CALCULATION**

Type of Facilities	Demand Type	Impact Fee Per Capita Use
Pumping	Maximum Day	571 gallons/day
Distribution System	Maximum Hour	1,091 gallons/day
Ground Storage	Maximum Day x 6/24 Hours	
Elevated Storage	Maximum Hour - Maximum Day x 6/24 Hours	

For each line segment in the water distribution model, the build-out flow rate in any given line was compared to the flow rate in the same line for the 2016 and the 2026 models. The utilized capacity was then calculated for each year based on the build-out being 100% capacity. The utilized capacity during the Impact Fee period is the difference between the year 2016 percent utilized and the year 2026 percent utilized. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in the Impact Fee Capacity Calculation Tables. Table No. 14 on page 27 summarizes the project cost and utilized cost over the impact fee period of 2016 - 2026 for each element of the Water Distribution System.

#### H.4.1 General

This section of the report discusses the water distribution system utilized facilities that are eligible to be included in the Impact Fee Capital Improvements Plan and are also eligible in the calculation of the impact fee. The Capital Improvements Plan makes improvements the water distribution system in order to meet and support the additional water demands created by the projected growth during the 10-year impact fee period. Only the infrastructure and facility projects identified in the Capital Improvements Plan can be eligible for impact fee funding.

#### H.4.2 Water Supply

The City will continue to receive water supply from the North Texas Municipal Water District. The new delivery point will be the Central Pump Station delivery point. For the year 2016, the utilized capacity is 0% since it is not constructed yet. For the year 2026, the utilized capacity was calculated by dividing the 2026 maximum daily demand by the buildout maximum daily demand, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand

$$\begin{aligned} 2026 \text{ Utilized Capacity} &= 4.742 \text{ MGD} / 7.645 \text{ MGD} \times 100\% \\ &= 62.0\% \end{aligned}$$

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

#### H.4.3 Water Distribution System

The utilized capacity of the water distribution system water lines is associated with waterlines that are 8-inches in diameter or larger. The water distribution system was modeled in the hydraulic modeling software for the existing year 2016 water model, the 10-year 2026 water model, and the buildout water model. The utilized capacity for the new waterlines was obtained by comparing the maximum hourly flows in the new pipes, between the three water models. For the year 2016, the utilized capacity

of the new pipes was 0.0% since they are not serviced yet. For the year 2026, the utilized capacity was calculated by dividing the year 2026 pipe flow with the buildout pipe flow, both obtained from the hydraulic water model pipe line flows. The following are the proposed distribution lines that are shown on the Capital Improvement Plan Map in report.

- 1) **Dillehay Drive 18-Inch Water Line:** This waterline project consists of approximately 2,490 linear feet of 18-inch waterline beginning at the new Central Pump station, bearing south along Dillehay Drive and terminating at Parker Road by connecting to an existing 12-inch waterline. **Its utilized capacity during CRF period was calculated to be 100%.**

**Dillehay Drive 18-Inch Water Line:** This waterline project consists of approximately 1,635 linear feet of 18-inch waterline beginning at the new Central Pump station, bearing north along Dillehay Drive and terminating just north of Curtis Road by connecting to the existing 16-inch waterline. **Its utilized capacity during the CFR period was calculated to be 71.0%.**

- 2) **Chaparral Elevated Storage Tank Waterline:** This waterline project consists of approximately 385 linear feet of 16-inch waterline from the new elevated tank to connect to the existing 16-inch waterline. **Its utilized capacity during the CFR period was calculated to be 62.0%.**
- 3) **Bois-D-Arc Lane 8-inch Waterline:** This waterline project consists of approximately 1,670 linear feet of 8-inch waterline required along Bois-O-Arc Road for the new pressure reducing valve vault to be in place and operational within the next 10 years. **Its utilized capacity during the CFR period was calculated to be 62.0% utilized by the year 2026.**

#### H.4.4 High Service Pump Stations

The new Central Pump Station will have an initial firm pumping capacity of 1.75 MGD to meet the additional water demands within the next ten-year period. For the year 2016, the utilized capacity is 0.0% since it is not constructed yet. For the year 2026 the utilized capacity was calculated by dividing the 2026 maximum daily

demand by the buildout maximum daily demand, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand

2026 Utilized Capacity = 4.742 MGD / 7.645 MGD x 100%

= 62.0%

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

#### H.4.5 Ground Storage Reservoirs

The new Central delivery point and pump station will required additional ground storage to meet TCEQ regulations and to provide a dependable supply for the Central Pump Station. The utilized capacity for the Central Ground Storage Reservoir was calculated the same as for the pump station utilized capacity above which is based on the maximum daily demands and calculating the differences between the 10-year period, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand

2026 Utilized Capacity = 4.742 MGD / 7.645 MGD x 100%

= 62.0%

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

#### H.4.6 Elevated Storage Tanks

The existing 1.0 MG Elevated Tank has the capacity to support maximum hourly demands imposed by the projected growth within the next ten years. The utilized capacity for the elevated tank was calculated based on the maximum hourly demands and finding the differences between the 10-year periods. For the year (2016 and

2026) the utilized capacity of the elevated storage tank was calculated by subtracting the max hour demand from the max day demand and dividing the difference by 4 (4 is a constant rate 4-MGD/1-MG) to convert from rate to volume. The 2026 required volume was then divided by the buildup volume required to obtain the utilized capacity. Its utilized capacity during the 10-year period is approximately 32.0%.

$$\begin{aligned}2016 \text{ Utilized Capacity} &= (2016 \text{ Max Hour Demand} - \text{Max Day Demand}) / 4 \\&= (5.521 \text{ MGD} - 3.334 \text{ MGD}) / 4 \\&= 2.190 \text{ MGD} / 4 \\&= 0.55 \text{ MG}\end{aligned}$$

$$\begin{aligned}2016 \text{ Utilized Capacity} &= 2016 \text{ Required Volume} / \text{Available Volume} \\&= 0.55 \text{ MG} / 1.0 \text{ MG} \times 100\% \\&= 55\%\end{aligned}$$

$$2026 \text{ Utilized Capacity} = (2026 \text{ Max Hour Demand} - \text{Max Day Demand}) / 4$$

$$\begin{aligned}2026 \text{ Utilized Capacity} &= (8.209 \text{ MGD} - 4.742 \text{ MGD}) / 4 \\&= 3.467 / 4 \\&= 0.87 \text{ MG}\end{aligned}$$

$$2026 \text{ Utilized Capacity} = 2026 \text{ Required Volume} / \text{Available Volume}$$

$$\begin{aligned}2026 \text{ Utilized Capacity} &= 0.87 \text{ MG} / 1.0 \text{ MG} \times 100\% \\&= 87\%\end{aligned}$$

Utilized Capacity during Capital Recovery Fee (CRF) Period = 32%

#### H.4.7 Capital Improvement Plan Map

The Capital Improvements required within the 10-year period to support the City's projected growth are shown in Figure No. 1 on the following page.

#### **H.5 Capital Improvement Plan Map**

See Attached Map.

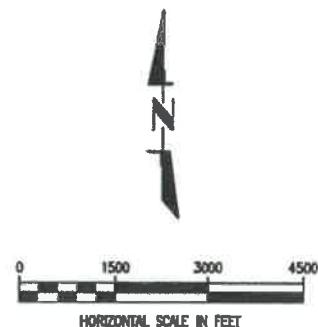


## WATER DISTRIBUTION SYSTEM 2016-2026 WATER IMPACT FEE CAPITAL IMPROVEMENT PLAN AND RECOVERY WATERLINE MAP



**LEGEND**

- PLANNING AREA BOUNDARY
- EXISTING WATER LINE (NO IMPACT FEE)
- 12" EXISTING WATER LINE (IMPACT FEE)
- 12" PROPOSED WATER LINE (IMPACT FEE)
- CITY PARTICIPATED IN OVERTSIZE COST (IMPACT FEE)
- CITY PURCHASED FROM PECAN ORCHARD (IMPACT FEE)
- EXISTING NTMWD SUPPLY LINE
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- EXISTING PRESSURE REDUCING VALVE
- PROPOSED PRESSURE REDUCING VALVE
- EXISTING WATER LINE (IMPACT FEE)
- PROPOSED WATER LINE PROJECTS



BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFESSIONAL ENGINEERS  
DALLAS, TEXAS

FEBRUARY, 2017

## H.6 Capital Improvement Plan Schedule

The following table No. 13 illustrates the projected Capital Improvement Plan schedule. This schedule correlated to the projected growth in the Land Use Assumptions report. The City will need to evaluate the yearly growth projections to determine if the schedule below needs to be revised accordingly to development growth.

**TABLE NO. 13**  
**CAPITAL IMPROVEMENTS PLAN SCHEDULE**

Facility	Start Design	Start Construction	In Service
Central Pump Station	Mid 2017	Mid 2018	2020
Water Supply and Distribution Lines	Early 2017	Mid 2018	2020
Central 0.75 MG Ground Storage No. 1	Mid 2017	Mid 2018	2020
NTMWD Metered Station	Mid 2017	Mid 2028	2020

## H.7 Capital Improvement Plan Cost

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumption Report, certain water distribution system improvements are required. These recommended improvements form the basis for the Water Distribution System Impact Fee Calculation and totals \$6,542,700. Adding the cost of financing brings the total 10-year Water Distribution System Capital Improvement cost to \$10,468,611. Table No. 15 represents a summary of the existing and proposed facilities capital costs within the planning period.

The existing facilities that were determined to be impact fee eligible due to available capacity that can be utilized to support growth were included in the impact fee calculations. The actual cost of construction for these facilities were used in the calculations when known. Existing eligible infrastructure without available project costs were estimated based on average unit cost.

The average unit cost for the proposed capital improvement projects and the existing facilities was derived from a limited survey of projects, which bid recently, plus an estimated cost for engineering, easements and debt service. The cost and the utilized capacity of the proposed water lines, pump stations, ground storage reservoirs elevated storage tanks and existing facility proposed improvements during the impact fee period are included in Table No. 14.

**TABLE No. 14**  
**CITY OF PARKER, TEXAS**  
**2016 IMPACT FEE**  
**WATER DISTRIBUTION SYSTEM**  
**10-YEAR CAPITAL IMPROVEMENT PLAN**

**PROPOSED WATER LINES**

Project No. <sup>(3)</sup>	Project	Size	Opinion of Project Cost <sup>(1)</sup>	Debt Service <sup>(2)</sup>	Total Project Cost
1	Dillehay Drive 18-Inch Water Line	18"	\$ 577,500	\$ 349,302	\$ 926,802
2	Chaparral Elevated Storage Tank 16-Inch Water Line	16"	\$ 46,200	\$ 27,944	\$ 74,144
3	Bois-D-Arc Lane 8-Inch Water Line	8"	\$ 167,000	\$ 101,010	\$ 268,010
<b>Subtotal: Proposed Water Lines</b>			<b>\$ 790,700</b>	<b>\$ 478,256</b>	<b>\$ 1,268,956</b>

**SUPPLY, PUMPING, STORAGE FACILITIES AND FACILITY IMPROVEMENTS**

Project No. <sup>(4)</sup>	Project	Capacity	Opinion of Project Cost <sup>(1)</sup>	Debt Service <sup>(2)</sup>	Total Project Cost
4	Central Pump Station - 1.75 MGD P.S.	1.75 MGD	\$ 3,150,000	\$ 1,905,283	\$ 5,055,283
5	Central Pump Station - 0.75 MG G.S.R.	0.75 MG	\$ 990,000	\$ 598,803	\$ 1,588,803
6	NTMWD Delivery Point No. 2	5 MGD	\$ 1,320,000	\$ 798,404	\$ 2,118,404
7	Bois-D-Arc Lane 8-Inch Pressure Reducing Valve	-----	\$ 240,000	\$ 145,164	\$ 385,164
<b>Subtotal, Supply, Pumping and Storage Facilities:</b>			<b>\$ 5,700,000</b>	<b>\$ 3,447,655</b>	<b>\$ 9,147,655</b>

**PLANNING EXPENSES**

Project No.	Project	Opinion of Cost (1)(b)	Debt Service <sup>(2)</sup>	Total Project Cost
	Water System Master Plan	\$ 32,000	\$ -	\$ 32,000
	Water Impact Fee	\$ 20,000	\$ -	\$ 20,000
<b>Subtotal, Planning Expenses:</b>		<b>\$ 52,000</b>	<b>\$ -</b>	<b>\$ 52,000</b>
<b>Water Distribution System CIP Grand Total:</b>		<b>\$ 6,542,700</b>	<b>\$ 3,925,911</b>	<b>\$ 10,468,611</b>

**Notes:**

- (1) Opinion of Project Cost includes:
  - a) Engineer's Opinion of Construction Cost
  - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
  - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%
- (3) \* - Developer Initiated Construction of 8-inch Waterline, City Participation in Oversize Cost
- (4) \* - City Initiated Construction

## H.8 Utilized Capacity Costs

**TABLE NO. 15**  
**SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZED CAPACITY COST**

<b>Water System</b>	<b>Total Capital Cost (\$)</b>	<b>Total 20-Year Project Cost (\$)</b>	<b>Utilized Capacity During Fee Period (\$)</b>
Existing Water Lines	\$ 2,259,443	\$ 3,580,694	\$ 635,007
Existing Water Facilities	\$ 3,494,971	\$ 5,511,919	\$ 1,503,201
<b>Existing Water System Subtotal:</b>	<b>\$ 5,754,413</b>	<b>\$ 9,092,613</b>	<b>\$ 2,138,208</b>
Proposed Water Lines	\$ 790,700	\$ 1,268,956	\$ 1,032,405
Proposed Water Facilities	\$ 5,700,000	\$ 9,147,655	\$ 5,671,546
Master Plan & Impact Fee Expenses	\$ 52,000	\$ 52,000	\$ 52,000
<b>Proposed Water System Subtotal:</b>	<b>\$ 6,542,700</b>	<b>\$ 10,468,611</b>	<b>\$ 6,755,951</b>
<b>TOTAL:</b>	<b>\$ 12,297,113</b>	<b>\$ 19,561,224</b>	<b>\$ 8,894,160</b>

## I. CALCULATION OF MAXIMUM WATER IMPACT FEES

The maximum impact fees for the water distribution system is calculated by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the service area within the 10-year period by the number of living units anticipated to be added to the City within the 10-year period as shown on Table No. 16. The calculations are shown below.

**TABLE NO. 16**  
**MAXIMUM ALLOWABLE WATER IMPACT FEE**

**Maximum Water Impact Fee =** 
$$\frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$$

$$= \frac{\$2,138,208}{1,129} + \frac{\$6,755,951}{1,129} = \frac{\$8,894,160}{1,129}$$

**Maximum Impact Fee =** **\$7,877.91**

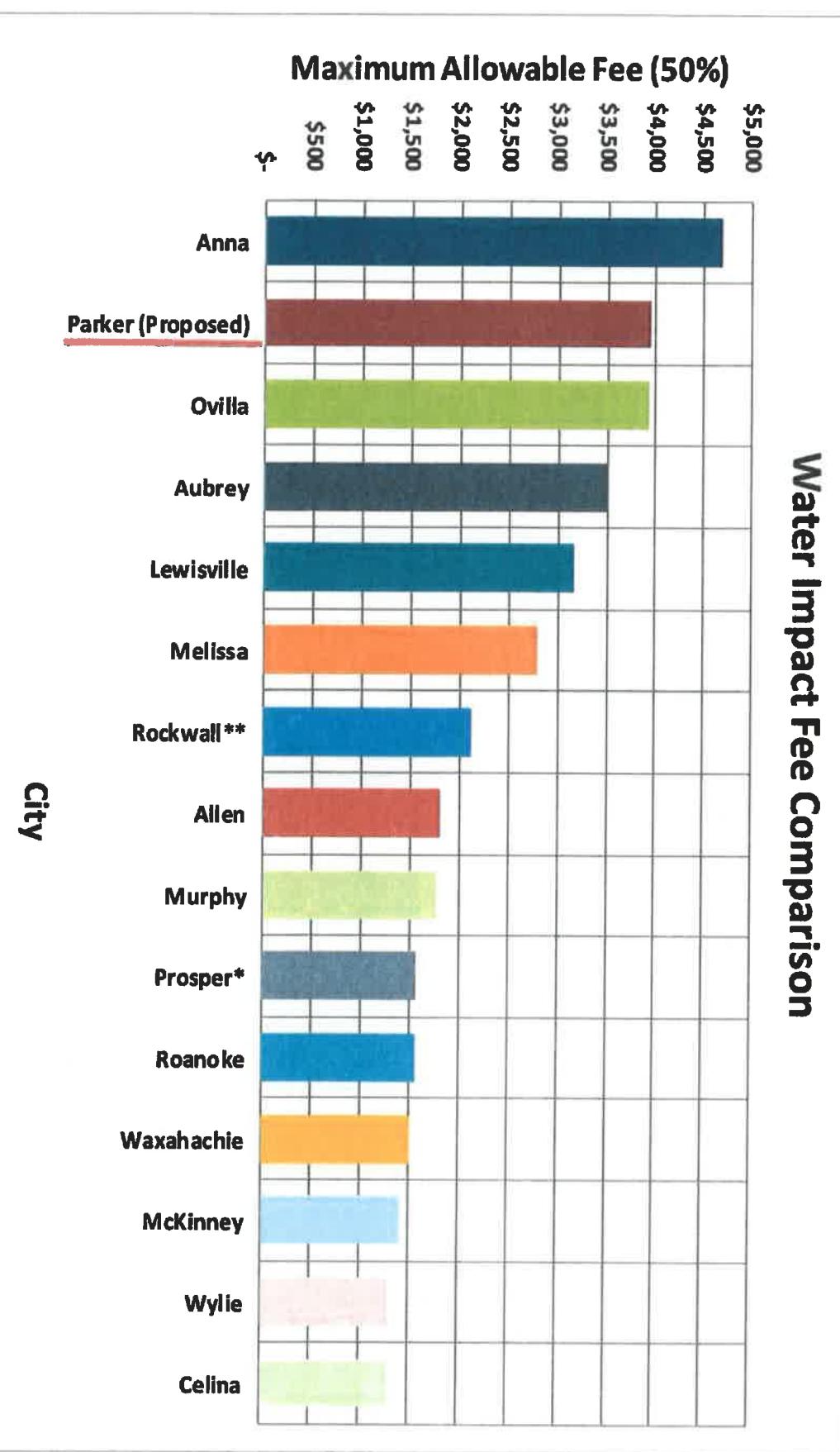
**Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)\* =** **\$3,938.95**

*\* Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC*

Figure No. 2 is a comparison graph of maximum water impact fees calculated for cities in North Central Texas compared to the City of Parker.

