



AGENDA

CITY COUNCIL MEETING

JUNE 6, 2017 @ 6:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, June 6, 2017 at 6:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

EXECUTIVE SESSION 6:00 P.M. TO 7:00 P.M. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
 - a. 551.071(1) – Consult with the City Attorney regarding pending or contemplated litigation
2. RECONVENE REGULAR MEETING.
3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

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.

4. APPROVAL OF MEETING MINUTES FOR APRIL 4, 2017. [SCOTT GREY] [TABLED – 04172017]
5. APPROVAL OF MEETING MINUTES FOR APRIL 17, 2017. [SCOTT GREY]
6. APPROVAL OF MEETING MINUTES FOR MAY 9, 2017. [SCOTT GREY]
7. APPROVAL OF MEETING MINUTES FOR MAY 16, 2017. [SCOTT GREY]
8. APPROVAL OF MEETING MINUTES FOR MAY 17, 2017. [SCOTT GREY]

PRESENTATION

9. PRESENTATION OF A CHECK TO PARKER VOLUNTEER FIRE DEPARTMENT (PVFD) FROM FUNDRAISER.

INDIVIDUAL CONSIDERATION ITEMS

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ACCEPTING DONATIONS FROM THE PARKER WOMEN'S CLUB (PWC): [PWC PRESIDENT STACY PATRICK]
 - \$4,000 FOR THE POLICE DEPARTMENT
 - PICNIC TABLE
11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 748, APPROVING A NEGOTIATED SETTLEMENT WITH ATMOS. [SHELBY]
12. 1st PUBLIC HEARING FOR KING CROSSING PHASE 4 ANNEXATION. [SHELBY]
13. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SETTING A SPECIAL CITY COUNCIL MEETING DATE OF JULY 11, 2017 FOR KINGS CROSSING PHASE 4 ANNEXATION. [SHELBY]
14. DISCUSSION, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKERFEST. [MARSHALL]
15. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE JULY 4, 2017 REGULAR MEETING DUE TO HOLIDAY. [MARSHALL]

ROUTINE ITEMS

16. FUTURE AGENDA ITEMS

- Website update

17. 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 June 2, 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.

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 4
C Sec Use Only

| | |
|-------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Secretary |
| Fund Balance-before expenditure: | Prepared by: City Secretary Scott Grey |
| Estimated Cost: | Date Prepared: May 12, 2017 |
| Exhibits: | Proposed Minutes |

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR APRIL 4, 2017. [SCOTT GREY] [TABLED – 04172017]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at 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: | 06/02/2017 |
| City Attorney: | | <i>PSG</i> Date: | |
| City Administrator: | <i>Jeff Flanigan</i> | Date: | 06/02/2017 |

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) acres lots and should not allow new development to continue decreasing lot size.

Mayor Pro Tem Levine asked 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. Ms. Meyer reiterated her earlier comment that the property was not in the city limits, it was in the ETJ, and City Council had little or no control over lot size.

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. Mata 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 6th day
of June, 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 reads '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 | 7 |
| • City of Parker Land Use Assumptions Report | |
| E. Definition of a Water Service Unit | 21 |
| F. Calculation of Water Living Unit Equivalents 2016-2026 | 22 |
| G. Water Distribution System | 23 |
| G.1 Existing Pump Station, Ground Storage & Elevated Storage | |
| G.2 Distribution Lines | |
| H. Water Distribution System Capital Improvement Plan | 25 |
| 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.¹ 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. The following section describes the Water Impact Fee.

¹ 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 construct 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. Recouplement 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. Roadway facility means any freeway, expressway, principal or minor arterial or collector roadways designated in the City's adopted Thoroughfare Plan, as may be amended from time to time. It can include any roadway designated as a numbered highway on the official

Federal or Texas highway system. It includes but is not limited to the establishment of curbs, gutters, sidewalks, drainage appurtenances, street lights and right-of-ways.

19. Roadway capital improvements plan means the adopted plan, as may be amended from time to time, which identifies the roadway facilities or roadway expansions and their costs for each road service area, which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
20. Roadway facility expansion means the expansion of the capacity of an existing roadway in the City to serve new development. It does not include the repair, maintenance, modernization, or expansion of an existing roadway to better serve existing development.
21. 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.
22. 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.
23. 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.
24. 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.
25. Wastewater facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for

wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

26. Wastewater facility expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.
27. Wastewater capital improvements plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
28. 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.
29. 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.
30. 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.
31. 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 Sutarla | 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 sample¹ 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

¹ 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 3rd order polynomial trend lines are added, along with their respective formulae.

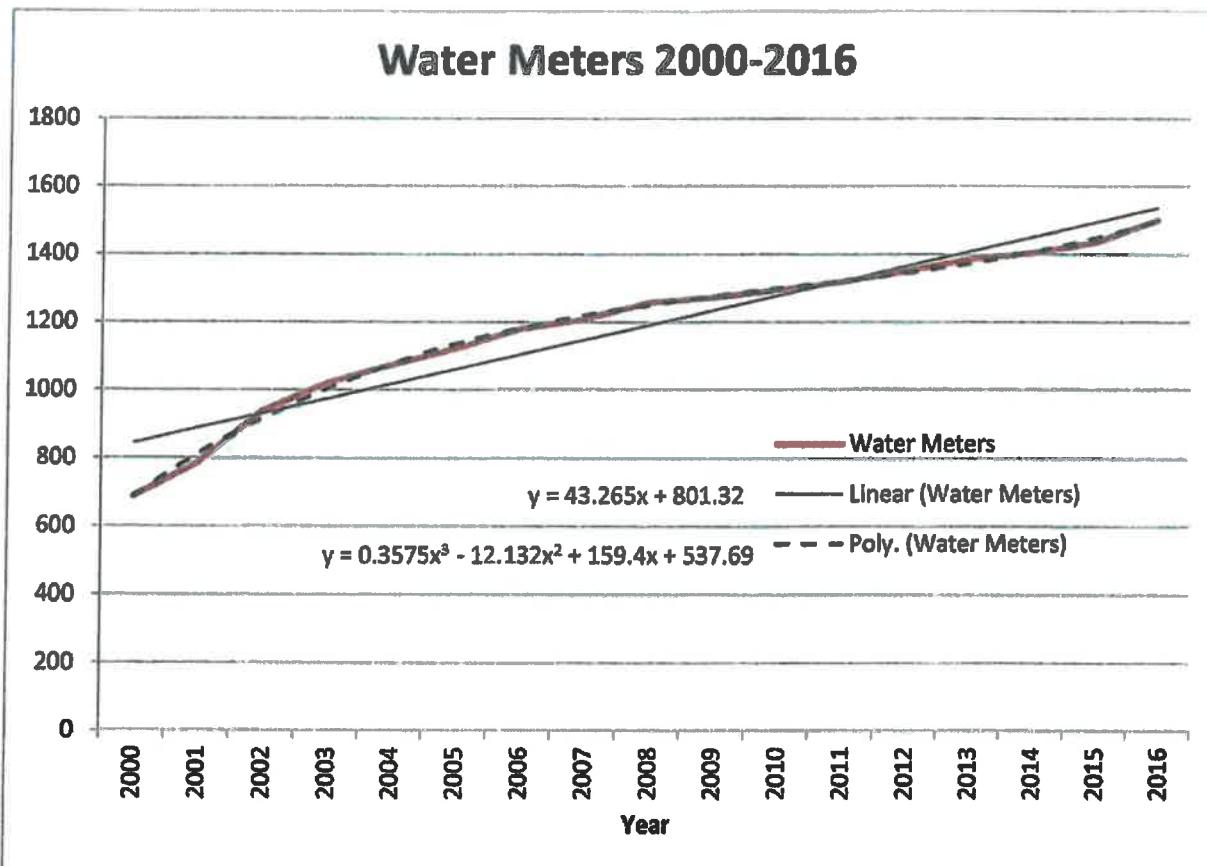


Figure 1 - Water Meter Graph

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.