Based on the Maximum Impact Fee Calculation for Water, Table No. 17 calculates the maximum impact fee for the various sizes of water meters.

## Water Impact Fee Comparison



\*Impact fee based on 5/8" meter.

\*\*Impact fee based on 1" meter.

FIGURE NO. 2

**TABLE NO. 17**  
**ALLOWABLE MAXIMUM FEE PER LIVING UNIT EQUIVALENT**  
**AND**  
**PER METER SIZE AND TYPE**

50% Max . Water Impact fee /LUE				\$	3,938.95
Typical Land Use	Meter Type	Meter Size	LUE	Maximum Water Impact Fee	
Single Family Residential	Simple	1"	1	\$	3,938.95
Single Family Residential	Simple	2"	4	\$	15,755.82

***APPENDIX***  
***WATER IMPACT FEE UTILIZED***  
***CAPACITY TABLES***

**CITY OF PARKER, TEXAS**  
**2016 WATER SYSTEM IMPACT FEE STUDY**  
**EXISTING WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	1 - Parker Road 12 & 18-Inch Water Line (East Side P.S. to F.M. 2551)	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period	
								2016	2026	2016	2026		
P-1078	358	12	0	\$61.79	\$22,119	\$13,379	\$35,498	100%	0%	\$35,498	\$35,498	\$0	
P-1084	2,615	12	0	\$61.79	\$161,569	\$97,725	\$259,295	100%	0%	\$259,295	\$259,295	\$0	
P-1271	7,903	18	0	\$61.79	\$488,292	\$295,344	\$783,636	100%	0%	\$783,636	\$783,636	\$0	
P-1289	2,072	18	0	\$61.79	\$128,020	\$77,433	\$205,453	100%	0%	\$205,453	\$205,453	\$0	
<b>Subtotal:</b>	<b>12,948</b>				<b>\$800,000</b>	<b>\$483,881</b>	<b>\$1,283,881</b>			<b>\$1,283,882</b>	<b>\$1,283,882</b>	<b>\$0</b>	
P-1035	3,315	8	0	\$77.08	\$255,515	\$154,549	\$410,063	57%	100%	43%	\$231,736	\$410,063	\$176,327
<b>Subtotal:</b>	<b>3,315</b>				<b>\$255,515</b>	<b>\$154,549</b>	<b>\$410,063</b>				<b>\$231,736</b>	<b>\$410,063</b>	<b>\$176,327</b>
<b>3 - Parker Road 12-Inch Water Line(F.M. 2551 to Springhill Estates Drive)</b>													
P-1068	1,989	12	0	\$30.00	\$59,670	\$36,092	\$95,762	100%	100%	0%	\$95,762	\$95,762	\$0
P-1069	585	12	0	\$30.00	\$17,550	\$10,615	\$28,165	100%	100%	0%	\$28,165	\$28,165	\$0
P-1070	1,008	12	0	\$30.00	\$30,240	\$18,291	\$48,531	100%	100%	0%	\$48,531	\$48,531	\$0
P-1071	560	12	0	\$30.00	\$16,800	\$10,162	\$26,962	100%	100%	0%	\$26,962	\$26,962	\$0
P-1072	645	12	0	\$30.00	\$19,350	\$11,704	\$31,054	100%	100%	0%	\$31,054	\$31,054	\$0
P-1073	1,009	12	0	\$30.00	\$30,270	\$18,309	\$48,579	100%	100%	0%	\$48,579	\$48,579	\$0
P-1074	944	12	0	\$30.00	\$28,320	\$17,129	\$345,449	96%	98%	2%	\$43,631	\$44,540	\$909
P-1075	812	12	0	\$30.00	\$24,360	\$14,734	\$39,094	100%	100%	0%	\$39,094	\$39,094	\$0
P-1076	953	12	0	\$30.00	\$28,590	\$17,293	\$45,883	100%	100%	0%	\$45,883	\$45,883	\$0
P-1077	596	12	0	\$30.00	\$17,380	\$10,815	\$28,695	100%	100%	0%	\$28,695	\$28,695	\$0
P-1178	1,927	12	0	\$30.00	\$57,810	\$34,966	\$92,776	95%	100%	5%	\$88,138	\$92,776	\$4,639
<b>Subtotal:</b>	<b>11,028</b>				<b>\$350,340</b>	<b>\$200,109</b>	<b>\$530,949</b>				<b>\$524,494</b>	<b>\$530,941</b>	<b>\$5,548</b>
P-1260	2,956	16	0	\$33.83	\$100,000	\$60,485	\$160,485	6%	71%	65%	\$9,629	\$113,944	\$104,315
<b>Subtotal:</b>	<b>2,956</b>				<b>\$100,000</b>	<b>\$60,485</b>	<b>\$160,485</b>				<b>\$9,629</b>	<b>\$113,944</b>	<b>\$104,315</b>
<b>4 - Chaparral Elevated Storage Tank 16-Inch Water Line</b>													
P-1169	2,780	12	0	\$30.00	\$83,400	\$50,445	\$133,845	100%	100%	0%	\$133,845	\$133,845	\$0
P-1170	3,035	12	0	\$30.00	\$91,050	\$55,072	\$146,122	34%	100%	66%	\$49,681	\$146,122	\$96,440
P-1171	1,890	12	0	\$30.00	\$56,700	\$34,295	\$90,995	37%	100%	63%	\$33,668	\$90,995	\$57,327
P-1176	325	12	0	\$30.00	\$9,750	\$5,897	\$15,647	67%	88%	21%	\$10,484	\$13,770	\$3,286
P-1280	1,570	12	0	\$30.00	\$47,100	\$28,489	\$75,580	0%	91%	30%	\$68,786	\$68,786	\$41,935
P-1317	3,350	12	0	\$30.00	\$100,500	\$60,788	\$161,288	64%	90%	26%	\$103,224	\$145,159	\$41,935
P-1319	320	12	0	\$30.00	\$9,600	\$5,807	\$15,407	60%	100%	40%	\$9,244	\$15,407	\$6,673
P-1321	990	12	0	\$30.00	\$29,700	\$17,964	\$47,664	61%	75%	14%	\$29,075	\$35,748	\$6,673
<b>Subtotal:</b>	<b>14,260</b>				<b>\$427,300</b>	<b>\$258,756</b>	<b>\$686,556</b>				<b>\$369,221</b>	<b>\$649,332</b>	<b>\$280,610</b>

**CITY OF PARKER, TEXAS**  
**2016 WATER SYSTEM IMPACT FEE STUDY**  
**EXISTING WATER LINES**

TABLE NO. 18

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
								2016	2026	2016	2026	
<b>6 - 2009 12-Inch Water Line Phase-2</b>												
P-1181	2,419	12	2009	\$50.43	\$121,996	\$73,789	\$195,785	54%	70%	16%	\$105,724	\$137,050
P-1254	2,940	12		\$50.43	\$148,271	\$89,682	\$237,953	71%	75%	4%	\$168,947	\$178,465
<b>Subtotal:</b>	<b>5,359</b>				<b>\$270,267</b>	<b>\$163,471</b>	<b>\$333,738</b>				<b>\$274,671</b>	<b>\$315,515</b>
<b>7 - Church Road Waterline</b>												
P-1080	3,124	12	2002	\$15.72	\$49,113	\$0	\$49,113	58%	100%	42%	\$28,485	\$49,113
P-1220	1,648	12		\$15.72	\$25,908	\$0	\$25,908	71%	97%	26%	\$18,395	\$25,131
<b>Subtotal:</b>	<b>4,772</b>				<b>\$75,021</b>		<b>\$75,021</b>				<b>\$46,880</b>	<b>\$74,244</b>
<b>Total:</b>	<b>54,638</b>				<b>\$2,259,443</b>	<b>\$1,321,251</b>	<b>\$3,580,694</b>				<b>\$22,742,513</b>	<b>\$3,377,521</b>
												<b>\$635,007</b>

**TABLE NO. 19**  
**CITY OF PARKER, TEXAS**  
**2016 WATER DISTRIBUTION IMPACT FEE STUDY**  
**EXISTING WATER SUPPLY, PUMPING AND STORAGE FACILITIES**

Pump Station Improvements	Year Const.	Capacity	Units	Pump Station Cost (\$)				Capacity Utilized (%)	Capacity Utilized (\$)			
				Construction Cost (\$)	Engineering, Testing and Property Acquisition	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest		Total 20 Yr. Project Cost (\$)	2016	2026	In The CRF Period
<b>Existing Pump Stations, Ground Storage, and Elevated Storage Facilities</b>												
Facilities & Water Line Purchase From Pecan Orchard	1988	----	----	\$196,000	\$0	Special	\$21,560	100%	100%	0%	\$217,560	\$217,560
East Side Pump Station Improvements	2003	3.60	MGD	\$396,700	\$79,340	5%	\$287,934	93%	100%	7%	\$710,495	\$763,974
City Hall Elevated Storage Tank	2011	1.0	MG	\$2,352,442	\$470,488	5%	\$1,707,455	44%	55%	87%	\$2,491,712	\$3,941,435
<b>Existing Facilities Total:</b>				<b>\$2,945,142</b>	<b>\$549,828</b>		<b>\$2,016,948</b>		<b>\$5,511,919</b>		<b>\$3,419,767</b>	<b>\$4,922,969</b>
												<b>\$1,503,201</b>

**CITY OF PARKER, TEXAS**  
**2016 WATER SYSTEM IMPACT FEE STUDY**  
**PROPOSED WATER LINES**

\* \* Average Unit costs are based in 2016 dollars unless otherwise indicated and includes 20% for engineering and easen

Pipe Number	Length (Ft.)	Diameter (Inches)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	20 Year Debt Service @ 5%		Total 20 Year Project Cost (\$)	Utilized Capacity (%)		(\$) Utilized Capacity	
					Simple Interest	2016		2016	2026	During Fee Period	2016
<b>1 - Dilleshay Drive 18-Inch Water Line</b>											
2 P-1252	2,490	18"	\$140.00	\$348,600	\$210,851	559,451	0.0%	100.0%	100.0%	\$0	\$559,451
2 P-1253	1,635	18"	\$140.00	\$228,900	\$138,451	367,351	0.0%	71.0%	71.0%	\$0	\$260,819
<b>Subtotal:</b>	<b>4,125</b>			<b>\$577,500</b>	<b>\$349,302</b>	<b>\$926,802</b>				<b>\$0</b>	<b>\$820,270</b>
<b>2 - Chaparral Elevated Storage Tank 16-Inch Water Line</b>											
This water line begins at the proposed Chaparral Elevated Storage Tank and continues northerly connecting to the existing 16-inch water line at the intersection of Malone Drive and Neidertown Road.											
2 P-11191	385	16"	\$120.00	\$46,200	\$27,944	74,144	0.0%	62.0%	62.0%	\$0	\$45,969
<b>Subtotal:</b>	<b>385</b>			<b>\$46,200</b>	<b>\$27,944</b>	<b>\$74,144</b>				<b>\$0</b>	<b>\$45,969</b>
<b>3 - Bois-D-Arc Lane 8-Inch Water Line</b>											
The water line begins at a point for connection to the existing 18-inch Parker Road Water Line and continues southerly connecting to the existing 8-inch water line south of Bois-D-Arc Lane.											
2 P-1157	1,670	8"	\$100.00	\$167,000	\$101,010	268,010	0.0%	62.0%	62.0%	\$0	\$166,166
<b>Subtotal:</b>	<b>1,670</b>			<b>\$167,000</b>	<b>\$101,010</b>	<b>\$268,010</b>				<b>\$0</b>	<b>\$166,166</b>
<b>CIP Total:</b>	<b>6,180</b>			<b>\$790,700</b>	<b>\$478,256</b>	<b>\$1,268,956</b>				<b>\$0</b>	<b>\$1,032,405</b>
1 - City Participate in Cost Overage											
2 - City Initiated & Funded											

**CITY OF PARKER, TEXAS**  
**2016 WATER DISTRIBUTION IMPACT FEE STUDY**  
**PROPOSED WATER FACILITIES**

Facility Improvements	Year Cont. Capacity	Projected Capacity	Units	Capital Cost (\$)	Water Facilities Cost (\$)					Capacity Utilized (MGD)	Capacity Utilized (%)	Capacity Utilized (\$)					
					Engineering, Testing and Property Acquisition 20%	Opinion of Project Total Cost (\$)	20 Year Utilizing 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	In The CRF Period								
<b>Proposed Pump Stations, Ground Storage, and Elevated Stores</b>																	
8. Central Pump Station - 1.75 MGDI S		1.75	MGDI	\$2,635,000	\$225,000	\$3,150,000	\$1,195,283	\$5,055,283	0.0	0.5	0.6	0.0%	62.0%	62.0%	\$0	\$1,134,275	\$3,134,275
9. Central Pump Station - 0.75 MG GSR		0.75	MG	\$225,000	\$165,000	\$290,000	\$598,803	\$1,588,803	0.0	0.5	0.6	0.0%	62.0%	62.0%	\$0	\$865,058	\$865,058
10. NTWAND Delivery Point No. 2		5.0	MGDI	\$1,100,000	\$220,000	\$1,320,000	\$798,404	\$2,118,404	0.0	0.5	0.6	0.0%	62.0%	62.0%	\$0	\$1,313,411	\$1,313,411
11. Bois-D'Arc Lane 8-Inch Pressure Reducing Valve		.....	.....	\$200,000	\$40,000	\$240,000	\$145,164	\$395,164	0.0	0.5	0.6	0.0%	62.0%	62.0%	\$0	\$238,802	\$238,802
<b>Proposed Facility Total:</b>				<b>\$4,750,000</b>	<b>\$950,000</b>	<b>\$\$4,700,000</b>	<b>\$3,447,455</b>	<b>\$9,147,555</b>							<b>\$5,671,546</b>	<b>\$5,671,546</b>	