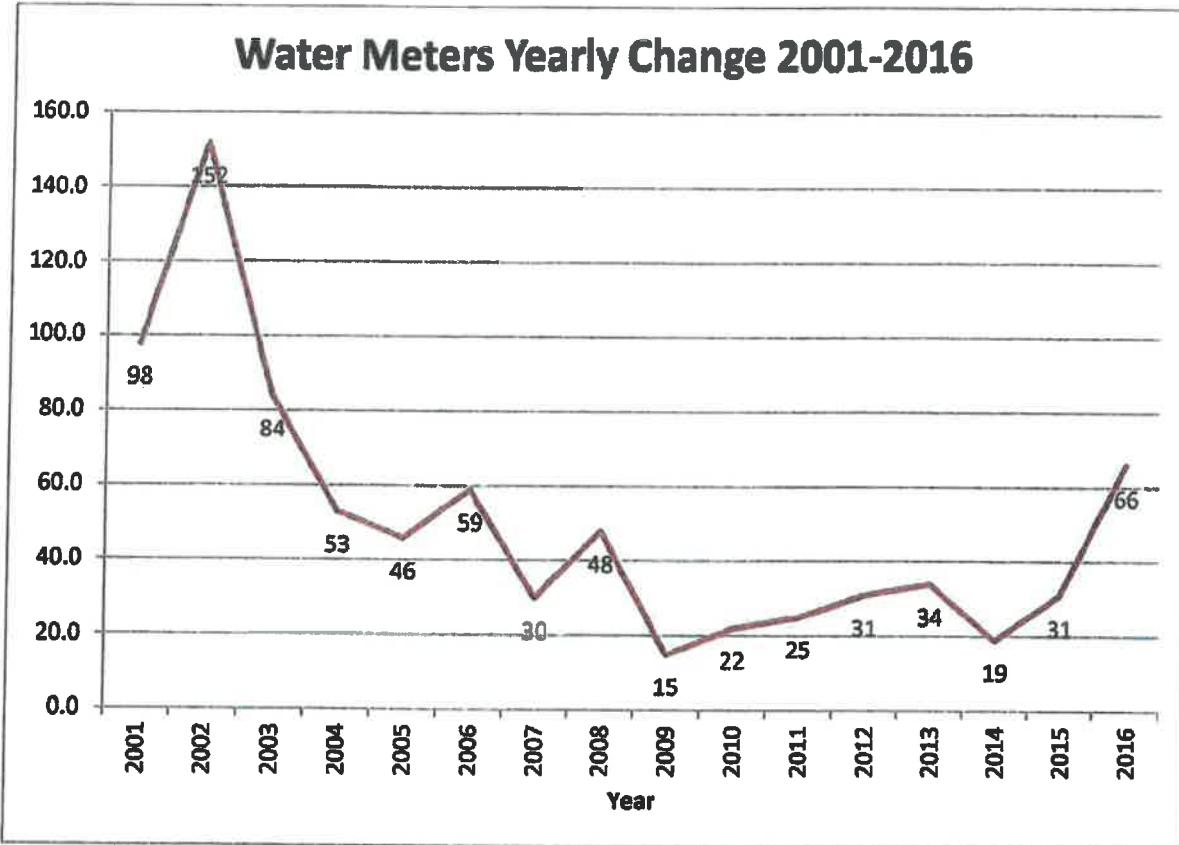


Figure 2 - Water Meters Delta from Prior Year

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 0.9² is used to allow for those areas dedicated for roads, rights-of-way and other unusable areas.

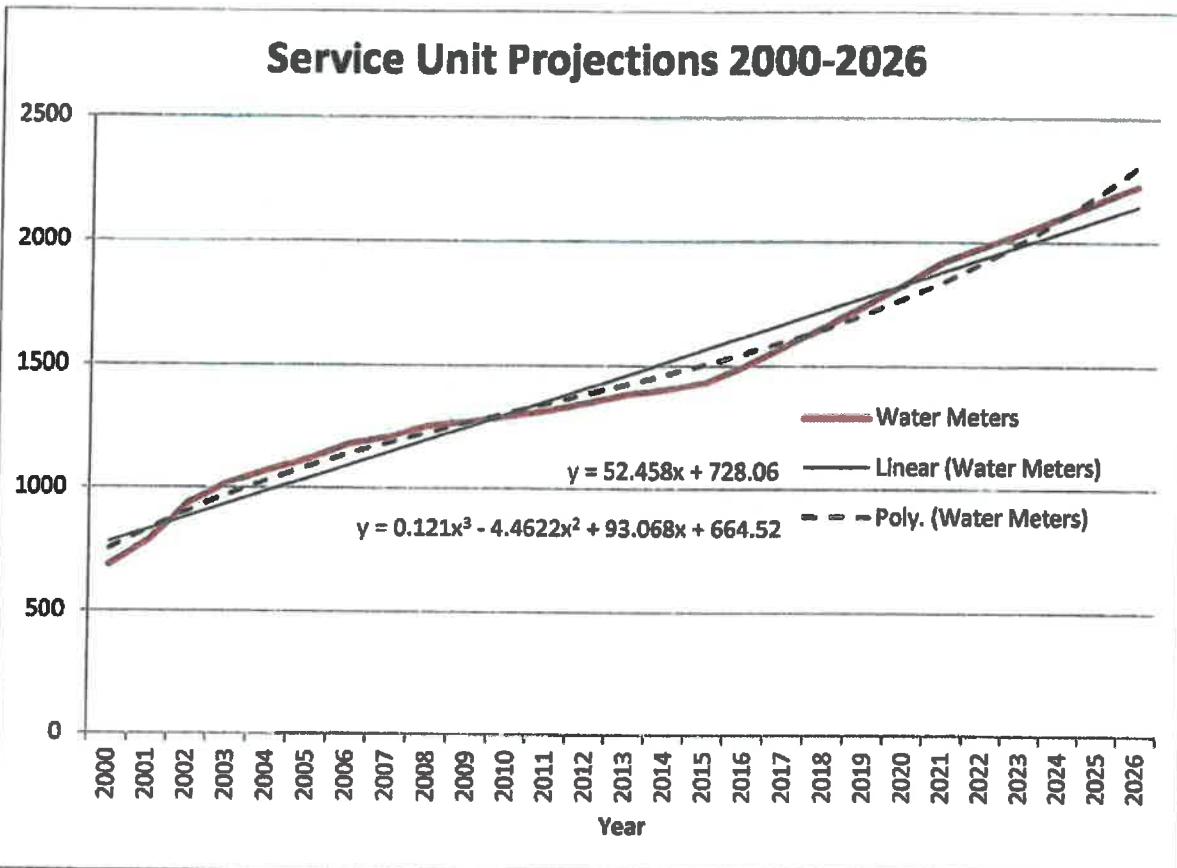
² Formula used: Number of acres * Lots/Acre * 0.9

Table 4 - Future Service Area Impact

| Future Service Area | Acres | Lots/Acre | Est. Lots/Service Units | Est. Residents |
|--|-------|-----------|-------------------------|----------------|
| Approved by Zoning or Development Agreement | 1500 | 0.646 | 969 | 2907 |
| Undeveloped in ETJ | 720 | 1 | 648 | 1944 |
| Undeveloped Zoned SF | 500 | 0.5 | 225 | 675 |
| Undeveloped Zoned SFT | 400 | 0.67 | 241 | 724 |
| Current Special Activities Area³ | 188 | 2 | | |
| Totals | 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**

³ 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 ⁴ |
| Mfg'dHousing | 75 ⁵ | 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 |

⁴ Buildout based on total population of 12,000⁵ 75 manufactured houses, 75 houses in CCN (not in City) is a wash

EXHIBIT 1

| Year | January Water Meters | x 3 per household |
|-------------|-----------------------------|--------------------------|
| 2000 | 688 | 2064 |
| 2001 | 786 | 2358 |
| 2002 | 938 | 2814 |
| 2003 | 1022 | 3066 |
| 2004 | 1073 | 3225 |
| 2005 | 1121 | 3363 |
| 2006 | 1180 | 3540 |
| 2007 | 1210 | 3630 |
| 2008 | 1258 | 3774 |
| 2009 | 1273 | 3819 |
| 2010 | 1295 | 3885 |
| 2011 | 1320 | 3960 |
| 2012 | 1351 | 4053 |
| 2013 | 1385 | 4155 |
| 2014 | 1404 | 4212 |
| 2015 | 1435 | 4305 |
| 2016 | 1501 | 4503 |