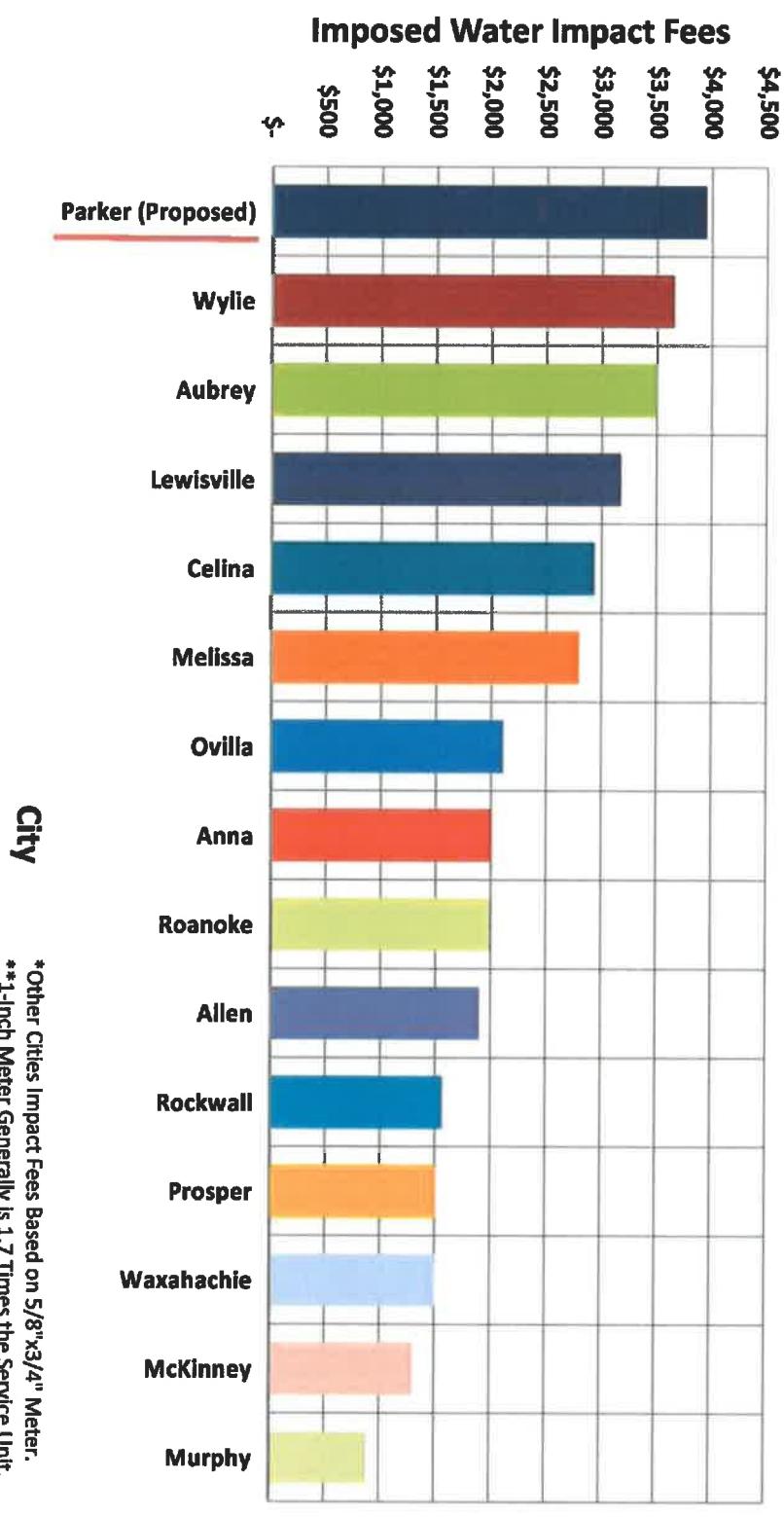
**2016 - 2026  
WATER IMPACT FEE STUDY**

---

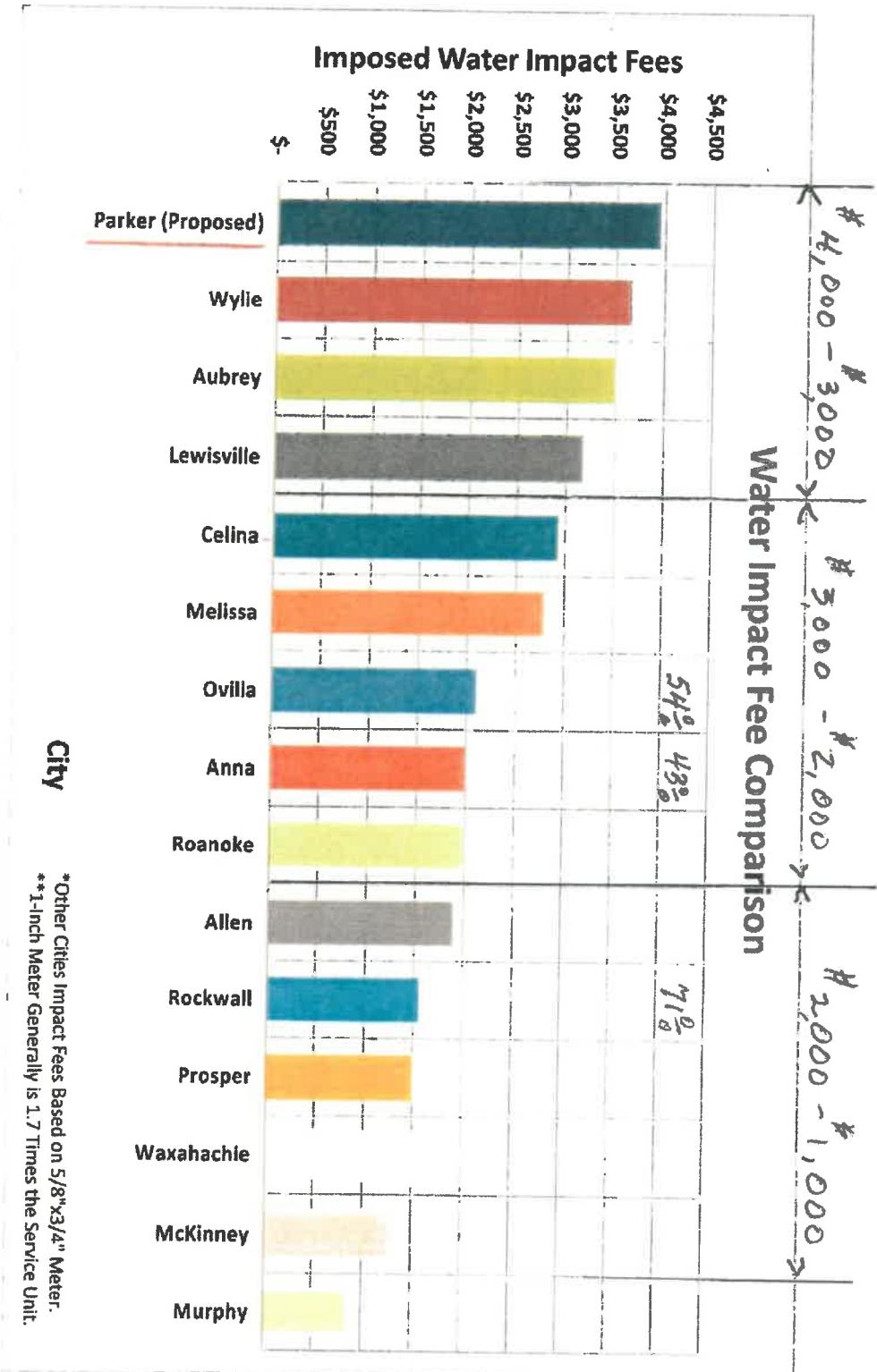
**BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFFESIONAL ENGINEERS  
DALLAS, TEXAS  
(214) 361-7900  
[amata@bhcllp.com](mailto:amata@bhcllp.com)**

**February 2017**

## Water Impact Fee Comparison



## Exhibit 2



# ANIMAL CONTROL REPORT

## FEBRUARY 2016

<b>Call #</b>	<b>Date:</b>	2/7/2017	<b>Caller Remarks:</b>	IMPOUNDED DOG FROM 1/20 SIGNED OVER TO SHELTER BY OWNER.VG	
1	<b>Invoice Type:</b>	No Charge	<b>Expected Charge:</b>	\$0.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Other	Murphy Animal Control	Other	Other	
<b>Call #</b>	<b>Date:</b>	2/20/2017	<b>Caller Remarks:</b>	VMAIL - STRAY DOG ON PECAN ORCHARD. GAVE PERMISSION TO WORK THE CALL. VG	
2	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner	
<b>Call #</b>	<b>Date:</b>	2/24/2017	<b>Caller Remarks:</b>	CALF IN THE ROAD AT DONIHOO/HACKBERRY. KC	
3	<b>Invoice Type:</b>	No Charge	<b>Expected Charge:</b>	\$0.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Stray	City Personnel	Other	N/A	
				<b>TOTAL =</b>	<b>\$50</b>

<b>Fiscal Year Budget = \$6,000</b>	
<b>Fiscal Year Charges</b>	
October =	280.00
November =	580.00
December =	230.30
January =	410.00
February =	50.00
March =	
April =	
May =	
June =	
July =	
August =	
September =	
<b>Total =</b>	<b>\$1,550.30</b>



## BUILDING PERMIT TOTALS

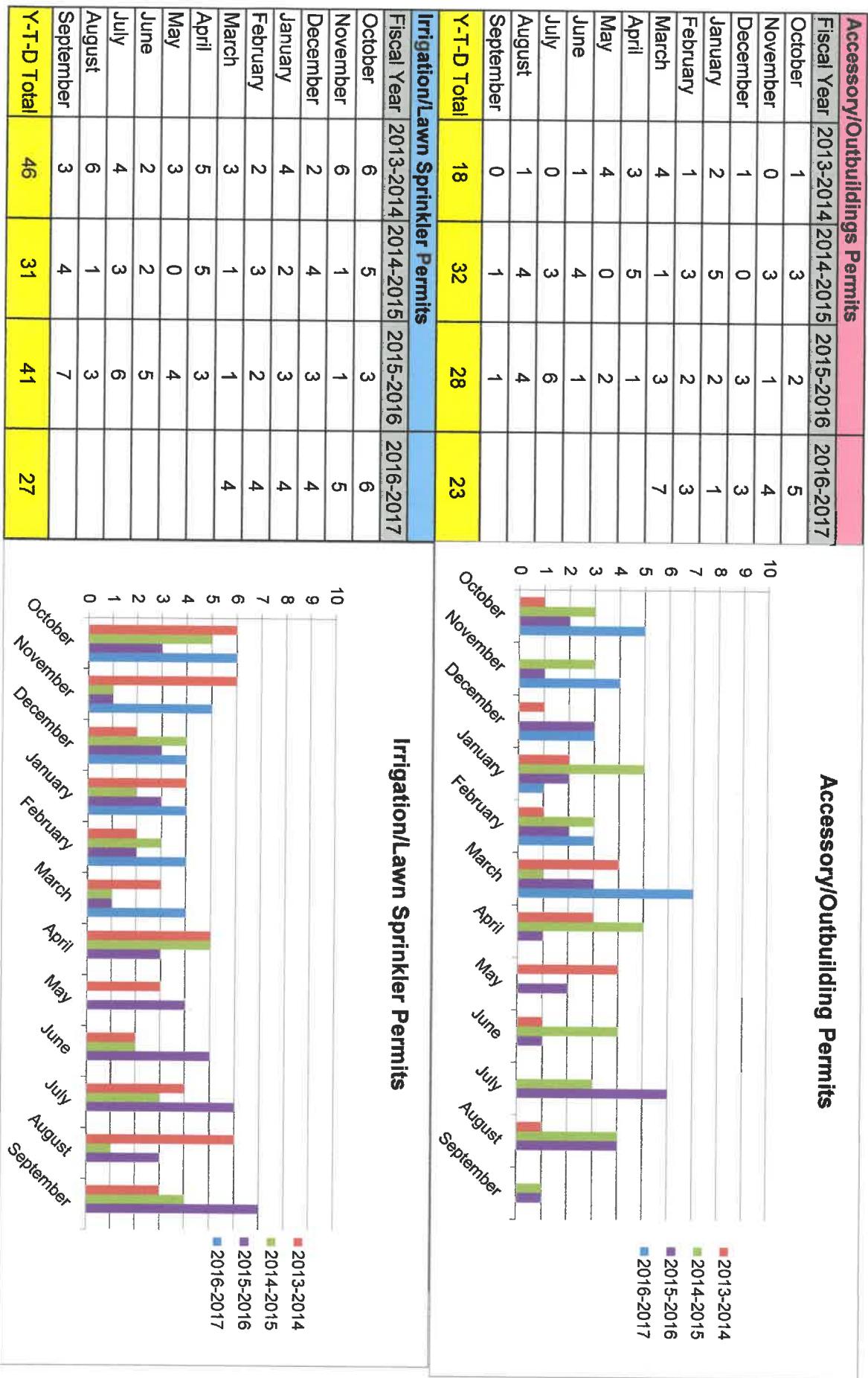
Mar-17

ACCESSORY/OUTBUILDING PERMITS	7
IRRIGATION/LAWN SPRINKLER PERMITS	4
MISCELLANEOUS PERMITS	18
SWIMMING POOL PERMITS	3
REMODEL/ADDITION PERMITS	1
SINGLE FAMILY RESIDENTIAL PERMITS	5
INSPECTIONS	146

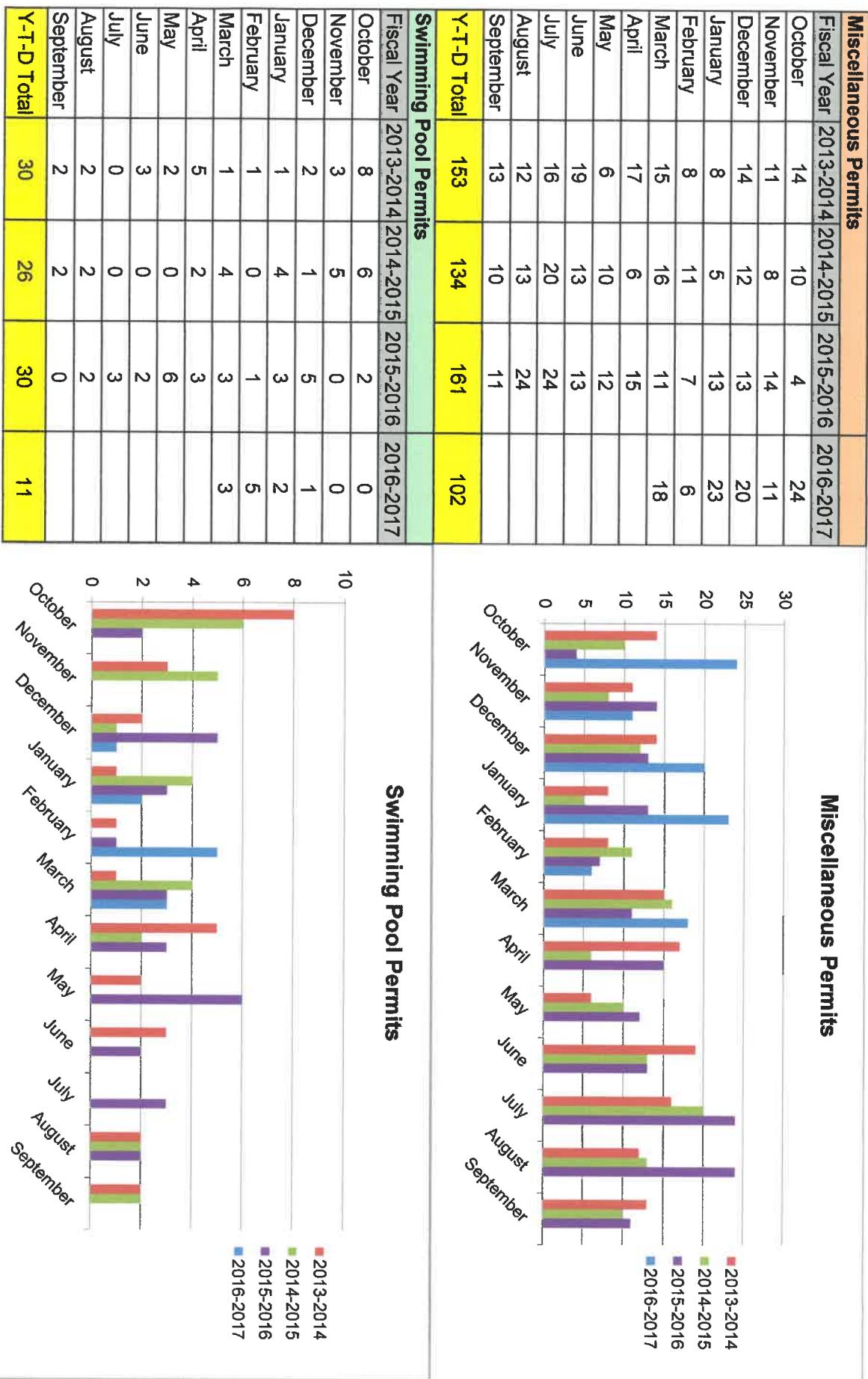
**CITY OF PARKER  
PERMIT LOG  
MARCH 2017**

PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	SEWER TAP FEE
2017-1005	3/1/2017	ACC	7401 MEADOW GLEN DR	CLAFFEY POOLS	CABANA/BBQ	\$46,349	603	\$250.00	NA	NA	NA
2017-1006	3/14/2017	ACC	6802 STONY OAK CT	JOSEPH PAUL HOMES	POOL HOUSE	\$21,000	2,132	\$525.00	NA	NA	NA
2017-1007	3/14/2017	ACC	5309 WESTFIELD DR	PLATINUM FENCE & PATIO	PATIO COVER	\$5,760	288	\$175.00	NA	NA	NA
2017-1008	3/14/2017	ACC	3801 SADDLE TRL	ALFORD HOMES	POOL CABANA	\$105,000	695	\$175.00	NA	NA	NA
2017-1009	3/14/2017	ACC	5309 WESTFIELD DR	HAUK CUSTOM POOLS	FIREPIT/GRILL AREA	\$12,000	50	\$250.00	NA	NA	NA
2017-1010	3/28/2017	ACC	4801 HACKBERRY LN	OUTDOOR LIVING POOL & PATIO	PATIO COVER	\$20,000	246	\$175.00	NA	NA	NA
2017-1011	3/28/2017	ACC	2607 DUBLIN PARK DR	GOLD MEDAL POOLS	ARBOR	\$8,000	217	\$250.00	NA	NA	NA
2017-1022	3/8/2017	ELEC	2701 DUBLIN PARK DR	ABR ELECTRIC	PANEL RELOCATE TO GARAGE	NA	NA	\$75.00	NA	NA	NA
2017-2003	3/15/2017	ELEC	7781 MOSS RIDGE RD	TAC SOLAR	ROOFTOP SOLAR PV	NA	NA	\$75.00	NA	NA	NA
2017-2004	3/29/2017	ELEC	4408 DONNA LN	ILLUMINATIONS BY GREENLEE	MONUMENT LIGHTS/MIRR	NA	NA	\$75.00	NA	NA	NA
2017-2005	3/29/2017	ELEC	5301 E. PARKER RD	ILLUMINATIONS BY GREENLEE	MONUMENT LIGHTS/MIRR	NA	NA	\$75.00	NA	NA	NA
2017-6003	3/14/2017	FENCE	6402 TENNYSON CT	ACE FENCE	FENCE	\$8,500	NA	\$75.00	NA	NA	NA
2017-8004	3/1/2017	FENCE	6302 BERMICK LN	SHAD	GARDEN FENCE	\$1,000	NA	\$75.00	NA	NA	NA
2017-8005	3/1/2017	FENCE	6200 BERMICK LN	ACE FENCE	FENCE	\$8,000	NA	\$75.00	NA	NA	NA
2017-8006	3/31/2017	FENCE	4407 SALISBURY DR	TAYLOR FENCE & DECK	FENCE	\$8,500	NA	\$75.00	NA	NA	NA
2017-4009	3/15/2017	IRR	6802 CHESWICK CT	ML JOHNSON	IRRIGATION SYSTEM	\$1,100	NA	\$75.00	NA	NA	NA
2017-4010	3/15/2017	IRR	5316 WESTFIELD DR	ML JOHNSON	IRRIGATION SYSTEM	\$1,100	NA	\$75.00	NA	NA	NA
2017-4011	3/15/2017	IRR	5805 MIDDLETON DR	ML JOHNSON	IRRIGATION SYSTEM	\$1,100	NA	\$75.00	NA	NA	NA
2017-4012	3/16/2017	IRR	6401 HOLBROOK CIR	LAND PRO CREATIONS	IRRIGATION SYSTEM	\$3,000	NA	\$75.00	NA	NA	NA
2017-5004	3/20/2017	MECH	5804 ASCOT CT	MILESTONE ELECTRIC & AIR	5T & 2T COMPLETE GAS SYST	NA	NA	\$75.00	NA	NA	NA
2017-5005	3/21/2017	MECH	4305 BOULDER DR	BILL JOPLIN'S AIR	CHANGE OUT FURN / EVAP. COND	NA	NA	\$75.00	NA	NA	NA
2017-5006	3/23/2017	MECH	5808 ASCOT CT	A#1 AIR	REPLACE 3 TON COMPLETE SYSTEM	NA	NA	\$75.00	NA	NA	NA
2017-5007	3/28/2017	MECH	6904 OVERBROOK DR	ALL STAR COMFORT SYSTEMS	2 TON BOX COIL	NA	NA	\$75.00	NA	NA	NA
2017-5008	3/29/2017	MECH	7000 OVERBROOK DR	A#1 AIR	REPLACE 2.5 TON COIL	NA	NA	\$75.00	NA	NA	NA
2017-5009	3/30/2017	MECH	5804 ASCOT CT	MILESTONE ELEC & AIR	2 TON EVAP COIL COND	NA	NA	\$75.00	NA	NA	NA
2017-7014	3/3/2017	PLUM	6007 DUMONT CT	OBRYAN PLUMBING	DOUBLE WH & CIRC PUMP	NA	NA	\$75.00	NA	NA	NA
2017-7015	3/8/2017	PLUM	5801 KENSINGTON CT	OBRYAN PLUMBING	DOUBLE WATER HEATER	NA	NA	\$75.00	NA	NA	NA
2017-7016	3/17/2017	PLUM	5203 ESTATE LN	ERNIE'S PLUMBING	50 GAL GAS WH IN ATTIC	NA	NA	\$75.00	NA	NA	NA
2017-7017	3/27/2017	PLUM	2708 MARY CT	TEXAS GREEN PLUMBING	(2) 50 GAL GAS WH	NA	NA	\$75.00	NA	NA	NA
2017-1007	3/14/2017	POOL	5309 WESTFIELD DR	HAUK CUSTOM POOLS	POOL	\$45,000	NA	\$50.00	NA	NA	NA
2017-1008	3/14/2017	POOL	5002 ENGLEOK DR	HAUK CUSTOM POOLS	POOL	\$40,000	NA	\$50.00	NA	NA	NA
2017-1009	3/28/2017	POOL	6803 HAVENHURST CT	HAUK CUSTOM POOLS	POOL	\$40,000	NA	\$50.00	NA	NA	NA
2017-8003	3/22/2017	REMOD	5012 OLD GATE LN	TEXAS MACKEY CUSTOM HOMES LLC ADDITION	POOL	\$60,000	1,161	\$559.83	NA	NA	NA
2017-9005	3/14/2017	SFR	5407 TENNYSON CT	SHADDOCK HOMES	NEW RESIDENCE	\$892,872	6,346	\$3,994.14	\$1,000	\$2,000	NA
2017-9006	3/3/2017	SFR	6702 ERIN LN	CHESMAR HOMES	NEW RESIDENCE	\$288,946	4,684	\$3,013.56	\$1,000	\$2,000	NA
2017-9007	3/14/2017	SFR	5403 WESTFIELD DR	GRAND HOMES	NEW RESIDENCE	\$611,280	6,782	\$4,257.28	\$1,000	\$2,000	\$1,000
2017-9008	3/14/2017	SFR	5405 BARRINGTON DR	NEWCASTLE HOMES	NEW RESIDENCE	\$500,000	6,799	\$4,261.41	\$1,000	\$2,000	NA
2017-9009	3/31/2017	SFR	5403 TENNYSON CT	NEWCASTLE HOMES	NEW RESIDENCE	\$60,000	6,978	\$4,367.02	\$1,000	\$2,000	NA
						<b>TOTAL=</b>	<b>\$2,974,507</b>	<b>\$25,503.24</b>	<b>\$5,000</b>	<b>\$10,000</b>	<b>\$1,000</b>

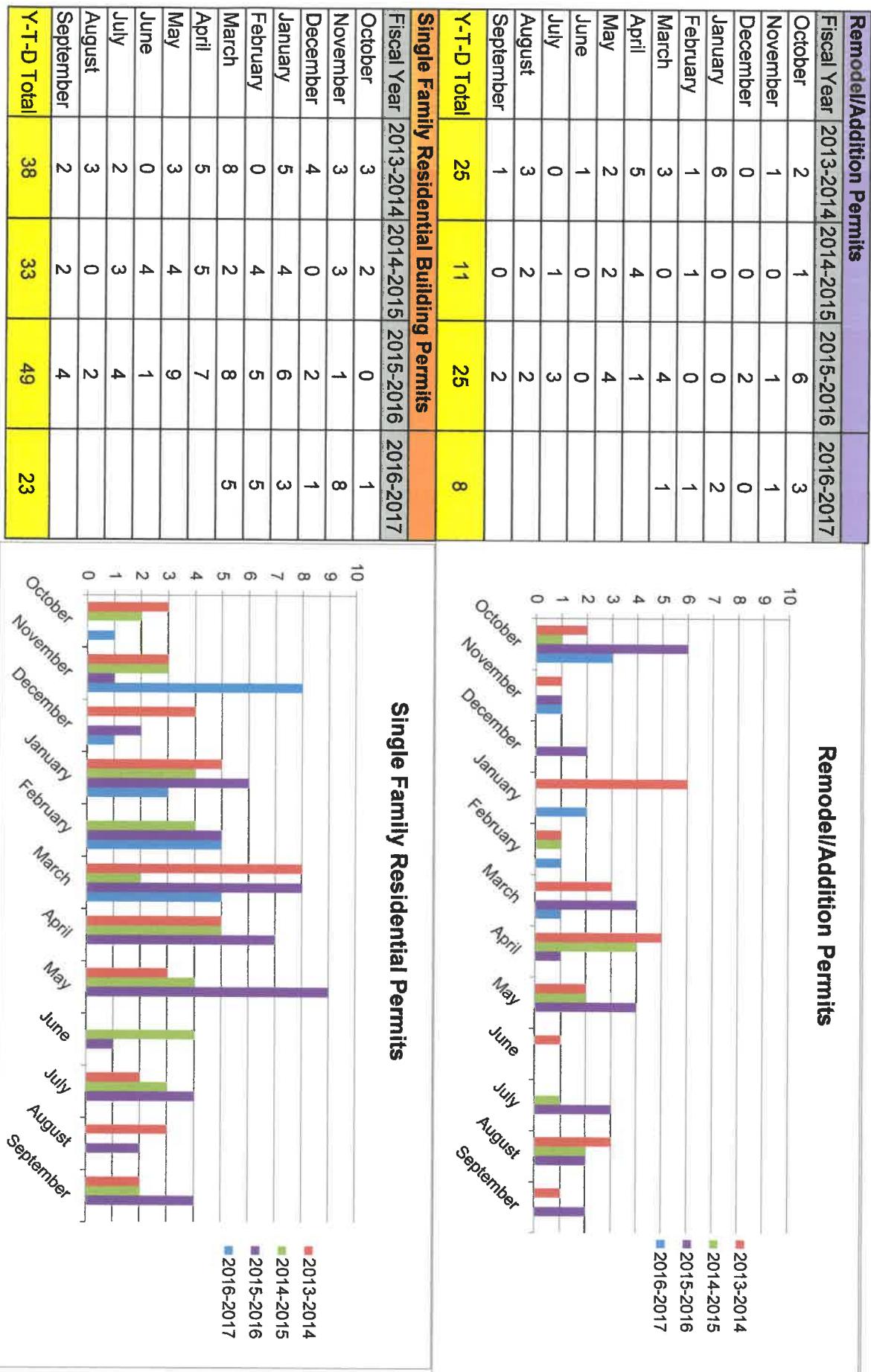
# PERMIT GRAPHS



# PERMIT GRAPHS



# PERMIT GRAPHS



**INSPECTION LOG**  
**MARCH 2017**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS #
20171002	5504 KARA LN	ACC	Framing	2/22/2017	3/28/2017	TRUE	FAILED 2/22	ISS 1
20171002	5504 KARA LN	ACC	Electrical Rough	2/22/2017	3/28/2017	TRUE	FAILED 2/22	ISS 1
2016-1033	5303 ESTATE LN	ACC	Electrical Rough	3/2/2017	3/2/2017	TRUE		ISS 1
2016-1033	5303 ESTATE LN	ACC	Other	3/2/2017	3/2/2017	TRUE	ELECTRICAL TRENCH	ISS 1
2016-1030	2106 VIRGINIA PL	ACC	Plumbing Rough	3/7/2017	3/7/2017	TRUE	FOR COOKING AREA	ISS 1
2016-1030	2106 VIRGINIA PL	ACC	Plumbing Rough	3/10/2017	3/10/2017	TRUE		ISS 1
2015-1019	6800 AUDUBON DR	ACC	Building Final	3/15/2017	3/4/5/2017	TRUE		FINAL 1
2015-1018	6800 AUDUBON DR	ACC	Building Final	3/15/2017	3/15/2017	TRUE		FINAL 1
2016-1035	7008 PARKER RD E	ACC	Building Final	3/15/2017	3/4/5/2017	TRUE		FINAL 1
2016-1030	2106 VIRGINIA PL	ACC	Other	3/20/2017		TRUE	PIERS	ISS 1
2016-1037	4203 SYCAMORE LN	ACC	Building Final	3/24/2017	3/24/2017	TRUE		FINAL 1
2017-1008	3901 SADDLE TRL	ACC	Foundation	3/27/2017	3/27/2017	TRUE		ISS 1
2017-1003	5803 ANDOVER DR	ACC	Building Final	3/28/2017	3/28/2017	TRUE		FINAL 1
2017-1005	7401 MEADOW GLEN DR	ACC	Other	3/29/2017	3/29/2017	TRUE	SEWER/WATER ROUGH	ISS 1
2017-2002	2701 DUBLIN PARK DR	ELEC	Final	3/15/2017	3/15/2017	TRUE		FINAL 1
2016-2013	4100 ANDY'S LN #54	ELEC	Electrical Inspection	3/20/2017	3/22/2017	TRUE	SEPTIC SYSTEM	FINAL 1
2017-2003	7281 MOSS RIDGE RD	ELEC	Other	3/22/2017	3/22/2017	TRUE	SOLAR PANELS	ISS 1
2016-6027	5202 RAVENSTHORPE DR	FENCE	Fence Final	3/16/2017	3/16/2017	TRUE		FINAL 1
2017-3009	5303 NORMICK DR	FSPR	Fire Hydro Visual	3/30/2017	3/30/2017	TRUE		SUB 1
2016-4049	5309 WESTFIELD DR	IRR	Backflow Certificate on File	3/8/2017	3/8/2017	TRUE		FINAL 1
2017-4012	6401 HOLBROOK CIR	IRR	Backflow Certificate on File	3/21/2017	3/21/2017	TRUE		FINAL 1
2017-5003	5806 RIDGEMORE DR	MECH	Final	3/7/2017	3/10/2017	TRUE	FAILED 3/7/17	FINAL 2
2017-5002	5306 CREEKSIDE CT	MECH	Other	3/22/2017	3/22/2017	TRUE	FURNACE	FINAL 1
2017-7008	5005 ENGLENOOK DR	PLUM	Water Heater	2/7/2017	3/2/2017	TRUE	NO ANSWER	FINAL 1
2017-7013	2013 DUBLIN RD	PLUM	Plumbing Final	3/2/2017	3/2/2017	TRUE		FINAL 1
2017-7014	6007 DUMONT CT	PLUM	Water Heater	3/6/2017	3/6/2017	TRUE		FINAL 1
2017-7008	5503 ASCOT CT	PLUM	Water Heater	3/8/2017	3/9/2017	FALSE		FINAL 1
2017-7015	5501 KENSINGTON CT	PLUM	Water Heater	3/9/2017		FALSE	FAILED 3/9/17-NO ANSWER	ISS 1
2016-10021	5101 ENGLENOOK DR	POOL	Pool Final	2/22/2017	3/9/2017	TRUE	FAILED 2/22	FINAL 1
2017-10001	5803 ANDOVER DR	POOL	Deck Steel	3/3/2017	3/3/2017	TRUE		ISS 1
2016-10017	2106 VIRGINIA PL	POOL	Deck Steel	3/3/2017		FALSE	FAILED 3/3/17	ISS 1
2017-10008	5204 WESTFIELD DR	POOL	Belly Steel	3/3/2017	3/3/2017	TRUE		ISS 1
2017-10004	5206 WESTFIELD DR	POOL	Deck Steel	3/6/2017	3/6/2017	TRUE		ISS 1
2017-10005	5807 MIDDLETON DR	POOL	Belly Steel	3/7/2017		TRUE		ISS 1