EXHIBIT 2

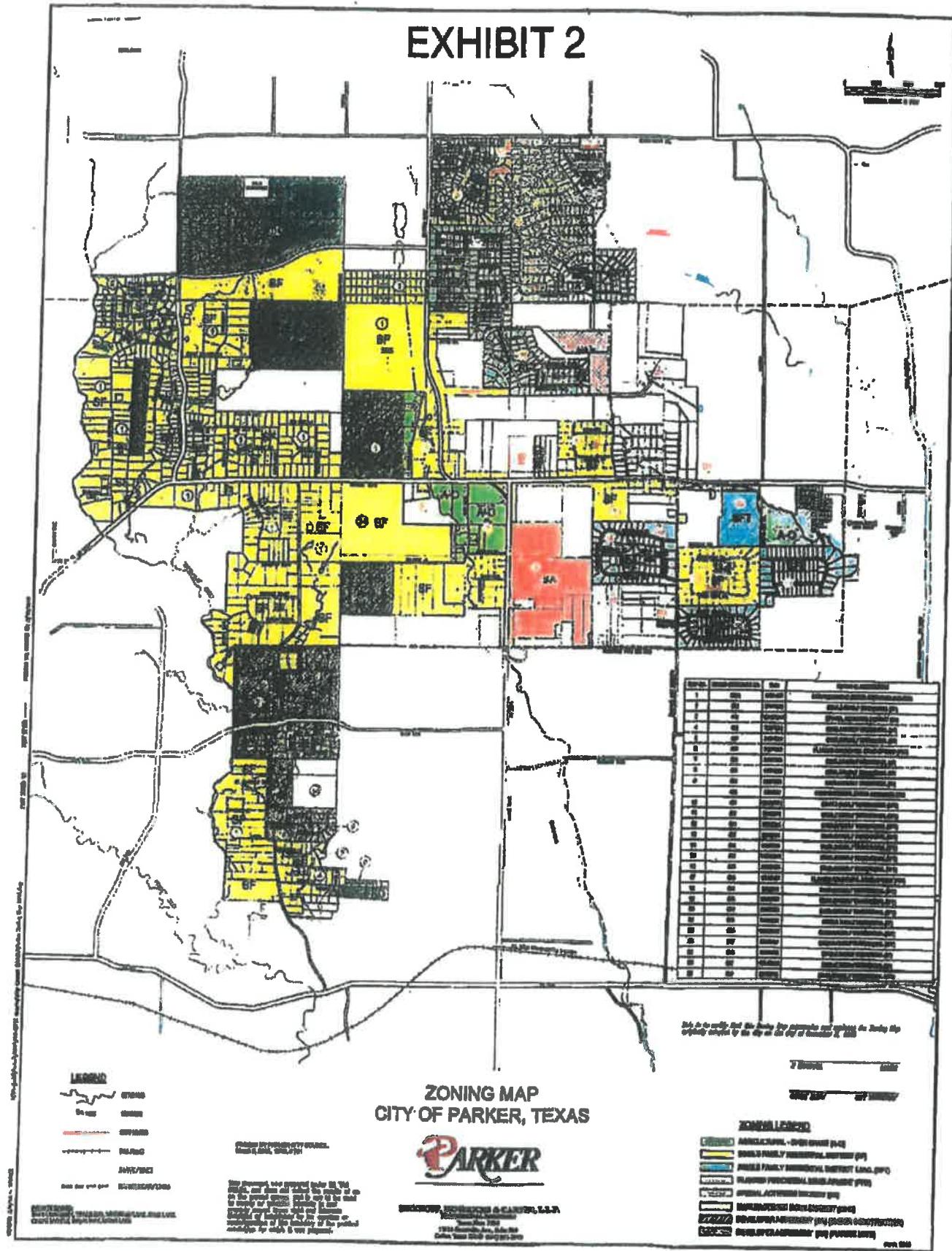


EXHIBIT 3

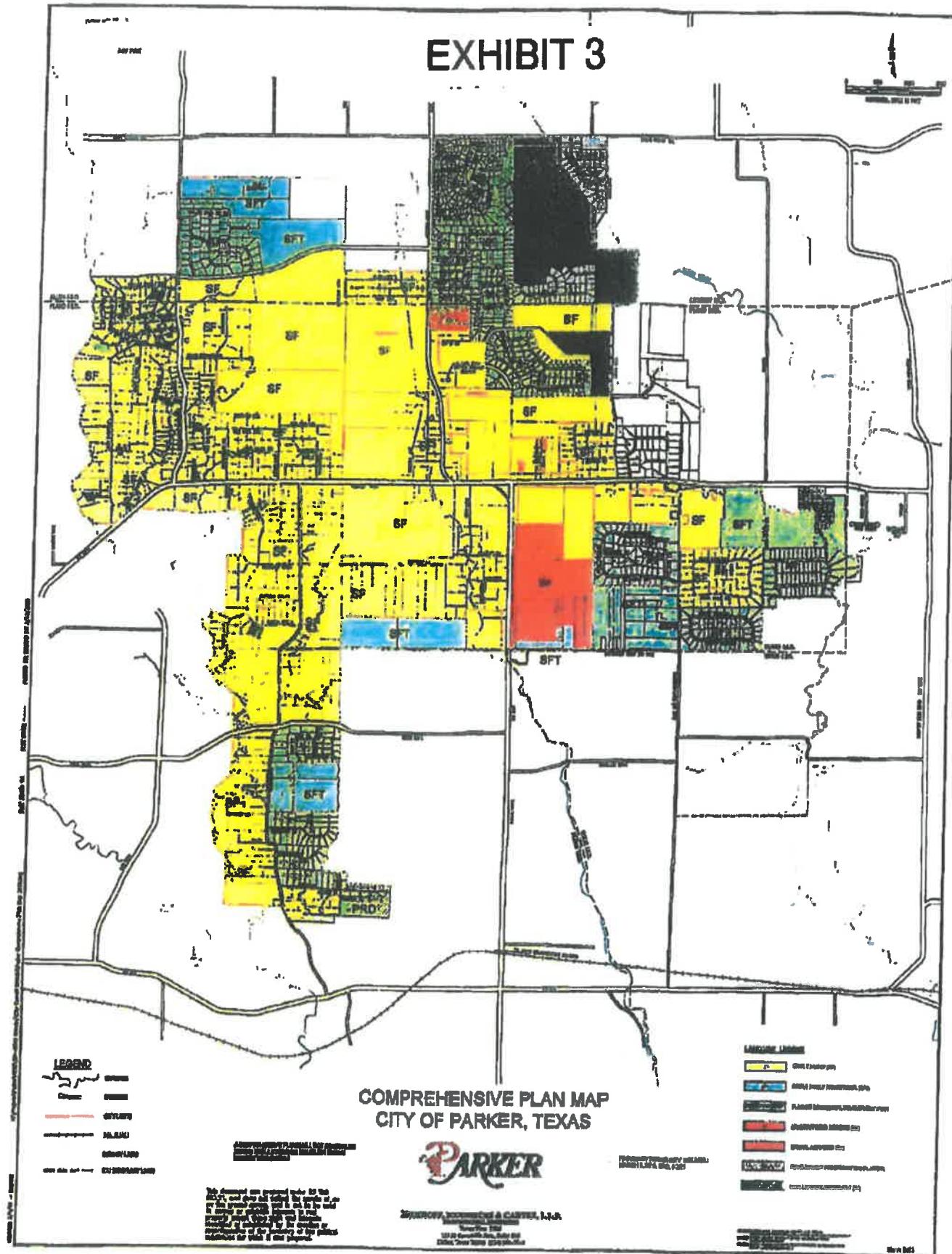


EXHIBIT 4

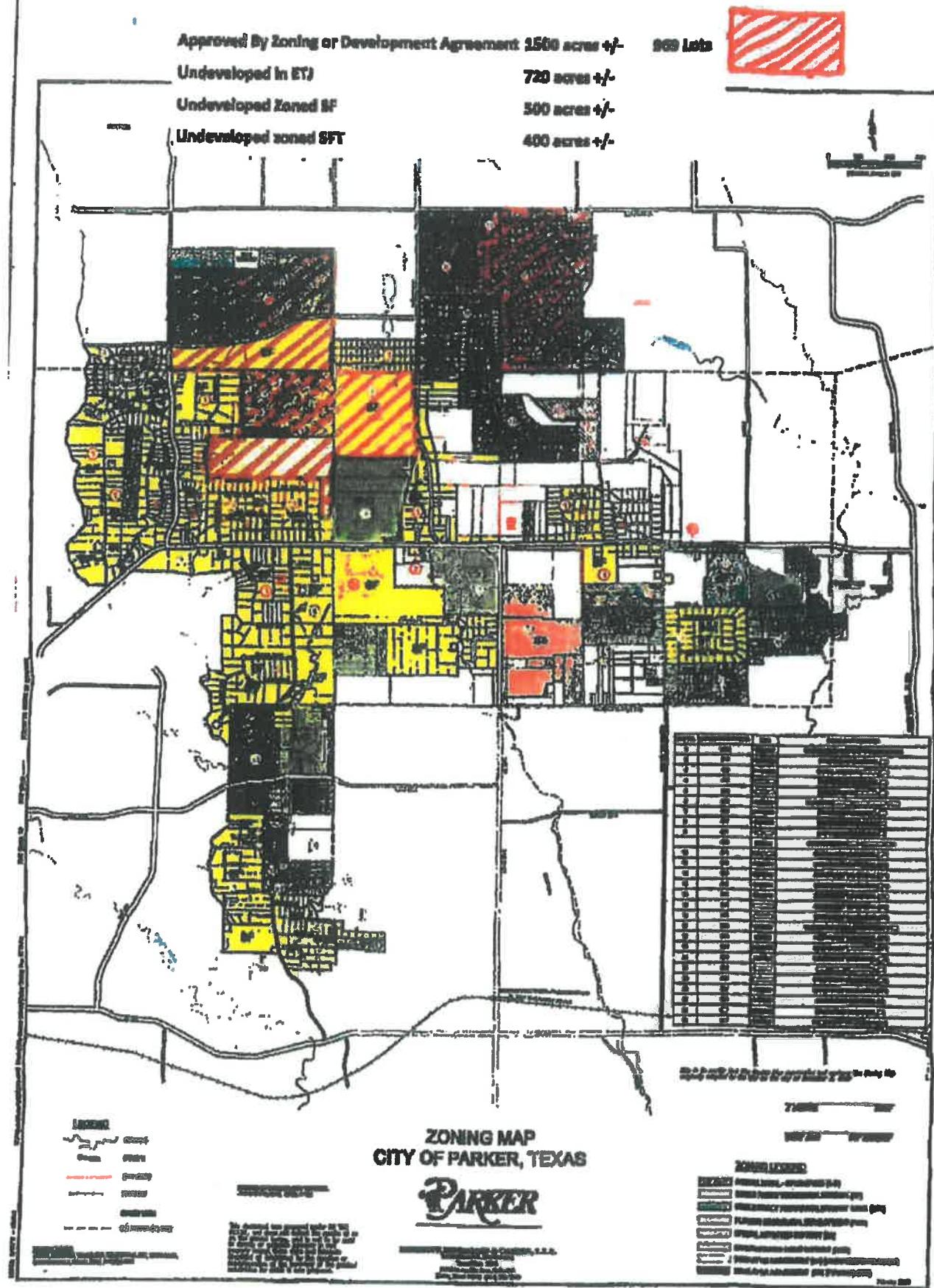
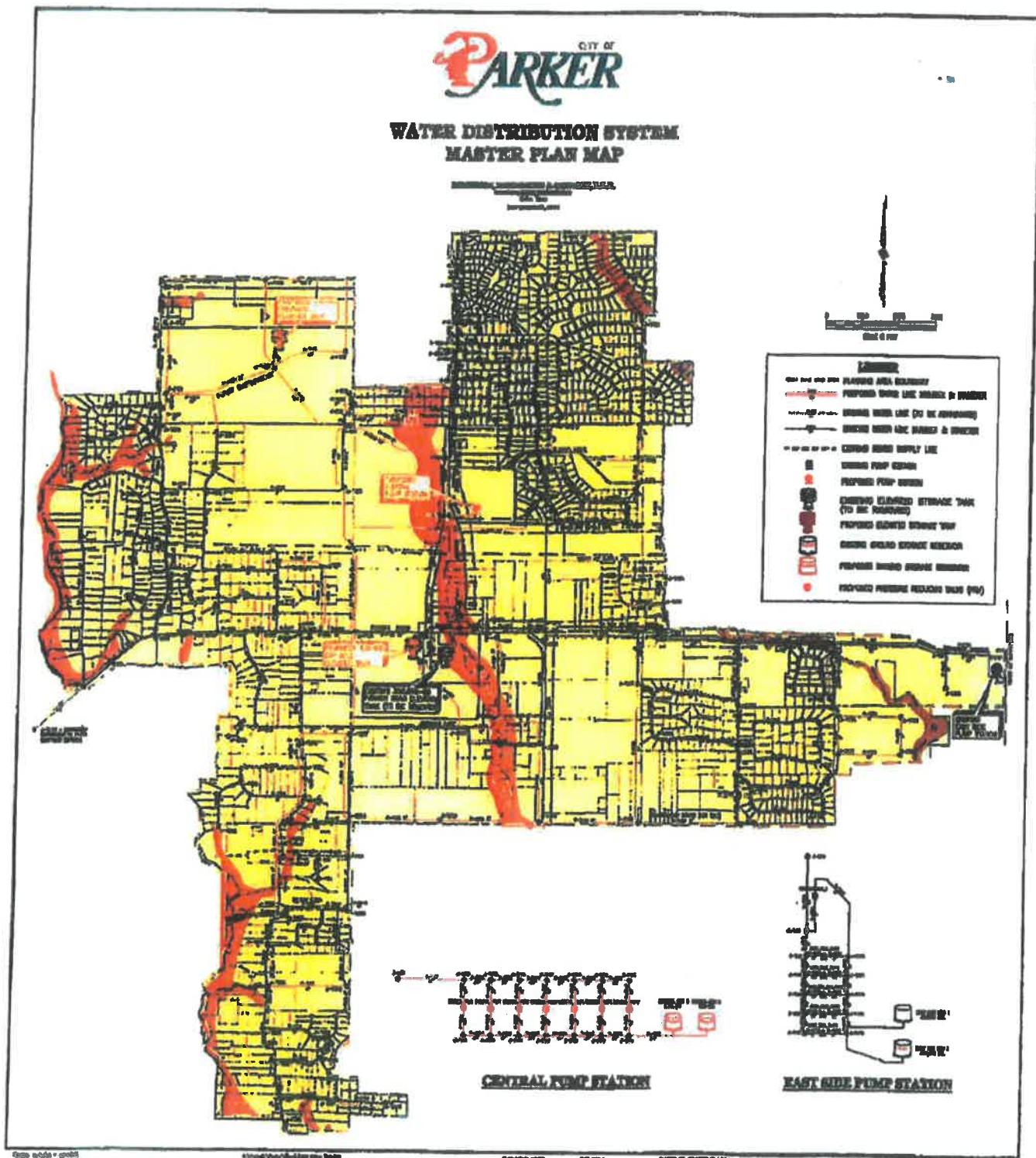


EXHIBIT 5



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 ^(a) | 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 |

^(a) *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 |
| Totals | 1,501 | | 2,329 | | 2,228 | | 3,458 | 1,129 |

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 |
| Total: | 4 | 3.60 | 2 | 0.5 |

TABLE NO. 4
WATER DISTRIBUTION SYSTEM
EXISTING ELEVATED STORAGE

| Pump Station | Capacity (MG) |
|---------------------------------|---------------|
| City Hall Elevated Storage Tank | 1.0 |
| Total: | 1.0 |

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

| Water Demand Capacities | Maximum Daily Demand (MGD) | Maximum Hourly Demand (MGD) |
|--------------------------------------|----------------------------|-----------------------------|
| 2016 Water Demands | 3.334 | 5.521 |
| 2026 Water Demands | 4.742 | 8.209 |
| Additional Capacity Required: | 1.408 | 2.688 |

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

| Water Supply Capacities | East Side Supply (MGD) | Central Supply (MGD) |
|---|-----------------------------------|---------------------------------|
| 2016 NTMWD Supply | 3.50 | 0.00 |
| 2026 NTMWD Supply | 3.50 | 1.75 |
| Additional Supply Capacity Required: | 0.00 | 1.75 |

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

| Waterline Capacities | Maximum Hourly Demand (MGD) |
|--|------------------------------------|
| 2016 Waterline Demands | 5.521 |
| 2026 Waterline Demands | 8.209 |
| Addition Waterline Capacity Required: | 2.688 |

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

| Pump Station Capacities | East Side Pump Station (MGD) | Central Pump Station (MGD) |
|--|-------------------------------------|-----------------------------------|
| 2016 Pumping Capacity | 3.50 | 0.00 |
| 2026 Pumping Capacity | 0.00 | 1.75 |
| Additional Pumping Capacity Required: | 0.00 | 1.75 |