**INSPECTION LOG**  
**MARCH 2017**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2017-10003	4407 SALISBURY DR	POOL	Deck Steel	3/15/2017	3/15/2017	TRUE		ISS	1
2017-10006	6304 NORTHRIDGE PKWY	POOL	Gas Line to Pool Heater	3/16/2017	3/16/2017	TRUE		ISS	1
2017-10006	6304 NORTHRIDGE PKWY	POOL	Deck Steel	3/17/2017	3/17/2017	TRUE		ISS	1
2017-10002	7401 MEADOW GLEN DR	POOL	Belly Steel	3/21/2017	3/21/2017	TRUE		ISS	1
2017-10001	5803 ANDOVER DR	POOL	Fence Final	3/22/2017	3/22/2017	TRUE		ISS	1
2017-10004	5306 WESTFIELD DR	POOL	Fence Final	3/22/2017	3/22/2017	TRUE		ISS	1
2017-10009	5002 ENGLENOOK DR	POOL	Belly Steel	3/23/2017	3/23/2017	TRUE		ISS	1
2017-10006	6304 NORTHRIDGE PKWY	POOL	Fence Final	3/27/2017	3/28/2017	TRUE	FAILED 3/27/17	ISS	2
2017-10002	7401 MEADOW GLEN DR	POOL	Gas Line to Pool Heater	3/29/2017	3/29/2017	TRUE		ISS	1
2017-10005	5807 MIDDLETON DR	POOL	Gas Line to Pool Heater	3/31/2017	3/31/2017	TRUE		ISS	1
2017-80002	5303 BARRINGTON DR	REMOD	Electrical Rough	3/10/2017	3/10/2017	TRUE		ISS	1
2017-80002	5303 BARRINGTON DR	REMOD	Framing/Top-out	3/10/2017	3/10/2017	TRUE		ISS	1
2017-80002	5303 BARRINGTON DR	REMOD	Mechanical Rough	3/10/2017	3/10/2017	TRUE		ISS	1
2016-8029	5202 BERWICK LN	SFR	Plumbing Top-Out	8/29/2016	3/15/2017	TRUE	FAILED 8/29/16	FINAL	1
2016-8029	5202 BERWICK LN	SFR	Electrical Rough	8/29/2016	3/15/2017	TRUE	FAILED 8/29/16	FINAL	1
2016-8029	5202 BERWICK LN	SFR	Mechanical Rough	8/29/2016	3/15/2017	TRUE	FAILED 8/29/16	FINAL	1
2016-8029	5202 BERWICK LN	SFR	Framing	8/29/2016	3/15/2017	TRUE	FAILED 8/29/16	FINAL	1
2016-9007	4700 SHEFFIELD CT	SFR	Driveway Approach	9/28/2016	3/9/2017	TRUE	FAILED 9/28/16	FINAL	1
2016-9054	5204 BERWICK LN	SFR	Plumbing Top-Out	3/1/2017		FALSE		ISS	1
2016-9054	5204 BERWICK LN	SFR	Electrical Rough	3/1/2017		FALSE		ISS	1
2016-9054	5204 BERWICK LN	SFR	Mechanical Rough	3/1/2017		FALSE		ISS	1
2016-9054	5204 BERWICK LN	SFR	Framing	3/1/2017		FALSE		ISS	1
2016-9026	5308 WESTFIELD DR	SFR	Survey Plat	3/6/2017	3/16/2017	TRUE		FINAL	1
2016-9026	5309 WESTFIELD DR	SFR	Building Final	3/6/2017	3/6/2017	TRUE		FINAL	1
2016-9049	4607 BRYCE DR	SFR	Plumbing Top-Out	3/7/2017		FALSE	FAILED 3/7/17	ISS	1
2016-9049	4607 BRYCE DR	SFR	Electrical Rough	3/7/2017		FALSE	FAILED 3/7/17	ISS	1
2016-9049	4607 BRYCE DR	SFR	Mechanical Rough	3/7/2017		FALSE	FAILED 3/7/17	ISS	1
2016-9049	4607 BRYCE DR	SFR	Framing	3/7/2017	3/17/2017	TRUE		ISS	1
2016-9003	4705 BRYCE DR	SFR	T-Pole	3/7/2017	3/7/2017	TRUE		ISS	1
2016-9030	5802 MIDDLETON DR	SFR	Meter Release - Electric	3/7/2017	3/8/2017	FALSE	FAILED 3/7/17	ISS	2
2016-9030	5802 MIDDLETON DR	SFR	Meter Release - Gas	3/7/2017	3/8/2017	TRUE	FAILED 3/7/17	ISS	2
2016-9008	5402 TENNYSON CT	SFR	Building Final	3/7/2017	3/7/2017	TRUE		FINAL	1
2016-9035	5401 BARRINGTON DR	SFR	Survey Plat	3/7/2017	3/7/2017	TRUE		FINAL	1
2017-9006	6702 ERIN LN	SFR	T-Pole	3/8/2017	3/8/2017	TRUE		ISS	1

**INSPECTION LOG**  
**MARCH 2017**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS #
2016-9007	4700 SHEFFIELD CT	SFR	Building Final	3/9/2017	3/9/2017	TRUE		FINAL 1
2016-9007	4700 SHEFFIELD CT	SFR	Survey Plat	3/9/2017	3/9/2017	TRUE		FINAL 1
2016-9029	5202 BERWICK LN	SFR	Building Final	3/10/2017	3/15/2017	TRUE	FAILED 3/10/17	FINAL 2
2016-9051	5400 WESTFIELD DR	SFR	Plumbing Top-Out	3/10/2017	3/15/2017	TRUE	FAILED 3/10 & 3/13	ISS 3
2016-9051	5400 WESTFIELD DR	SFR	Electrical Rough	3/10/2017	3/15/2017	TRUE	FAILED 3/10 & 3/13	ISS 3
2016-9051	5400 WESTFIELD DR	SFR	Mechanical Rough	3/10/2017	3/15/2017	TRUE	FAILED 3/10 & 3/13	ISS 3
2016-9051	5400 WESTFIELD DR	SFR	Framing	3/10/2017	3/15/2017	TRUE	FAILED 3/10 & 3/13	ISS 3
2016-9021	3708 GRAY LN	SFR	Driveway Approach	3/13/2017	3/13/2017	TRUE		ISS 1
2017-9008	5405 BARRINGTON DR	SFR	T-Pole	3/15/2017	3/15/2017	TRUE		ISS 1
2017-9008	5405 BARRINGTON DR	SFR	Form Survey	3/16/2017	3/15/2017	TRUE		ISS 1
2017-9008	5405 BARRINGTON DR	SFR	Plumbing Rough	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9029	5202 BERWICK LN	SFR	Survey Plat	3/15/2017	3/15/2017	TRUE		FINAL 1
2016-9039	6602 ERIN LN	SFR	Driveway Approach	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9039	6602 ERIN LN	SFR	Meter Release - Electric	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9039	6602 ERIN LN	SFR	Meter Release - Gas	3/15/2017	3/17/2017	TRUE	FAILED 3/15/17	ISS 2
2016-9048	4801 SALISBURY DR	SFR	Plumbing Top-Out	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9048	4801 SALISBURY DR	SFR	Electrical Rough	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9048	4801 SALISBURY DR	SFR	Mechanical Rough	3/15/2017	3/15/2017	TRUE		ISS 1
2016-9048	4801 SALISBURY DR	SFR	Framing	3/15/2017	3/15/2017	TRUE		ISS 1
2017-9005	5407 TENNYSON CT	SFR	T-Pole	3/16/2017	3/20/2017	TRUE	FAILED 3/16/17	ISS 2
2017-9008	5405 BARRINGTON DR	SFR	T-Pole	3/17/2017	3/17/2017	TRUE		ISS 1
2016-9034	5300 BERWICK LN	SFR	Driveway Approach	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9006	6702 ERIN LN	SFR	Plumbing Rough	3/17/2017		FALSE	FAILED 3/17/17	ISS 1
2017-9008	6702 ERIN LN	SFR	Form Survey	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9009	6403 TENNYSON CT	SFR	T-Pole	3/17/2017	3/17/2017	FALSE	FAILED 3/17/17	ISS 1
2017-9009	6403 TENNYSON CT	SFR	Plumbing Rough	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9009	6403 TENNYSON CT	SFR	Form Survey	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9009	6403 TENNYSON CT	SFR	Plumbing Rough	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9009	6403 TENNYSON CT	SFR	Form Survey	3/17/2017	3/17/2017	TRUE		ISS 1
2016-9028	5315 WESTFIELD DR	SFR	Driveway Approach	3/17/2017	3/17/2017	TRUE		ISS 1
2017-9007	5403 WESTFIELD DR	SFR	T-Pole	3/22/2017	3/22/2017	TRUE		ISS 1
2017-9007	5403 WESTFIELD DR	SFR	Form Survey	3/22/2017	3/22/2017	TRUE		ISS 1
2017-9007	5403 WESTFIELD DR	SFR	Plumbing Rough	3/22/2017	3/22/2017	TRUE		ISS 1
2016-9038	5710 MIDDLETON DR	SFR	Driveway Approach	3/23/2017	3/23/2017	TRUE		ISS 1
2017-9005	5407 TENNYSON CT	SFR	Foundation	3/23/2017	3/23/2017	TRUE		ISS 1
2016-9038	5710 MIDDLETON DR	SFR	Meter Release - Electric	3/27/2017	3/27/2017	TRUE		ISS 1
2016-9038	5710 MIDDLETON DR	SFR	Meter Release - Gas	3/27/2017	3/27/2017	TRUE		ISS 1

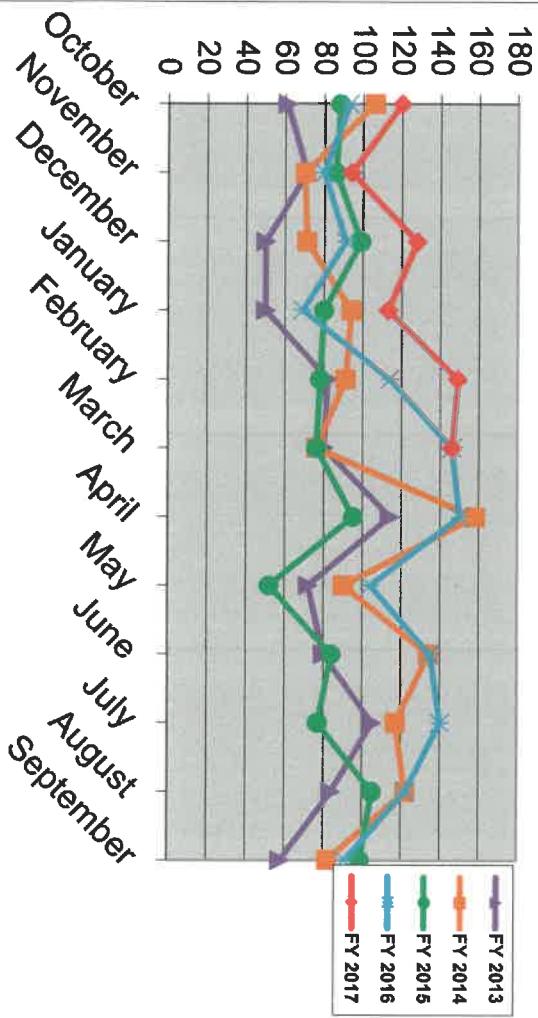
**INSPECTION LOG**  
**MARCH 2017**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-9037	5304 ASHFORD CT	SFR	Meter Release - Electric	3/28/2017	3/30/2017	TRUE	FAILED 3/28	ISS	1
2016-9037	5304 ASHFORD CT	SFR	Meter Release - Gas	3/28/2017	3/28/2017	TRUE		ISS	1
2017-9008	5405 BARRINGTON DR	SFR	Foundation	3/28/2017	3/28/2017	TRUE		ISS	1
2017-9006	6702 ERIN LN	SFR	Foundation	3/28/2017	3/28/2017	TRUE		ISS	1
2017-9013	6501 ERIN LN	SFR	T-Pole	3/30/2017	3/30/2017	TRUE		ISS	1
2017-9004	6603 ERIN LN	SFR	Other	3/30/2017	3/30/2017	TRUE	BRICK TIES	ISS	1
2016-9050	6605 ERIN LN	SFR	Other	3/30/2017	3/30/2017	TRUE	BRICK TIES	ISS	1
2016-9052	5303 NORWICK DR	SFR	Plumbing Top-Out	3/30/2017	3/31/2017	TRUE	FAILED 3/30/17	ISS	2
2016-9052	5303 NORWICK DR	SFR	Electrical Rough	3/30/2017	3/31/2017	TRUE	FAILED 3/30/17	ISS	2
2016-9052	5303 NORWICK DR	SFR	Mechanical Rough	3/30/2017	3/31/2017	TRUE	FAILED 3/30/17	ISS	2
2016-9052	5303 NORWICK DR	SFR	Framing	3/30/2017	3/31/2017	TRUE	FAILED 3/30/17	ISS	2
2017-9007	5403 WESTFIELD DR	SFR	Foundation	3/30/2017	3/30/2017	TRUE		ISS	1
2016-9035	7703 WINDOMERE DR	SFR	Driveway Approach	3/30/2017	3/30/2017	TRUE		ISS	1
2016-9053	5905 MIDDLETON DR	SFR	Plumbing Top-Out	3/31/2017		FALSE	FAILED 3/31/17	ISS	1
2016-9053	5905 MIDDLETON DR	SFR	Electrical Rough	3/31/2017		FALSE	FAILED 3/31/17	ISS	1
2016-9053	5905 MIDDLETON DR	SFR	Mechanical Rough	3/31/2017		FALSE	FAILED 3/31/17	ISS	1
2016-9053	5905 MIDDLETON DR	SFR	Framing	3/31/2017		FALSE	FAILED 3/31/17	ISS	1
2016-9036	5204 WESTFIELD DR	SFR	Meter Release - Electric	3/31/2017	3/31/2017	TRUE		ISS	1
2016-9036	5204 WESTFIELD DR	SFR	Meter Release - Gas	3/31/2017	3/31/2017	TRUE		ISS	1

TOTAL= 146

## Monthly Inspection Report

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
October	61	106	88	93	120
November	71	70	86	80	94
December	50	71	99	91	128
January	50	94	80	69	113
February	82	91	78	114	149
March	80	76	76	146	146
April	114	158	95	150	
May	72	90	52	104	
June	80	134	84	135	
July	105	117	77	140	
August	84	122	105	122	
September	58	82	99	91	
Year Total	907	1211	1019	1335	750



**CODE ENFORCEMENT REPORT**  
**2016-2017**

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
High Grass													0
Illegal Dumping					1		2						3
Illegal Structure													0
Illegal Vehicle		1											1
Junked Vehicles	1												1
Lot Maintenance	2	5	6	3	4	6							26
Trash and Debris	5	6	4	10	15	10							50
<b>ITEM TOTALS</b>	<b>9</b>	<b>12</b>	<b>10</b>	<b>15</b>	<b>19</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81</b>

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
Verbal Warnings	9	10	10	15	19	14							77
Compiled/Resolved	9	10	10	15	19	14							77
10 Day Notice (Letters Mailed)	2	2				2							6
Extension Granted						1							1
Compiled/Resolved	2	2				1							5
Citations Issued													0
Stop Work Order													0
Misc													0
<b>ITEM TOTALS</b>	<b>22</b>	<b>24</b>	<b>20</b>	<b>30</b>	<b>38</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>166</b>

## City of Parker Municipal Court Monthly Report

March, 2017	Traffic Misdemeanors	Non-Traffic Misdemeanors
<b>New Cases Filed</b>	<b>41</b>	<b>5</b>
<b>Total Pending Cases</b>	<b>823</b>	<b>349</b>
<b>Uncontested Dispositions</b>	<b>23</b>	<b>5</b>
<b>Compliance Dismissals</b>		
After Driver Safety Course	8	
After Deferred Disposition	11	1
After Proof of Insurance	3	
Other Dismissals	1	0
<b>Total Cases Disposed</b>	<b>46</b>	<b>6</b>
<b>Arrest Warrants Issued</b>	<b>2</b>	
<b>Warrants Cleared</b>	<b>12</b>	
<b>Total Outstanding Warrants</b>	<b>628</b>	
<b>Show Cause Hearings Held</b>		<b>1</b>
<b>Trials</b>	<b>0</b>	<b>0</b>
<b>Fines, Court Costs &amp; Other Amounts Collected:</b>		
<b>Retained by City</b>	<b>\$7,582.00</b>	
<b>Remitted to State</b>	<b>\$4,531.00</b>	
<b>Total</b>	<b>\$12,113.00</b>	

**Definitions:**

**Show Cause Hearing** - A court hearing that is held for a defendant who has been granted a Driving Safety Course or Deferred Disposition to Show Cause for Non-Compliance

All cases heard in Municipal Court are Class C Misdemeanors Only.