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

| Ground Storage Capacities | Ground Storage Added (MG) | Ground Storage Available (MG) |
|-------------------------------------|----------------------------------|--------------------------------------|
| 2016 Ground Storage Capacity | 0.00 | 0.50 |
| 2026 Ground Storage Capacity | 0.75 | 0.75 |
| Reservoir Capacity Required: | 0.75 | 1.25 |

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

| Elevated Storage Capacities | Elevated Storage Added (MG) | Elevated Storage Available (MG) |
|--|------------------------------------|--|
| 2016 Elevated Storage Capacities | 0.00 | 1.00 |
| 2026 Elevated Storage Capacities | 0.00 | 1.00 |
| Elevated Storage Capacity Required: | 0.00 | 1.00 |

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 | 1091 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

2026 Utilized Capacity = $4.742 \text{ MGD} / 7.645 \text{ MGD} \times 100\%$

= 62.0%

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

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

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

H.4.5 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

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

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

H.4.6 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 buildout volume required to obtain the utilized capacity. Its utilized capacity during the 10-year period is approximately 32.0%.

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

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

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

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

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

H.4.7 Capital Improvement Plan Map

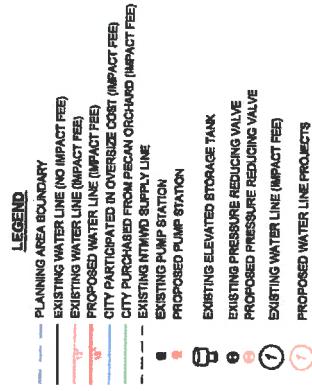
The Capital Improvements required within the 10-year period to support the City's projected growth are shown in Figure No. 1 on the following page.

H.5 Capital Improvement Plan Map

See Attached Map.