**PARKER POLICE DEPARTMENT**  
**REPORT OF MONTHLY STATISTICS YEAR TO DATE**

March 2017	THIS MONTH	THIS MONTH LAST YEAR	% CHANGE	YTD 2017	YTD 2016	% CHANGE
for Service	Traffic	723		2136		
Calls for Service		225		564		
Traffic Contacts - All Units		73		264		
House Watch		216		763		
Other Service Response Incidents		209		545		
<b>Reported Incidents - Part 1</b>	<b>1</b>			<b>7</b>		
Homicide		0		0		
Theft (Includes:)		1		4		
Larceny/Theft		1		3		
BMV's		0		1		
Auto Theft		0		1		
Residential Burglary		0		0		
Business Burglary		0		1		
Robbery		0		0		
Aggravated Assault		0		0		
Sexual Assault		0		1		
<b>Part 2 Offenses</b>	<b>20</b>			<b>43</b>		
Simple Assault		1		5		
Vandalism		0		2		
Narcotics		0		3		
Fraud (Forgery, ID Theft, etc.)		2		8		
Harassment		0		1		
Incident Reports		12		18		
Mental Health		5		6		
<b>Adult Arrests</b>	<b>1</b>			<b>3</b>		
Males		1		2		
Females		0		1		
<b>Traffic Enforcement</b>	<b>69</b>			<b>275</b>		
Citations		34		159		
Warnings		35		116		
<b>Accidents</b>	<b>9</b>			<b>15</b>		
Injury		3		5		
Non-Injury		2		6		
FLID		4		4		
<b>Investigations</b>	<b>23</b>			<b>119</b>		
Cases Assigned		8		34		
Clearances		0		11		
Closures		0		10		
Follow-Ups		15		64		
<b>Alarm Activations</b>				<b>42</b>		
Residential		18		39		
Chargeable		12		32		
Non-Chargeable		6		7		
Business		2		3		
Chargeable		0		1		
Non-Chargeable		2		2		
<b>Outside Agency Activities</b>	<b>24</b>			<b>76</b>		
Murphy PD		12		44		
Collin County SO		8		20		
Wylie PD		2		3		
Allen PD		1		6		
Other		1		3		
<b>Staff</b>	<b>Sworn</b>	<b>Civilian</b>	<b>Reserve</b>			
Authorized	9	1	2			
Current Strength	8	1	2			
In Training	1	0	0			
Openings	0	0	0			
% Staffed	100%	100%	100%			
<b>Reserve Hours</b>	<b>30</b>					

# PIWIK

Parker, TX

Date range: March 2017

Monthly Web Report

## Visits Summary



Name	Value
Unique visitors	3,337
Visits	4,147
Actions	12,045
Maximum actions in one visit	74
Actions per Visit	3
Avg. Visit Duration (in seconds)	00:02:28
Bounce Rate	55%

## Site Search Keywords

Keyword	Searches	Search Results pages	% Search Exits
bid postings	3	1	0%
donihoo farms	3	6	33%
history	3	1	0%
public information/records request	3	1	0%
trash	3	1	0%
warrants	3	2	0%
accident	2	1	0%
annexation	2	11	50%
bill pay	2	1	0%
building permits	2	1	100%
bulk trash	2	3	0%
code	2	1	0%
donihoo	2	3	0%
early voting	2	1	50%
edgewater	2	2	0%
fence ordinance	2	1	100%
garage sales	2	1	0%
gary	2	1	50%
home hazardous waste collection	2	2	0%
kings crossing	2	4	50%
larue	2	2	100%
newsletter	2	4	0%
ordinance	2	2	0%
Others	141	210	23%

## Referrer Type

Referrer Type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
Direct Entry	2,226	5,734	3	00:02:31	62%	\$ 0
Search Engines	1,633	5,269	3	00:02:22	47%	\$ 0
Websites	288	1,042	4	00:02:40	40%	\$ 0

## Country

Country	Visits	Actions	Avg. Time on Website	Bounce Rate	Revenue
United States	3,812	11,508	00:02:37	52%	\$ 0
Canada	55	79	00:00:35	93%	\$ 0
Germany	31	37	00:00:01	97%	\$ 0
Philippines	31	50	00:02:17	77%	\$ 0
India	27	65	00:01:56	67%	\$ 0
China	25	38	00:00:25	72%	\$ 0
Russia	24	24	00:00:00	100%	\$ 0
France	13	79	00:01:03	38%	\$ 0
Ukraine	11	25	00:02:47	27%	\$ 0
Nigeria	8	9	00:00:01	88%	\$ 0
Pakistan	8	15	00:00:00	75%	\$ 0
Spain	7	7	00:00:00	100%	\$ 0
United Kingdom	7	7	00:00:00	100%	\$ 0
Unknown	6	8	00:01:48	67%	\$ 0
Netherlands	5	5	00:00:00	100%	\$ 0
South Africa	5	5	00:00:00	100%	\$ 0
Botswana	4	4	00:00:00	100%	\$ 0
Turkey	4	4	00:00:00	100%	\$ 0
Argentina	3	6	00:02:38	33%	\$ 0
Estonia	3	3	00:00:00	100%	\$ 0
Ghana	3	4	00:00:05	67%	\$ 0
Kenya	3	3	00:00:00	100%	\$ 0
Malaysia	3	3	00:00:00	100%	\$ 0
Others	49	57	00:00:41	86%	\$ 0

## Device type

Device type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Conversion Rate
Desktop	2,852	8,601	3	00:02:44	54%	0%
Smartphone	971	2,580	3	00:01:56	57%	0%
Tablet	252	731	3	00:01:59	52%	0%
Unknown	38	54	1	00:00:19	89%	0%
Phablet	34	79	2	00:01:37	53%	0%



## Council Agenda Item

Item 3  
C Sec Use Only

Budget Account Code:	Meeting Date: April 17, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: April 7, 2017
Exhibits:	<ul style="list-style-type: none"><li>1. Application</li><li>2. Survey/Map</li><li>3. "Revised" Annexation Schedule Plan – Reserve at Southridge</li><li>4. "Revised" 2 Notices to be published in Dallas Morning News (DMN)</li></ul>

### AGENDA SUBJECT

#### 2<sup>ND</sup> PUBLIC HEARING FOR RESERVE AT SOUTHRIDGE ANNEXATION. [SHELBY]

### SUMMARY

Diyar Parker LP filed an Annexation Petition for Council's consideration and the property will be developed pursuant to a comprehensive development agreement.

The City Council is required by law to follow the annexation process. The 1<sup>st</sup> public hearing was held April 4 and this item is for the 2<sup>nd</sup> public hearing. City Council also set **May 9** as the date for Council to consider adoption of the Reserve at Southridge annexation ordinance.

### POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon S. Shelby</i>	Date:	03/08/2017
City Administrator:	<i>Jeff Flanigan</i>	Date:	04/13/2017



RECEIVED

FEB 23 2017

Page 1

CITY OF PARKER

**ZONING BOUNDARY CHANGE APPLICATION FORM**  
**ANNEXATION REQUEST FORM**

1. Requesting:

Permanent Zoning \_\_\_\_\_  
Re-Zoning \_\_\_\_\_ (See Note\*)  
Annexation

\*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested

Applicant/Company Name: Diyar Parker LP

Company Address: 2504 Glacier Street, Irving TX. 75062

Company Phone Number: 972-814-6248

Company Email: \_\_\_\_\_

Contact Name: Ahmed Hussein

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. Description and Location of Property:

- a. Survey and abstract: Martin Hearn Survey, Abstract No. 425
- b. Lot and block: \_\_\_\_\_
- c. Total number of acres: 45.493 Ac.
- d. Location further described: Property South of Curtis Drive, West of Southridge Estates Subdivision

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
  - i. Applicant
  - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  Date: 02/18/2017

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

REQUEST FOR ZONING BOUNDARY CHANGE:

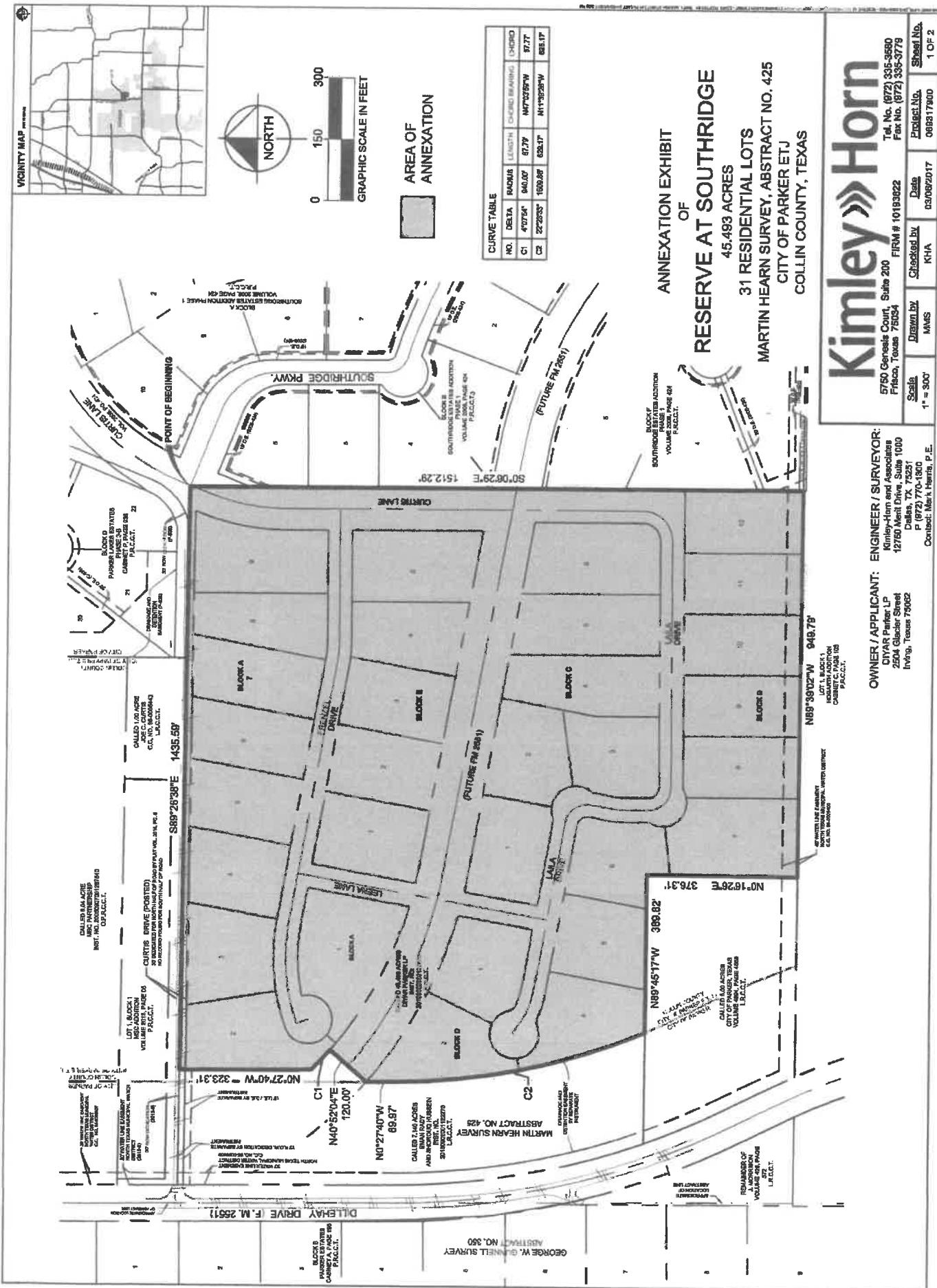
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. Kasser & Ammira Akil - 6000 Southridge Pkwy. Parker, TX. 75002
2. Praveen Madidi & Pesser Keertana - 6002 Southridge Pkwy. Parker, TX. 75002
3. David & Sabrina Butler - 6004 Southridge Pkwy. Parker, TX. 75002
4. Vincent & Tammy Turner - 6006 Southridge Pkwy. Parker, TX. 75002
5. Matthew & Kim Barr - 4607 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4604 Ravensthorpe Dr. Parker, TX. 75002
8. Cheri & Vaclav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wyndell & Janette Caviness - 5001 Englenook Dr. Parker, TX. 75002
11. Joe Curtis - 5903 Curtis Dr. Parker, TX. 75002
12. MSC Partnership - 5855 Curtis Dr. Parker, TX. 75002
13. Louise Shanley - 4508 Dillehay Dr. Parker, TX. 75002
14. Zai Mei Chen - 6001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dillehay Dr. Parker, TX. 75002

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.  
City of Parker  
5700 E Parker Road  
Parker, Texas 75002



## OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS DYAR PARKER, L.P. is the owner of all of that tract of land situated in the 45.493 acre tract of land described in the deed recorded under Instrument No. 20150603001122870, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found scribed in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the plat thereof recorded in Volume 2006, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 68° 36'12" East, a distance of 2.37 feet

THENCE South 0°06'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 2.00 feet to a 5/8-inch iron rod with plastic cap, stamped "PETITT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap, stamped "PETITT RPLS 4087" bears South 00°06'29" East, a distance of 7.32 feet;

THENCE North 89°39'02" West, along the southerly line of said 45.493 acre tract, and along the northerly line of said Hogarth Addition, a distance of 949.78 feet to a 5/8-inch iron rod with plastic cap, stamped "ROOMIE" found for the southerly-most southwest corner of said 45.493 acre tract, common to the southeast corner or a called 5.00 acre tract of land described in the deed to City of Parker, recorded in Volume 4894, Page 4658, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap, stamped "PETITT RPLS 4087" bears North 11°59' East, a distance of 0.9 feet;

THENCE North 0°16'26" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron rod with plastic cap, stamped "PETITT RPLS 4087" found for the northeast corner of said 5.00 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 89°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 989.12 feet to a 5/8-inch iron rod with plastic cap, stamped "NHA" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Eman Radu and Shonou Hussein, recorded in Instrument No. 20150602001122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1605.86 feet, a chord bearing and distance of North 11°39'28" West, 625.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.493 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses:

1. In a northwesterly direction, with said curve to the right, an arc distance of 629.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
2. North 0°27'40" West, a distance of 69.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 40°52'04" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'54", a radius of 940.00 feet, a chord bearing and distance of North 47°03'59" West, 67.77 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 67.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
5. North 0°27'40" West, a distance of 323.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 7.140 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2015, Page 6, said Plat Records, and in Curtis Road, en aspalt roadway under apparent public use (no record found);

THENCE South 89°26'38" East, along the northerly line of said 45.493 acre tract, and along the southerly line of said MSC Addition, and along the southerly line of a called 1.00 acre tract of land described in the deed to Joe C. Curtis, recorded in County Clerk's File No. 98-0005443, said Land Records, and along the southerly line of Parker Lakes Estates Phase 2-B, an addition to the City of Parker according to the plat thereof recorded in Cabinet P, Page 838, said Plat Records, and along a southerly line of aforesaid Southridge Estates Addition Phase 1, a distance of 1435.59 feet to the POINT OF BEGINNING and containing 45.493 acres (1,881,664 square feet) of land, more or less.

## ANNEXATION EXHIBIT

RESERVE AT SOUTHRIDGE  
45.493 ACRES  
31 RESIDENTIAL LOTS  
MARTIN HORN, ABSTRACT NO. 425  
CITY OF PARKER ETU  
COLLIN COUNTY, TEXAS

<b>Kimley » Horn</b>				
5750 General Creek, Suite 200 Frisco, Texas 75034	Tel. No. (972) 335-3550 Fax No. (972) 335-1200			
DiYAR Parker LP 2504 Glacier Street Irving, Texas 75062	Project No.			
Cont'd: Mark Haniff, P.E.	Sheet No.			
	2 OF 2			
Subs.	Drawn by	Date	Checked by	Date
1" = 300'	MMS	KHA	03/06/2017	06/23/1790

OWNER / APPLICANT: ENGINEER / SURVEYOR:  
Kimley-Horn and Associates  
12750 Main Drive, Suite 1000  
Dallas, TX 75251  
P (972) 770-1800

## **ANNEXATION SCHEDULING PLAN**

### **Annexation of Approximately 45.493 Acres of Land Adjacent to the City Limit on**

Thursday, March 23, 2017.....	Send written notice to property owners in the area to be annexed, public or private entities that provide services in that area, and any railroads with a right of way in the area to be annexed. The Department of Engineering Services will prepare a service plan that details the specific Municipal Services that will be provided to the area after it is annexed.
Friday, March 24, 2017.....	Post notice on City's website, newspaper and City Hall for City Council's 1 <sup>st</sup> Public Hearing on intent to annex. Send written notice to each public school district in the area to be annexed. Send by certified mail a second written notice to any railroads with a right of way in the area to be annexed. Obtain required affidavit of publication from newspaper.
Friday, March 31, 2017.....	Post notice of 1 <sup>st</sup> Public Hearing under the Open Meetings Act.
Tuesday, April 4, 2017.....	City Council's 1 <sup>st</sup> Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
Friday, April 7, 2017 .....	Post notice on City's website, newspaper and City Hall for City Council's 2 <sup>nd</sup> Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper.
Friday, April 14, 2017.....	Post notice of 2 <sup>nd</sup> Public Hearing under the Open Meetings Act.
Monday, April 17, 2017.....	City Council's 2 <sup>nd</sup> Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
Tuesday, May 9, 2017.....	Post notice on City's website and City Hall for introduction of annexation ordinance and adoption of the ordinance. Posting will also be in compliance with the Open Meetings Act.
May 8 to May 14, 2017.....	Introduction and consideration of adoption of annexation ordinance. (Called/Special Council Meeting**)

\* If more than twenty (20) adults who are residents of the area to be annexed protest within ten (10) days of the notice by publication, then one (1) of the public hearings must be held in the area to be annexed.

\*\* Called council meeting to meet statutory requirement that the two public hearings be held no more than 40 days and no less than 20 days prior to adoption of Ordinance

LEGAL NOTICE FOR PUBLICATION ON  
RESERVE AT SOUTHRIDGE

**LEGAL NOTICE**

The City of Parker will hold a Public Hearing on Monday, April 17, 2017, at 7 p.m. in City Hall, 5700 E. Parker Rd, Parker, TX 75002, to consider annexation of property, extending the city limits of the City of Parker, and reviewing the service plan on the following described property:

***PARCEL DESCRIPTION***

*Annexation of approximately 45.5 +/- acres of land in the Martin Hearn Survey, Abstract No. 425, City of Parker ETJ, Collin County, Texas, generally located east of FM 2551 (Dillehay Drive) and south of Curtis Drive.*

By direction of the City Council of the City of Parker, Texas.