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



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
BALLAR, TEXAS
FEBRUARY, 2017



PLANNING AREA BOUNDARY

PLAT ST 12

PLAT ST 12

RECORD 2/17/17 - 2017 Water Impact Fee Plan - 2016-2026 Water CIP Master

PLANNING AREA BOUNDARY

PLAT ST 12

PLAT ST 12

RECORD 2/17/17 - 2017 Water Impact Fee Plan - 2016-2026 Water CIP Master

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. ⁽³⁾ | Project | Size | Opinion of Project Cost ⁽¹⁾ | Debt Service ⁽²⁾ | 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 |
| Subtotal: Proposed Water Lines | | | \$ 790,700 | \$ 478,256 | \$ 1,268,956 |

SUPPLY, PUMPING, STORAGE FACILITIES AND FACILITY IMPROVEMENTS

| Project No. ⁽⁴⁾ | Project | Capacity | Opinion of Project Cost ⁽¹⁾ | Debt Service ⁽²⁾ | Total Project Cost |
|--|---------|------------|--|-----------------------------|---------------------|
| 4 | | 0 1.75 MGD | \$ 3,150,000 | \$ 1,905,283 | \$ 5,055,283 |
| 5 | | 0 0.75 MG | \$ 990,000 | \$ 598,803 | \$ 1,588,803 |
| 6 | | 0 5 MGD | \$ 1,320,000 | \$ 798,404 | \$ 2,118,404 |
| 7 | | 0 ----- | \$ 240,000 | \$ 145,164 | \$ 385,164 |
| Subtotal, Supply, Pumping and Storage Facilities: | | | \$ 5,700,000 | \$ 3,447,655 | \$ 9,147,655 |

PLANNING EXPENSES

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

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

| Water System | Total Capital Cost (\$) | Total 20-Year Project Cost (\$) | Utilized Capacity During Fee Period (\$) |
|--|-------------------------|---------------------------------|--|
| Existing Water Lines | \$ 2,259,443 | \$ 3,580,694 | \$ 635,007 |
| Existing Water Facilities | \$ 3,494,971 | \$ 5,511,919 | \$ 1,503,201 |
| Existing Water System Subtotal: | \$ 5,754,413 | \$ 9,092,613 | \$ 2,138,208 |
| 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 |
| Proposed Water System Subtotal: | \$ 6,542,700 | \$ 10,468,611 | \$ 6,755,951 |
| TOTAL: | \$ 12,297,113 | \$ 19,561,224 | \$ 8,894,160 |

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

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

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

$$\text{Maximum Impact Fee} = \underline{\$7,877.91}$$

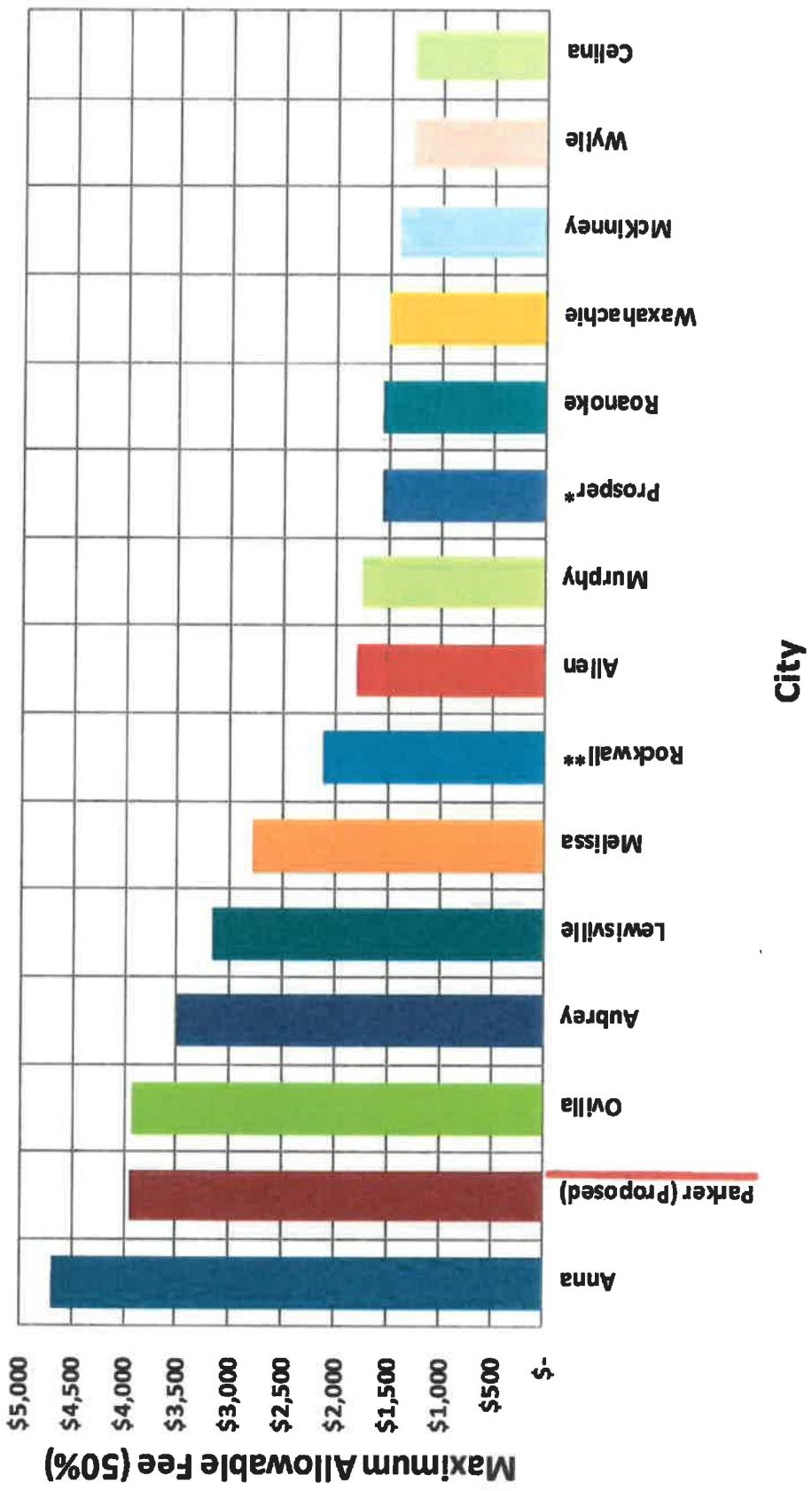
$$\text{Allowable Maximum Water Impact Fee: (Max Impact Fee} \times 50\%)^* = \underline{\$3,938.95}$$

** 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

TABLE NO. 18
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.) | Construction Cost (\$) | 20 Year Debt Service Utilizing Simple Interest | Total 20 Year Project Cost (\$) | (% Utilized Capacity | | (\$ Utilized Capacity | |
|---|---------------|-------------------|----------------|-------------------------|------------------------|--|---------------------------------|----------------------|------|-----------------------|--------------------|
| | | | | | | | | 2016 | 2026 | 2016 | 2026 |
| 1 - Parker Road 12 & 18-Inch Water Line (East Side P.S. to F.M. 2551) | | | | | | | | | | | |
| P-1078 | 358 | 12 | 0 | \$61.79 | \$22,119 | \$13,379 | \$35,498 | 100% | 100% | \$35,498 | \$35,498 |
| P-1084 | 2,615 | 12 | 0 | \$61.79 | \$161,569 | \$97,726 | \$259,295 | 100% | 100% | \$259,295 | \$259,295 |
| P-1271 | 7,903 | 18 | 0 | \$61.79 | \$488,292 | \$295,344 | \$783,636 | 100% | 100% | \$783,636 | \$783,636 |
| P-1289 | 2,072 | 18 | 0 | \$61.79 | \$128,020 | \$77,433 | \$205,453 | 100% | 100% | \$205,453 | \$205,453 |
| Subtotal: | 12,948 | | | | \$800,000 | \$483,881 | \$1,283,881 | | | \$1,283,882 | \$1,283,882 |
| 2 - F.M. 2551 8-Inch Water Line | | | | | | | | | | | |
| P-1035 | 3,315 | 8 | 0 | \$77.98 | \$255,515 | \$154,549 | \$410,063 | 57% | 100% | 43% | \$233,736 |
| Subtotal: | 3,315 | | | | \$255,515 | \$154,549 | \$410,063 | | | \$233,736 | \$410,063 |
| 3 - Parker Road 12-Inch Water Line (F.M. 2551 to Springhill Estates Drive) | | | | | | | | | | | |
| P-1068 | 1,989 | 12 | 0 | \$30.00 | \$59,670 | \$36,092 | \$95,762 | 100% | 100% | 0% | \$95,762 |
| P-1069 | 585 | 12 | 0 | \$30.00 | \$17,350 | \$10,615 | \$28,165 | 100% | 100% | 0% | \$28,165 |
| P-1070 | 1,008 | 12 | 0 | \$30.00 | \$30,240 | \$18,291 | \$48,531 | 100% | 100% | 0% | \$48,531 |
| P-1071 | 560 | 12 | 0 | \$30.00 | \$16,800 | \$10,162 | \$26,962 | 100% | 100% | 0% | \$26,962 |
| P-1072 | 645 | 12 | 0 | \$30.00 | \$19,350 | \$11,704 | \$31,054 | 100% | 100% | 0% | \$31,054 |
| P-1073 | 1,009 | 12 | 0 | \$30.00 | \$30,270 | \$18,309 | \$48,579 | 100% | 100% | 0% | \$48,579 |
| P-1074 | 944 | 12 | 0 | \$30.00 | \$28,320 | \$17,129 | \$45,449 | 96% | 98% | 2% | \$45,449 |
| P-1075 | 812 | 12 | 0 | \$30.00 | \$24,360 | \$14,734 | \$39,094 | 100% | 100% | 0% | \$39,094 |
| P-1076 | 953 | 12 | 0 | \$30.00 | \$28,590 | \$17,293 | \$45,833 | 100% | 100% | 0% | \$45,833 |
| P-1077 | 596 | 12 | 0 | \$30.00 | \$17,880 | \$10,815 | \$28,695 | 100% | 100% | 0% | \$28,695 |
| P-1178 | 1,927 | 12 | 0 | \$30.00 | \$57,810 | \$34,966 | \$92,776 | 95% | 100% | 5% | \$88,138 |
| Subtotal: | 11,028 | | | | \$330,840 | \$200,109 | \$530,949 | | | \$524,494 | \$550,041 |
| 4 - Chaparral Elevated Storage Tank 16-Inch Water Line | | | | | | | | | | | |
| P-1260 | 2,956 | 16 | 0 | \$33.83 | \$100,000 | \$60,485 | \$160,485 | 6% | 71% | 65% | \$9,629 |
| Subtotal: | 2,956 | | | | \$100,000 | \$60,485 | \$160,485 | | | \$9,629 | \$113,944 |
| 5 - Muddy Creek 12-Inch Water Line | | | | | | | | | | | |
| P-1169 | 2,780 | 12 | 0 | \$30.00 | \$33,400 | \$50,445 | \$133,845 | 100% | 100% | 0% | \$133,845 |
| P-1170 | 3,035 | 12 | 0 | \$30.00 | \$91,050 | \$55,072 | \$146,122 | 34% | 100% | 66% | \$49,681 |
| P-1171 | 1,890 | 12 | 0 | \$30.00 | \$56,700 | \$34,295 | \$90,995 | 37% | 100% | 63% | \$33,668 |
| P-1176 | 325 | 12 | 0 | \$30.00 | \$9,750 | \$5,897 | \$15,647 | 67% | 88% | 21% | \$10,484 |
| P-1280 | 1,570 | 12 | 0 | \$30.00 | \$47,100 | \$28,489 | \$75,589 | 0% | 91% | 91% | \$0 |
| P-1317 | 3,350 | 12 | 0 | \$30.00 | \$100,500 | \$60,788 | \$161,288 | 64% | 90% | 26% | \$103,224 |
| P-1319 | 320 | 12 | 0 | \$30.00 | \$9,600 | \$5,807 | \$15,497 | 60% | 100% | 40% | \$9,244 |
| P-1321 | 990 | 12 | 0 | \$30.00 | \$29,700 | \$17,964 | \$47,664 | 61% | 75% | 14% | \$29,075 |
| Subtotal: | 14,260 | | | | \$427,800 | \$258,756 | \$686,556 | | | \$369,221 | \$649,832 |
| | | | | | | | | | | | \$280,610 |

TABLE NO. 18
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.) | Construction Cost (\$) | 20 Year Debt Service Utilizing Simple Interest | Total 20 Year Project Cost (\$) | (% Utilized Capacity | | (\$ Utilized Capacity |
|--|---------------|-------------------|----------------|-------------------------|------------------------|--|---------------------------------|----------------------|------|-----------------------|
| | | | | | | | | 2016 | 2026 | |
| 6 - 2009 12-Inch Water Line Phase-2 | | | | | | | | | | |
| P-1181 | 2,419 | 12 | 2009 | \$50.43 | \$121,996 | \$73,789 | \$195,785 | 54% | 70% | \$105,724 |
| P-1254 | 2,940 | 12 | | \$50.43 | \$148,271 | \$89,682 | \$237,953 | 71% | 75% | \$168,947 |
| Subtotal: | 5,359 | | | | \$270,267 | \$163,471 | \$433,758 | | | \$274,671 |
| 7 - Church Road Waterline | | | | | | | | | | |
| P-1080 | 3,124 | 12 | 2002 | \$15.72 | \$49,113 | \$49,113 | \$98,226 | 58% | 100% | \$49,113 |
| P-1220 | 1,648 | 12 | | \$15.72 | \$25,908 | \$30 | \$25,908 | 71% | 97% | \$25,131 |
| Subtotal: | 4,772 | | | | \$75,021 | \$30 | \$75,021 | | | \$46,880 |
| Total: | 54,638 | | | | \$2,259,443 | \$1,321,251 | \$3,580,694 | | | \$2,742,513 |
| | | | | | | | | | | \$635,007 |

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 | Construction Cost (\$) | Pump Station Cost (\$) | | | Capacity Utilized (%) | | | Capacity Utilized (\$) | | |
|--|-------------|----------|-------|------------------------|---|------------------------------|--|--------------------------------|------|------|------------------------|-------------|-------------|
| | | | | | 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 | 2016 | 2026 |
| Existing Pump Stations, Ground Storage, and Elevated Storage Facilities | | | | | | | | | | | | | |
| Facilities & Water Line Purchase From Pecan Orchard | 1988 | ----- | ----- | \$196,000 | \$0 | Special | \$21,560 | \$217,560 | 100% | 100% | 0% | \$217,560 | \$217,560 |
| East Side Pump Station Improvements | 2003 | 3.60 | MGD | \$396,700 | \$79,340 | 5% | \$287,934 | \$763,974 | 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 | \$4,530,385 | 5.5% | 87% | 32% | \$2,491,712 | \$3,941,435 |
| Existing Facilities Total: | | | | \$2,945,142 | \$549,828 | | \$2,016,948 | \$5,511,919 | | | | \$3,419,767 | \$4,922,969 |
| | | | | | | | | | | | | | \$1,503,201 |

TABLE NO. 20
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 earn

| Pipe Number | Length (Ft.) | Diameter (Inches) | Avg. Unit Cost (\$/Ft.) | Construction Cost (\$) | 20 Year Debt Service @ 5% Simple Interest | Total 20 Year Project Cost (\$) | (% Utilized Capacity | | (\$ Utilized Capacity | |
|--|--------------|-------------------|-------------------------|------------------------|---|---------------------------------|----------------------|--------|-----------------------|--------------------|
| | | | | | | | 2016 | 2026 | During Fee Period | 2016 |
| 1 - Dillehay Drive 18-Inch Water Line | | | | | | | | | | |
| This project begins at the proposed Central Pump Station and bears north and south. The northern segment terminates near Kara Lane approximately 1,500 feet south of Chapparel while the southern segment continues to just south of Lindsey Lane approximately 2,000 feet north of Parker Road. | | | | | | | | | | |
| 2 P-1252 | 2,490 | 18" | \$140.00 | \$348,600 | \$210,851 | \$559,451 | 0.0% | 100.0% | \$0 | \$559,451 |
| 2 P-1253 | 1,635 | 18" | \$140.00 | \$228,900 | \$138,451 | \$367,351 | 0.0% | 71.0% | \$0 | \$260,819 |
| Subtotal: | 4,125 | | | \$577,500 | \$349,302 | \$926,803 | | | \$0 | \$820,270 |
| 2 - Chaparral Elevated Storage Tank 16-Inch Water Line | | | | | | | | | | |
| This water line begins at the proposed Chaparral Elevated Storage Tank and continues northward connecting to the existing 16-inch water line at the intersection of Malone Drive and Neildown Road. | | | | | | | | | | |
| 2 P-11191 | 385 | 16" | \$120.00 | \$46,200 | \$27,944 | \$74,144 | 0.0% | 62.0% | \$0 | \$45,969 |
| Subtotal: | 385 | | | \$46,200 | \$27,944 | \$74,144 | | | \$0 | \$45,969 |
| 3 - Bois-D-Arc Lane 8-Inch Water Line | | | | | | | | | | |
| This water line begins at a point for connection to the existing 18-inch Parker Road Water Line and continues southward 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% | \$0 | \$166,166 |
| Subtotal: | 1,670 | | | \$167,000 | \$101,010 | \$268,010 | | | \$0 | \$166,166 |
| CIP Total: | 6,180 | | | \$790,700 | \$478,256 | \$1,268,956 | | | \$0 | \$1,032,405 |