Patti Grey  
City Secretary



# Council Agenda Item

Item 4  
C Sec Use Only

Budget Account Code:		Meeting Date: April 17, 2017
Budgeted Amount:		Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:		Prepared by: City Administrator Flanigan
Estimated Cost:		Date Prepared: April 7, 2017
Exhibits:	<ul style="list-style-type: none"><li>1. First Texas Homes Extension Request Letter, dated March 31, 2017</li><li>2. §155.029 Extension or Reinstatement of Plat Approval</li><li>3. June 16, 2015 CC Meeting Minutes, p. 3, Items 12 and 13 – Parker Ranch Phase 2 and 3 approval</li></ul>	

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH PHASE 2 AND 3 PRELIMINARY PLAT EXTENSION. [FLANIGAN]

## SUMMARY

On June 16, 2015, City Council moved to approve Parker Ranch Phase 2 and Phase 3 Preliminary Plats subject to City Engineer's final approval prior to final plat.

Please review the request letter, dated March 31, 2017, and additional information provided. A First Texas Homes Representative will be present to answer any questions.

## POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: 	04/13/2017



March 31, 2017

Jeff Flanigan  
City Administrator  
City of Parker  
5700 E. Parker Road  
Parker, TX 75002

Hand Delivery

**Re: Parker Ranch, Phases Two & Three.**

Dear Mr. Flanigan:

We hereby request an extension of the approval of the Final Plat for Parker Ranch Estates - Phases 2 and 3 for a period of one year. The Final Plats for both phases were approved on June 16, 2015 by the City Council.

These projects have been delayed due to unforeseen circumstances. However, we are anticipating completion and acceptance of the project within the next few months and are currently paving the roads in both phases.

Please let us know if you have any questions or comments.

Sincerely,

**First Texas Homes, Inc.  
RVW Sunchase, L.P.**

A handwritten signature in blue ink that reads "Keith Hardesty". The signature is written in a cursive style and is underlined.

Keith Hardesty  
Division President  
Managing Partner

Cc: File  
Matthew D. Lee, P.E., Westwood Professional Services  
Steve Stolte, Project Manager

§ 155.029 EXTENSION OR REINSTATEMENT OF PLAT APPROVAL.

(A) Sixty days prior to or following the lapse of approval for a-plat, as provided in this chapter, the developer may petition the Council to extend or reinstate the approval. This petition shall be considered at a public meeting of the Council.

(B) In determining whether to grant such a request, the Council shall take into account the reasons for the lapse, the ability of developer to comply with any conditions attached to the original approval, and the extent to which newly adopted subdivision regulations shall apply to the plat or study. The Council may extend or reinstate the plat, or deny the request, in which instance the developer must submit a new application for approval.

(C) The Council may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or as are necessary to ensure compliance with the original conditions of approval. The Council may also specify a shorter time for lapse of the extended or reinstated plat or study than is applicable to original approvals.

(Ord. 487, passed 7-18-2000)

9. APPROVAL OF HOLDING THE 2015-2016 BUDGET WORKSHOP JULY 7<sup>TH</sup> AND JULY 8<sup>TH</sup> AT PARKER CITY HALL BEGINNING AT 3:00 P.M. [LEVINE]

MOTION: Councilmember Stone moved to approve the Consent Agenda as presented. Councilmember Taylor seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

**INDIVIDUAL CONSIDERATION ITEMS**

10. CONSIDERATION AND/OR APPROPRIATE ACTION ON APPOINTING THE 2015-2016 MAYOR PRO TEM [SMITH]

MOTION: Councilmember Pettle moved to re-appoint Scott Levine to the position of Mayor Pro Tem for 2015-2016. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015- 482 AWARDING THE BID FOR STREET MAINTENANCE [FLANIGAN]

MOTION: Councilmember Standridge moved to approve Resolution 2015 -482; approving a bid from Pavecon Public Works, LP of Grand Prairie, Texas in the Total Amount of \$270,816.44. Councilmember Taylor seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

12. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR PARKER RANCH PHASE 2, BEING 42.3167 ACRES IN THE J.S. BRADLEY SURVEY, ABSTRACT 89; GENERALLY LOCATED EAST OF ALLEN HEIGHTS [FLANIGAN]

MOTION: Councilmember Taylor moved to approve Parker Ranch Phase 2 Preliminary Plat subject to City Engineer's final approval prior to final plat. Councilmember Standridge seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

13. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR PARKER RANCH PHASE 3, BEING 103.942 ACRES IN THE JOHN SNIDER SURVEY, ABSTRACT 848 AND JS BRADLEY SURVEY, ABSTRACT 89; GENERALLY LOCATED EAST OF ALLEN HEIGHTS DRIVE. [FLANIGAN]

MOTION: Councilmember Taylor moved to approve Parker Ranch Phase 3 Preliminary Plat subject to City Engineer's final approval prior to final plat. Councilmember Standridge seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

14. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015-483 APPOINTING A PERSONNEL COMMITTEE [LEVINE]



# Council Agenda Item

Item 5  
C'Sec Use Only

Budget Account Code:	City Council contingency 1-10-6095	Meeting Date:	April 17, 2017
Budgeted Amount:	\$98,775.00	Department/ Requestor:	City Administrator Flanigan
Fund Balance-before expenditure:		Prepared by:	City Administrator Flanigan
Estimated Cost:		Date Prepared:	April 7, 2017
Exhibits:	<ol style="list-style-type: none"><li>1. Proposed Resolution</li><li>2. City Engineer Craig M. Kerkhoff, P.E., C.F.M. Letter, dated April 7, 2017</li><li>3. Bid Summary</li><li>4. Moss Ridge Road Drainage Improvements Bid Tabulation</li></ol>		

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-534 AWARDING THE MOSS RIDGE ROAD DRAINAGE IMPROVEMENTS PROJECT. [FLANIGAN/BIRKHOFF]

## SUMMARY

In 2016, the Moss Ridge Road Drainage Improvements for 7279, 7281, and 7285 (partial) Moss Ridge were advertised in the Dallas Morning News. On August 10, 2016, Councilmember Taylor moved to reject all bids and authorize re-bidding the project with alternative options, reducing the scope down using other possible alternatives, as recommended by City Engineer Birkhoff and City Administrator Flanigan. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

The Moss Ridge Road Drainage Improvements were re-advertised in the Dallas Morning News March 16 and 23, 2017, with the bid opening at 1:15 p.m., Thursday, March 30, 2017.

Please review the bid information and recommendation, prepared by City Engineer Kerkhoff.

## POSSIBLE ACTION

Council may direct staff to take appropriate action.

**Inter – Office Use**

<b>Approved by:</b>			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>		04/13/2017

**RESOLUTION NO. 534**  
**(Awarding Moss Ridge Drainage Project)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH CONSTRUCTION COMPANIES GROUP, LLC FOR THE MOSS RIDGE ROAD DRAINAGE IMPROVEMENTS PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the City Council of the City of Parker authorized its engineering firm, Birkhoff, Hendricks, & Carter, LLP, to seek bids to perform certain drainage improvements along Moss Ridge Road within the city limits of Parker, Texas; and

**WHEREAS**, on March 30, 2017 three qualifying bids were received; and

**WHEREAS**, Birkhoff, Hendricks, & Carter, LLP confirmed the satisfactory record of the low bidder, Construction Companies Group, LLC and recommended the bid be awarded to same.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:**

**SECTION 1.** That Construction Companies Group, LLC is hereby awarded the bid in the total amount of Ninety Eight Thousand Seven Hundred Seventy Five Dollars and Zero Cents (\$98,775.00) for the Moss Ridge Drainage Improvements Project; and that the Mayor be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Construction Companies Group, LLC for the project.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that the public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** on this the 17th day of April, 2017.

**CITY OF PARKER, TEXAS**

**BY:**

**Z MARSHALL, MAYOR**

**ATTEST:**

**BY:**

**PATTI SCOTT GREY, CITY CLERK**

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:**

**BRANDON S. SHELBY,  
CITY ATTORNEY**

Proposed

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

[www.bhcllp.com](http://www.bhcllp.com)

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E.  
JOE R. CARTER, P.E.  
MATT HICKEY, P.E.  
ANDREW MATA, JR., P.E.  
JOSEPH T. GRAJEWSKI, III, P.E.  
DEREK B. CHANEY, P.E.  
CRAIG M. KERKHOFF, P.E.

April 7, 2017

Mr. Jeff Flanigan  
City Administrator  
5700 East Parker Road  
Parker, Texas 75002

Re: Moss Ridge Road Drainage Improvements

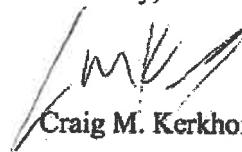
Dear Mr. Flanigan:

We have checked the bids received at 1:15 p.m., Thursday, March 30, 2017 for the City's Moss Ridge Road Drainage Improvements project. We are enclosing six (6) copies each of the Tabulation of Bids and the Bid Summary. The low bid was submitted by Construction Companies Group, L.L.C., of Dallas, Texas in the amount of \$98,775.00.

Construction Companies Group, L.L.C. has a record of satisfactorily completing projects similar to this project. Accordingly, based on the information we have available to us, we recommend the City award a construction contract to the lowest responsible bidder Construction Companies Group, L.L.C. in the amount of \$98,775.00.

We are available to discuss any questions you may have with our recommendation.

Sincerely,



Craig M. Kerkhoff, P.E., C.F.M.

Enclosure

**CITY OF PARKER, TEXAS**  
**Moss Ridge Road Drainage Improvements**

**BID SUMMARY**

**Bids Received at 1:15 p.m., Thursday, March 30, 2017**

<u>Contractor</u>	<u>Total Amount Bid</u>
1. Construction Companies Group, LLC 709 Southgate Ln. Dallas, Texas 75217	<u>\$ 98,775.00</u>
2. Four Star Excavating, Inc. 6825 Levelland Rd., Suite 2B Dallas, Texas 75252	<u>\$ 146,928.00</u>
3. Ed Bell Construction Company P.O. Box 540787 Dallas, Texas 75354-0787	<u>\$ 213,440.00</u>
4. HQS Construction, LLC ** P.O. Box 250771 Plano, Texas 75025	<u>Non-Responsive</u>

\*\* Used Wrong Bid Schedule

TABULATION OF BIDS				Date: March 30, 2017	BID OF	BID OF	BID OF	BID OF
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price
1	280	C.Y.	For Unclassified Channel Excavation (2-foot Bottom Width)	\$30.00	\$ 8,400.00	\$60.00	\$ 16,800.00	\$50.00
2	155	S.Y.	Remove & Properly Dispose of Existing Reinforced Concrete Drive, including Sawcut	\$40.00	\$ 6,200.00	\$15.00	\$ 2,250.00	\$25.00
3	90	L.F.	Remove & Properly Dispose of Existing Driveway Culverts, including Headwalls (Double 12" CMP)	\$20.00	\$ 1,800.00	\$42.00	\$ 3,780.00	\$60.00
4	139	L.F.	Furnish & Install 24-Inch Reinforced Concrete Pipe, including Embedment	\$100.00	\$ 13,900.00	\$276.00	\$ 38,364.00	\$250.00
5	10	C.Y.	Construct TxDOT CH-PW-O Headwall for Reinforced Concrete Pipe (Both Ends)	\$1,000.00	\$ 10,000.00	\$782.00	\$ 7,820.00	\$1,750.00
6	17	C.Y.	Construct TxDOT CH-PW-S Headwall for Reinforced Concrete Pipe (Both Ends)	\$1,000.00	\$ 17,400.00	\$782.00	\$ 13,294.00	\$1,750.00
7	135	S.Y.	Construct Reinforced Concrete Driveway (6-Inch Minimum)	\$80.00	\$ 10,800.00	\$85.00	\$ 11,475.00	\$135.00
8	1,490	S.Y.	Furnish, Install, Water, Fertilize & Establish Solid Block Bermuda Sod with 4-Inch Topsoil	\$10.00	\$ 14,900.00	\$17.00	\$ 23,330.00	\$10.00
9	1	L.S.	For Channel Grading to Establish Flow Line, Re-Establish Bank	\$5,000.00	\$ 5,000.00	\$20,000.00	\$ 20,000.00	\$10,000.00
10	23	C.Y.	Furnish, Place & Mechanically Compact Imported Fill	\$5.00	\$ 115.00	\$60.00	\$ 1,380.00	\$100.00
11	1	L.S.	Furnish Storm Water Pollution Prevention Plan	\$1,000.00	\$ 1,000.00	\$1,200.00	\$ 2,400.00	\$20,000.00
12	530	L.F.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$2.00	\$ 1,060.00	\$2.40	\$ 1,060.00	\$8.00
13	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$5,000.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$25,000.00
14	1	L.S.	For Removal & Disposal of 4-inch Bald Cypress Tree, including Root Ball	\$100.00	\$ 100.00	\$600.00	\$ 600.00	\$1,500.00
15	2	Er.	Furnish, Install, Fertilize, Water & Establish 2-Inch Callier Live Oak Trees (Quercus Virginiana)	\$4,000.00	\$ 8,000.00	\$500.00	\$ 1,000.00	\$1,000.00
TOTAL AMOUNT BID (Items 1 Through 15)				\$ 91,750.00	\$ 146,928.00		\$ 213,440.00	\$ 213,440.00
Non-Remainder								



# Council Agenda Item

Item 6  
C Sec Use Only

Budget Account Code:	Drainage & Street Maint. 1-60-6640 & 1-60-6610 (\$400,000 + \$56,109)	Meeting Date: April 17, 2017
Budgeted Amount:		Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:		Prepared by: City Administrator Flanigan
Estimated Cost:		Date Prepared: April 7, 2017
Exhibits:	<ol style="list-style-type: none"><li>1. Proposed Resolution</li><li>2. City Engineer Craig M. Kerkhoff, P.E., C.F.M. Letter, dated April 7, 2017</li><li>3. Bid Summary</li><li>4. Springhill Estates Drive Culvert Replacement Bid Tabulation</li></ol>	

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-535 AWARDING THE SPRINGHILL ESTATES DRIVE CULVERT REPLACEMENT PROJECT. [FLANIGAN/BIRKHOFF]

## SUMMARY

The Springhill Estates Drive Culvert replacement was advertised in the Dallas Morning News March 16 and 23, 2017, with the bid opening a 1:30 p.m., Thursday March 30, 2017.

Please review the bid information and recommendation, prepared by City Engineer Birkhoff.

## POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	04/13/2017

**RESOLUTION NO. 535**  
**(Awarding Springhill Estates Culvert Replacement Project)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH FOUR STAR EXCAVATING, INC. FOR THE SPRINGHILL ESTATES CULVERT REPLACEMENT PROJECT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the City Council of the City of Parker authorized its engineering firm, Birkhoff, Hendricks, & Carter, LLP, to seek bids to replace certain culverts within the Springhill Estates subdivision within the city limits of Parker, Texas; and

**WHEREAS**, on March 30, 2017 five qualifying bids were received; and

**WHEREAS**, Birkhoff, Hendricks, & Carter, LLP confirmed the satisfactory record of the low bidder, Four Star Excavating, Inc. and recommended the bid be awarded to same.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:**

**SECTION 1.** That Four Star Excavating, Inc. is hereby awarded the bid in the total amount of Four Hundred Fifty Six Thousand One Hundred Nine Dollars and Zero Cents (\$456,109.00) for the Springhill Estates Culvert Replacement Project; and that the Mayor be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Four Star Excavating, Inc. for the project.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that the public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** on this the 17th day of April, 2017.

**CITY OF PARKER, TEXAS**

**BY: \_\_\_\_\_**  
**Z MARSHALL, MAYOR**

**ATTEST:**

**BY:**

**PATTI SCOTT GREY, CITY CLERK**

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:**

**BRANDON S. SHELBY,  
CITY ATTORNEY**

Proposed

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

[www.bhcllp.com](http://www.bhcllp.com)

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E.  
JOE R. CARTER, P.E.  
MATT HICKEY, P.E.  
ANDREW MATA, JR., P.E.  
JOSEPH T. GRAJEWSKI, III, P.E.  
DEREK B. CHANEY, P.E.  
CRAIG M. KERKHOFF, P.E.

April 7, 2017

Mr. Jeff Flanigan  
City Administrator  
5700 East Parker Road  
Parker, Texas 75002

Re: Springhill Estates Culvert Replacement

Dear Mr. Flanigan:

We have checked the bids received at 1:30 p.m., Thursday, March 30, 2017 for the City's Springhill Estates Culvert Replacement project. We are enclosing six (6) copies each of the Tabulation of Bids and the Bid Summary. The low bid was submitted by Four Star Excavating, of Dallas, Texas in the amount of \$456,109.00.

Four Star Excavating has a record of satisfactorily completing projects similar to this project. Accordingly, based on the information we have available to us, we recommend the City award a construction contract to the lowest responsible bidder Four Star Excavating in the amount of \$456,109.00.

We are available to discuss any questions you may have with our recommendation.

Sincerely,



Craig M. Kerkhoff, P.E., C.F.M.