1 - City Participate in Cost Oversize

2 - City Initiated & Funded

TABLE NO. 21
CITY OF PARKER, TEXAS
2016 WATER DISTRIBUTION IMPACT FEE STUDY
PROPOSED WATER FACILITIES

| Facility Improvements | Year Const. | Projected Capacity | Capital Cost (\$) | Engineering, Testing and Property Acquisition 10% (\$) | Water Facilities Cost (\$) | 20 Year Debt Service Utilizing 5% Simple Interest (\$) | Opinion of Project Total Cost (\$) | Capacity Utilized (MGD) | Capacity Utilized (%) | Capacity Utilized (\$) | | |
|--|-------------|--------------------|-------------------|--|----------------------------|--|------------------------------------|-------------------------|-----------------------|------------------------|------|--------------------|
| | | | | | | | | | | In The CRF Period | 2016 | 2026 |
| Proposed Pump Stations, Ground Storage, and Elevated Sits | | | | | | | | | | | | |
| 8. Central Pump Station - 1.75 MGD PS | | 1.75 | MGD | \$2,625,000 | \$225,000 | \$3,150,000 | \$1,905,283 | \$5,055,283 | 0.0 | 0.6 | 0.6 | 0.0% |
| 9. Central Pump Station - 0.75 MGD S.R. | | 0.75 | MG | \$825,000 | \$165,000 | \$90,000 | \$598,803 | \$1,588,203 | 0.0 | 0.6 | 0.6 | 0.0% |
| 10. NTWD Delivery Point No. 2 | | 5.0 | MGD | \$1,100,000 | \$226,000 | \$1,326,000 | \$798,404 | \$2,118,404 | 0.0 | 0.6 | 0.6 | 0.0% |
| 11. Bois D'Arc Lane 6-inch Pressure Reducing Valve | | ----- | ----- | \$206,000 | \$10,000 | \$240,000 | \$145,164 | \$385,164 | 0.0 | 0.6 | 0.6 | 0.0% |
| Proposed Facility Total: | | | | \$4,750,000 | \$950,000 | \$5,700,000 | \$3,447,655 | \$9,147,655 | | | | |
| | | | | | | | | | | | | \$5,671,546 |



**2016 - 2026
WATER IMPACT FEE STUDY**

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

February 2017

Water Impact Fee Comparison

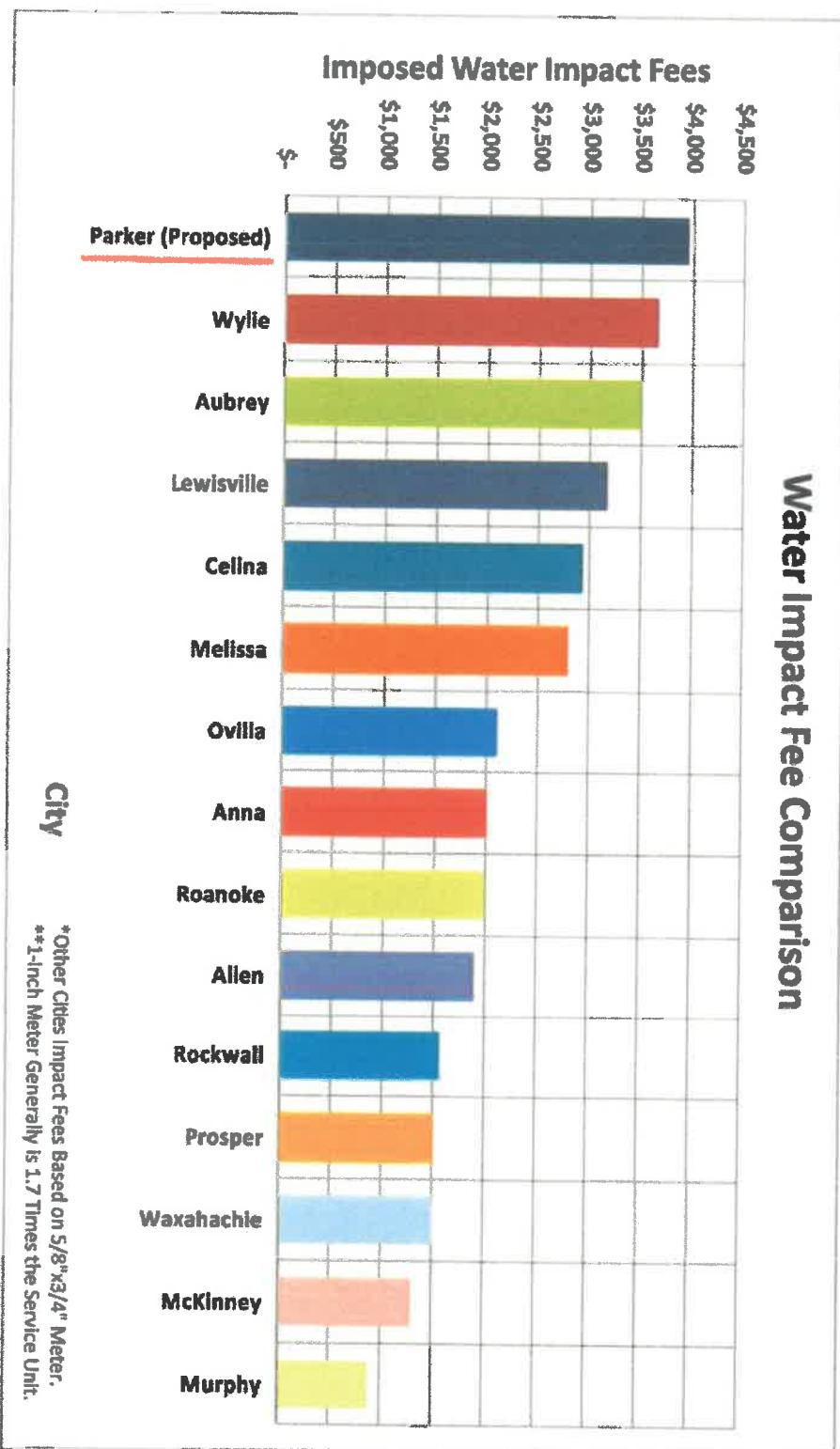
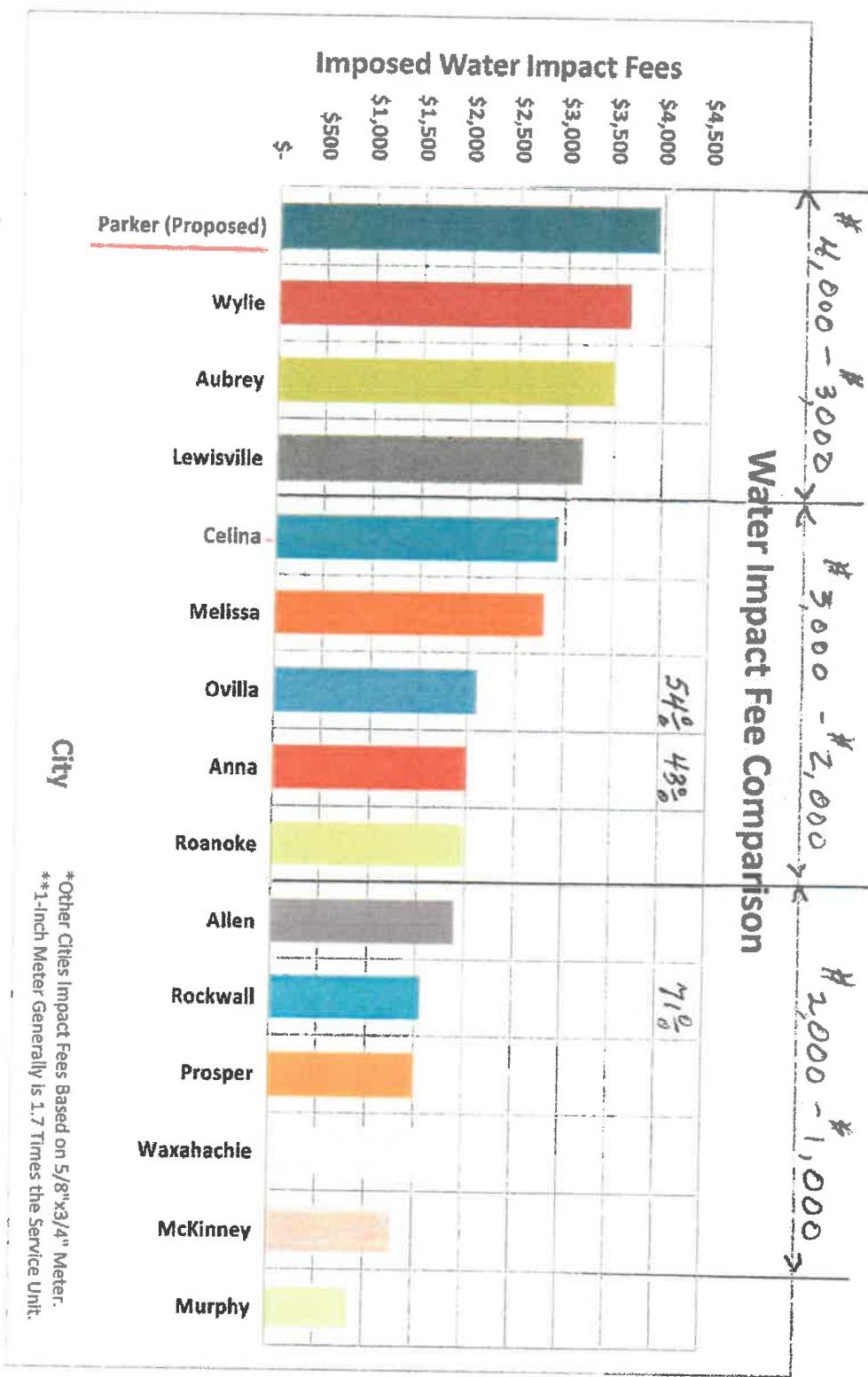