Enclosure

**CITY OF PARKER, TEXAS**  
**Springhill Estates Drive Culvert Replacement**  
**Replacing 84-inch CMP Culvert**

**BID SUMMARY**  
**Bids Received at 1:30 p.m., Thursday, March 30, 2017**

<u>Contractor</u>	<u>Total Amount Bid</u>
1. Four Star Excavating, Inc. 6825 Levelland Rd., Suite 2B Dallas, Texas 75252	\$ <u>456,109.00</u>
2. Construction Companies Group,LLC 709 Southgate Lane Dallas, Texas 75217	\$ <u>473,737.00</u>
3. HQS Construction, LLC P.O. Box 250771 Plano, Texas 75025	\$ <u>624,976.00</u>
4. Ed Bell Construction Company P.O. Box 540787 Dallas, Texas 75354	\$ <u>769,285.25</u>
5. Whitewater Construction, Inc. 6640 Old Mexia Rd. Waco, Texas 76705	\$ <u>782,790.00</u>

TABULATION OF BIDS				BID OF		BID OF		BID OF	
Item	Appropriate	Quantity	Unit	Description	Unit Bid	Price	Extension	Unit Bid	Price
1	1	1	L.S.	For Right-of-Way Preparation	\$28,000.00	\$ 28,000.00	\$50,000.00	\$108,000.00	\$ 108,000.00
2	75	75	C.Y.	For Unclassified Channel Excavation	\$60.00	\$ 4,500.00	\$30.00	\$ 3,750.00	\$ 4,500.00
3	320	320	C.Y.	For Embankment, Compacted in Place	\$60.00	\$ 19,200.00	\$50.00	\$ 16,000.00	\$ 10,080.00
4	95	95	C.Y.	Furnish & Install Flowable Fill Above Culvert Under Reinforced Concrete Subgrade	\$130.00	\$ 12,390.00	\$250.00	\$ 23,750.00	\$ 250.00
5	1	1	ea.	Remove & Properly Dispose of Existing 84-Inch CMP Culvert	\$19,000.00	\$ 19,000.00	\$1,000.00	\$ 9,000.00	\$ 7,500.00
6	1,307	1,307	S.Y.	Construct Temporary Bypass (7" TxDOT Surface Course Type D on 6" Flex Base)	\$40.00	\$ 52,280.00	\$75.00	\$ 98,025.00	\$ 78,420.00
7	356	356	Ea.	For Removing Existing Traffic Buttons	\$5.00	\$ 1,780.00	\$2.00	\$ 712.00	\$ 2.00
8	96	96	L.F.	Furnish & Install 8-Foot by 5-Foot Reinforced Concrete Box Culvert, including Embodiment & Backfill	\$1,200.00	\$ 115,200.00	\$1,000.00	\$ 96,000.00	\$ 1,500.00
9	67	67	C.Y.	Construct TxDOT PW-2 Wing Wall (1' Infillwall - East Side of Springhill Estates)	\$720.00	\$ 48,240.00	\$750.00	\$ 50,350.00	\$ 50,350.00
10	49	49	C.Y.	Construct TxDOT PW-2 Wing Wall (Downstream - West Side of Springhill Estates)	\$720.00	\$ 35,280.00	\$750.00	\$ 36,750.00	\$ 44,100.00
11	136	136	L.F.	Construct Metal Beam Guard Fence With Wood Posts, SGT Terminal End, Impact Head, & Object Marker	\$118.00	\$ 16,048.00	\$100.00	\$ 13,600.00	\$ 85.00
12	6	6	Tons	Furnish & Install 2-Inch Hot Mix Asphalt Pavement Surface Course Type D	\$60.00	\$ 3,600.00	\$200.00	\$ 1,200.00	\$ 200.00
13	119	119	L.F.	Furnish & Install Temporary Plastic Construction Fence Around Wet Lands	\$10.00	\$ 1,190.00	\$10.00	\$ 1,190.00	\$ 10.00
14	53	53	S.Y.	Remove & Properly Dispose of Asphalt Pavement & Flex Base, including Full Depth Saw Cut	\$7.00	\$ 371.30	\$20.00	\$ 1,060.00	\$ 40.00
15	9	9	C.Y.	Construct 6-inch Reinforced Concrete Subgrade Above Culvert Under Pavement (NCTCOG Class A, 3,000 psi)	\$20.00	\$ 2,750.00	\$100.00	\$ 1,150.00	\$ 1,150.00
16	64	64	C.Y.	Construct Gabions including Geotextile Fabric	\$420.00	\$ 26,880.00	\$250.00	\$ 42,000.00	\$ 26,880.00
17	535	535	L.F.	Furnish & Install 4-inch Double Yellow Temporary Pavement Markings	\$5.00	\$ 2,675.00	\$2.00	\$ 1,070.00	\$ 5.00
18	1,307	1,307	S.Y.	Remove & Properly Dispose of Temporary Asphalt Pavement & Flex Base	\$7.00	\$ 9,149.90	\$20.00	\$ 26,140.00	\$ 23.00
19	356	356	Ea.	Furnish & Install Double Yellow Traffic Buttons (TxDOT DMS-4200 Type II)	\$6.00	\$ 21,363.60	\$5.00	\$ 1,780.00	\$ 15.00
20	1,500	1,500	S.Y.	Furnish, Install, Fertilize, Water & Establish Solid Bermuda Sod	\$11.00	\$ 16,500.00	\$7.00	\$ 10,500.00	\$ 9.00
21	1	1	L.S.	Furnish Storm Water Pollution Prevention Plan	\$1,200.00	\$ 1,200.00	\$3,300.00	\$ 3,500.00	\$ 1,200.00
22	1	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$1,200.00	\$ 1,200.00	\$3,500.00	\$ 3,500.00	\$ 12,000.00
23	1	1	L.S.	Furnish, Install, Move, Maintain & Remove Traffic Control Measures	\$36,000.00	\$ 36,000.00	\$10,000.00	\$ 60,000.00	\$ 186,000.00
24	1	1	L.S.	Furnish Trench Safety Plan	\$600.00	\$ 600.00	\$2,500.00	\$ 1,000.00	\$ 3,000.00
25	96	96	L.F.	Implement Trench Safety Systems	\$5.00	\$ 480.00	\$10.00	\$ 960.00	\$ 25.00
					\$ 454,109.00	\$ 473,737.00	\$ 624,976.00	\$ 624,976.00	\$ 762,791.00
					TOTAL AMOUNT BID (Items 1 Through 25)				



# Council Agenda Item

Item 7  
C'Sec Use Only

Budget Account Code:	1-10-7300 & 2-70-7300	Meeting Date:	April 17, 2017
Budgeted Amount:		Department/ Requestor:	Finance/H.R. Manager Boyd
Fund Balance- before expenditure:		Prepared by:	Finance/H.R. Manager Boyd
Estimated Cost:		Date Prepared:	April 7, 2017
Exhibits:	Proposed Request for Qualifications (RFQs)		

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ADVERTISING REQUEST FOR QUALIFICATIONS (RFQS) FOR AUDITOR SERVICES. [BOYD]

## SUMMARY

Finance/H.R. Manager Boyd prepared a Request for Qualifications (RFQs) for auditor services and is now requesting permission to move forward with advertising said RFQ.

## POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Johnna Boyd</i>	<i>JB</i>	Date: 04/13/2017
City Administrator:	<i>Jeff Flanigan</i>	<i>JF</i>	Date: 04/13/2017

**City of Parker  
Municipal Budget  
Request for Qualifications**

The City of Parker is issuing this Request for Qualifications for certified public accounting firms who provide auditing services to general law cities within the state of Texas. Parker rotates its auditing services on a three to five year basis, although contracts with the auditing firms are executed on a yearly basis. The first term for the audit requested will be for the fiscal year ending September 30, 2017.

The City requests that the firm submitting their qualifications provide the following:

- a. A calendar of audit events, including the date of anticipated delivery of the auditor's opinion for the calendar year ending September 30, 2017.
- b. Names and qualifications of audit personnel anticipated to be on site at Parker City Hall.
- c. Anticipated charges for the services described below.

The City of Parker anticipates the auditor's services will include the following:

- a. The auditors will provide a written opinion as to the financial statements of the City of Parker or, in all material respects, in conformity with United States generally accepted accounting principles, as they relate to Government Auditing Standards.
- b. The auditors will provide a report that does not include an opinion on internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, non-compliance with which could have a material effect on the financial statements as required by Government Auditing Standards.
- c. Conditioned on adequate presentation of data by the City, the auditor will prepare a draft of the city's financial reports and related notes.
- d. The auditors will examine, on a test basis, evidence supporting the amounts and disclosures on the financial statements.
- e. The auditors will review the internal control measures of the City sufficiently to plan the audit in order to determine the nature, timing, and extent of the auditing procedures.

All responses to the Request for Qualifications should be sent to Johnna Boyd, Finance Manager, Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. Please provide the original and two copies of your response. All responses are due at Parker City Hall on or before August 4, 2017 at 4:00 PM. Questions may be faxed (972-442-2894) or emailed ([jboyd@parkertexas.us](mailto:jboyd@parkertexas.us)) to Johnna Boyd.



# Council Agenda Item

Item 8  
C'Sec Use Only

Budget Account Code:	Meeting Date: April 17, 2017
Budgeted Amount:	Department/ Requestor: City Attorney Shelby
Fund Balance-before expenditure:	Prepared by: City Attorney Shelby
Estimated Cost:	Date Prepared: April 12, 2017
Exhibits:	1. Proposed Resolution

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-536, RELOCATING CERTAIN PORTIONS OF THE CITY WATER MAIN ADJACENT TO PARKER ROAD. [SHELBY]

## SUMMARY

City Council authorized Engineering Firm Birkhoff, Hendricks, & Cater, LLP, to make plans for the relocation of the city water main adjacent to certain portions of Parker Road. The proposed resolution is the first step in acquiring the easements along Parker Road.

Please review the proposed resolution, prepared by City Attorney Brandon S. Shelby.

## POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	Brandon S. Shelby	Date:	04/12/2017 via email
City Administrator:	Jeff Flanigan	Date:	04/13/2017

**RESOLUTION NO. 536**  
**(Parker Road Water Line)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, FINDING AND DETERMINING A PUBLIC PURPOSE AND PUBLIC NECESSITY EXISTS FOR THE RELOCATION OF CERTAIN PORTIONS OF THE CITY WATER MAIN ADJACENT TO PARKER ROAD; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY ADMINISTRATOR TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the City Council of the City of Parker has previously authorized its engineering firm, Birkhoff, Hendricks, & Carter, LLP, to make plans for the relocation of the city water main adjacent to certain portions of Parker Road; and

**WHEREAS**, this project was necessitated by the Texas Department of Transportation's plans to widen Parker Road thereby creating conflict with existing water line easements; and

**WHEREAS**, the City Council has considered the relocation of the city water main adjacent to certain portions of Parker Road and determined that a public purpose and public necessity exists for the acquisition of a necessary and appropriate property rights for said relocation, and

**WHEREAS**, the City Council has secured funding for the project from Collin County and reimbursement funding from the Texas Department of Transportation;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:**

**SECTION 1.** That the City Council hereby finds and determines that a public purpose and public necessity exists for the City of Parker to acquire all necessary and appropriate property rights in those certain lots, tracts, or parcels of land deemed necessary for the relocation of certain portions of the city water main adjacent to Parker Road; and does further determine the public purpose and public necessity of the City of Parker acquiring said property together with all necessary and appropriate appurtenances, additions, and improvements on, over under and through those certain lots, tracts and parcels of land.

**SECTION 2.** That the City Administrator or his designee is authorized and directed to acquire all appropriate property rights for the relocation of certain portions of the city water main adjacent to Parker Road for the City of Parker and to acquire said rights in compliance with State and Federal law. The City Administrator, or his designee, is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts and, when necessary, to institute proceedings in eminent domain.

**SECTION 3.** That the City Administrator or his designee is hereby appointed as "negotiator" for the acquisition of the necessary property and, as such, the City Administrator or his designee is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference. Subject to the availability of funds appropriated by the City Council for such purposes and with the advice and recommendation of the City Attorney and the City's appointed appraiser, the City Administrator is specifically authorized to establish the just compensation for the acquisition of this property. If the City Administrator or his designee determines that an agreement with the property owner(s) as to just compensation cannot be reached, then the City Attorney is hereby authorized and directed to file or cause to be filed, against the owner(s) and interested parties of the property, proceedings in eminent domain to acquire the above stated interest in the property.

**SECTION 4.** That a qualified appraiser shall be designated the appraiser of the property to be acquired as necessary.

**SECTION 5.** That the findings of fact, recitations and provisions set out in the preamble of this Resolution are adopted and made a part of the body of this resolution, as if the same were fully set forth herein.

**SECTION 6.** That it is found and determined that the meeting at which this Resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** on this the 17th day of April, 2017.

**CITY OF PARKER, TEXAS**

**BY:**

**Z MARSHALL, MAYOR**

**ATTEST:**

**BY:** PATTI SCOTT GREY, CITY CLERK

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** BRANDON S. SHELBY,  
**CITY ATTORNEY**

PROPOSED

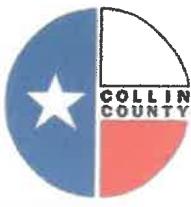
**CITY COUNCIL**  
**FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
<b>2017</b>			
TBD	2017 City Fee Schedule	Flanigan	2015-16 Approved 2/29; added 2016-17 to FAI
TBD	Create a comprehensive zoning ordinance review committee (Fence Requirements, Alarm, Solicitors)	Council	discussion requested 3/16
TBD	Annual Codification Supplement	C'Sec	March
TBD	Staff Contract Policy	Shelby/Staff	10/18/2016 CC Mtg
Jan., Apr., July., Oct.,	Republic Waste Report	Bernas	REQUIRED PER ORDINANCE AND AGREEMENT.
Jan., Apr., July., Oct.,	Fire Dept. Report	Sheff/Barnaby	
May	ASSC Annual Membership Dues	Finance	Annual Membership Fee; Res2015-475; 2016-509
May 9, 2017	Reserve at Southridge Annexation Adoption	Shelby	Adoption of Reserve at Southridge Annexation
May 16, 2017	Canvass	C'Sec	Annual
May 16, 2017	Administer Oath of Office to Elected	Marshall	
May 16, 2017	Appointment of the 2017-18 Mayor Pro Tem	Marshall	
May 16, 2017	2017-18 Chief Inv. Off. & Committee		
May 16, 2017	Cancellation of 6/6 CC Mtg - If Runoff Elections	C'Sec	If Runoff Elections
May/June	Home Rule	Shelby/MPT Levine	Verifying 5,000 population & moving forward

**CITY COUNCIL**  
**FUTURE AGENDA ITEMS**

<b>MEETING DATE</b>	<b>ITEM DESCRIPTION</b>	<b>CONTACT</b>	<b>Notes</b>
May-July	Advertise, Bid & Award Annual Street Maint.		

# 2017 PLANNING CALENDAR



JULY							AUGUST							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5						1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30
30	31																			

## PROJECTED 2017 TAX RATE PLANNING CALENDAR

**NAME OF CITY:** City of Parker, Texas

April - May
April 30
May 15
July 20 (Aug 30)
July 24, 2017
Aug

Mailing of "Notices of Appraised Value" by Chief Appraiser.

The Chief Appraiser prepares and certifies to the Tax Assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.

Deadline for submitting Appraisal Records to ARB.

Deadline for ARB to approve Appraisal Records.

Deadline for Chief Appraiser to certify Appraisal Rolls to each Taxing Unit.

Certification of anticipated collection rate by collector.

Calculation of Effective and Rollback Tax Rates.

Submission of Effective and Rollback Tax Rates to governing body.

July 28, 2017 72 Hour Notice for Meeting (Open Meetings Notice).

Aug. 1, 2017

Meeting of Governing Body to Discuss Tax Rates.

If proposed tax rate will exceed the Rollback Rate or the Effective Tax Rate (whichever is lower), take record vote and schedule two Public Hearings.

Aug. 7, 2017

Publish the "Notice of 2017 Property Tax Rates" by September 1.

Notice must be published at least seven (7) days before first Public Hearing. Notice must also be posted on the municipality's website.

Aug. 11, 2017

72 Hour Notice for First Public Hearing (Open Meetings Notice).

Aug. 15, 2017

**First Public Hearing** At least 7 days after publication of "Notice of Property Tax Rates."

Aug. 25, 2017

72 Hour Notice for Second Public Hearing (Open Meetings Notice).

Aug. 29, 2017

**Second Public Hearing** May not be earlier than 3 days after first Public Hearing.

Schedule and announce meeting to adopt tax rate three to fourteen (3 - 14) days from this date.

Sept. 1, 2017

72 Hour Notice for Meeting at which Governing Body will Adopt Tax Rate (Open Meetings Notice).

Sept. 5, 2017

**Meeting to Adopt 2017 Tax Rate.**

Schedule meeting three to fourteen (3 to 14) days after second Public Hearing. Taxing Unit must adopt tax rate before September 30 or 60 days after receiving Certified Appraisal Roll, whichever is later.

Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day.

Advice of taxing unit legal counsel should be sought to determine how to fulfill the requirements of Section 140.010 Local Code (SB 1510).

**Please provide a copy of the Ordinance adopting the 2017 Tax Rate to the Collin County Tax Office by September 20, 2017.**