Exhibit 2





Council Agenda Item

Item 5
C'Sec Use Only

| | |
|-------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Secretary |
| Fund Balance-before expenditure: | Prepared by: City Secretary Scott Grey |
| Estimated Cost: | Date Prepared: April 21, 2017 |
| Exhibits: | Proposed Minutes |

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR APRIL 17, 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 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> | <i>PG</i> | Date: 06/02/2017 |
| City Attorney: | | | Date: |
| City Administrator: | <i>Jeff Flanigan</i> | <i>JF</i> | Date: 06/02/2017 |

MINUTES
CITY COUNCIL MEETING
APRIL 17, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special 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, Lee Pettle, Cleburne Raney, Ed Standridge, and Patrick Taylor were present.

Staff Present: City Administrator Jeff Flanigan, City Secretary Patti Scott Grey, Fire Chief Mike Sheff, Police and Chief Richard Brooks

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Eliot Rosen led the pledge.

TEXAS PLEDGE: Councilmember Ed Standridge 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.

None

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

MOTION: Mayor Pro Tem Levine moved to remove the April 4, 2017 meeting minutes from the consent agenda and accept the departmental reports as presented. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

Mayor Marshall noted City Attorney Shelby was in another meeting and unable to attend tonight's council meeting.

MOTION: Councilmember Levine moved to table the April 4, 2017 regular meeting minutes. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

3. 2ND PUBLIC HEARING FOR RESERVE AT SOUTHRIDGE ANNEXATION. [SHELBY]

Mayor Marshall said the first (1st) public hearing was April 4, 2017. This was the second (2nd) public hearing and the proposed adoption date was May 9, 2017. The Mayor read the notice, as follows:

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.

Mayor Marshall then opened the public hearing at 7:05 p.m. to receive comments regarding the Reserve at Southridge Annexation. Mayor Marshall asked if there were any comments or questions from the audience and then City Council.

Eliot Rosen, 6205 Southridge Parkway, asked who would be responsible for the maintenance of the pond in Reserve at Southridge. Mayor Marshall said the pond was not in this set of plans, but the Home Owner's Association (HOA) would maintain and be responsible for a pond if a pond was in the final plans.

There being no additional comments or questions Mayor Marshall declared the public hearing closed at 7:07 p.m.

Mayor Marshall recapped, stating the Reserve at Southridge annexation had now had its two (2) public hearings, April 4 and 17, 2017. The ordinance to approve the

proposed annexation would be on the May 9, 2017, Special City Council meeting agenda.

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

Steve Stolte, First Texas Homes Project Manager, 500 Crescent Court, Dallas, Texas, spoke briefly about the delays in Parker Ranch Phase 2 and 3, due to unforeseen circumstances.

Mr. Stolte and the City Council discussed the length of time needed to complete the development. Mr. Stolte agreed that September 30, 2017 would give him sufficient time and no additional extensions would be necessary.

MOTION: Councilmember Levine moved to extend the time for Parker Ranch Estates Phase 2 and Phase 3 until September 30, 2017. Councilmember Taylor seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

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

Mayor Marshall asked Mayor Pro Tem to preside over the meeting, as he recused himself from this item, and left Council Chambers.

City Administrator Flanigan summarized the item, stating 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, City Council rejected all the bids and authorized re-bidding the project with alternative options, reducing the scope using other possible alternatives. 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. As stated in the City Engineer Craig M. Kerkhoff, P.E., C.F.M., letter dated, April 7, 2017, Construction Companies, L.L.C. has been recommended as the lowest responsible bidder meeting specifications in the amount of \$98,775.00. City Council contingency funds will be used for this project.

MOTION: Councilmember Taylor moved to approve Resolution No. 2017-534, awarding the Moss Ridge Road drainage improvements project to Construction Companies, L.L.C. in the amount of \$98,775.00. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Mayor Marshall returned to the Council Chambers.

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

City Administrator Flanigan summarized the item, stating 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 and as stated in the letter from City Engineer Craig M. Kerkhoff, P.E., C.F.M., dated, April 7, 2017, Four Star Excavating has been recommended as the lowest responsible bidder meeting specifications in the amount of \$456,109.00. Mr. Flanigan explained \$400,000 would come from the City's Drainage fund and the remaining portion, \$56,109, would come from the Street Maintenance fund.

MOTION: Councilmember Taylor moved to approve Resolution No. 2017-535, awarding the Springhill Estates Drive culvert replacement project to Four Star Excavating, with \$400,000 coming from the City's drainage fund and the remaining portion, \$56,109, taken from the Street Maintenance fund for a total of \$456,109.00. Councilmember Standridge seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Councilmember Pettle asked if Springhill Estates Drive would be closed. City Administrator Flanigan said no, there would be a temporary road.

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

Mayor Marshall said our Finance/H.R. Manager Johnna Boyd was out tonight. He explained it is the City of Parker's policy to go out for Request for Qualifications (RFQs) for auditors every five (5) years and this item would start that process.

MOTION: Councilmember Standridge moved to approve advertising Request for Qualifications (RFQs) for Auditor Services. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

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]

Mayor Pro Tem said he had concerns regarding the item and asked that the item be tabled.

MOTION: Councilmember Pettle moved to table the Resolution No. 2017-536, relocating certain portions of the City water main adjacent to Parker Road. Councilmember Taylor seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

9. FUTURE AGENDA ITEMS

Mayor Marshall commented, as the Reserve at Southridge's annexation schedule plan suggests, City Councils needed to confirm a meeting date between May 8-12. He suggested Tuesday, May 9. City Council agreed. He asked if there were any

items to be added to the future agenda. Hearing none, he noted the next scheduled meeting would be Tuesday, May 9, 2017.

Mayor Marshall asked City Council and City Staff to review the projected calendar and let the City Secretary know of any conflicts as soon as possible.

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 7:43 p.m.

APPROVED:

Mayor Z Marshall

Approved on the 6th day
of June, 2017.

ATTESTED:

Patti Scott Grey, City Secretary



Council Agenda Item

Item 6
C Sec Use Only

| | |
|-------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Secretary |
| Fund Balance-before expenditure: | Prepared by: City Secretary Scott Grey |
| Estimated Cost: | Date Prepared: May 17, 2017 |
| Exhibits: | Proposed Minutes |

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MAY 9, 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 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: | 06/02/2017 |
| City Attorney: | | Date: | |
| City Administrator: | <i>Jeff Flanigan</i> | Date: | 06/02/2017 |

MINUTES

CITY COUNCIL MEETING

MAY 9, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special 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 6:00 p.m. Council members Scott Levine, Lee Pettle, Cleburne Raney, Ed Standridge, and Patrick Taylor were present.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, and Police Captain Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Councilmember Patrick Taylor led the pledge.

TEXAS PLEDGE: Councilmember Lee Pettle 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.

Joe Cordina, 4302 Boulder Drive, spoke briefly about Collin County property appraisal notices and increasing property taxes, and then read a letter he noted was from Collin County Judge Keith Self, dated May 7, 2017 (See Exhibit 1.). Mr. Cordina said Parker City Council would vote the city's tax rate soon. He asked City Council to seek alternatives when preparing this year's budget without increasing taxes.

Stacy Patrick, 5202 Ravensthorpe Drive, Parker Women's Club President, approached City Council about her and another Parker Women's Club member possibly co-chairing Parkerfest. Volunteers plan and organize the event. Ms. Patrick asked that an item be placed on a future agenda for further discussion.

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. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING A DONATION IN THE AMOUNT OF \$1,000.00 FROM THE TURRENTINES FOR THE PARKER POLICE DEPARTMENT. [BROOKS]

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-537 AUTHORIZING CONTINUED PARTICIPATION WITH THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF ~~FIVE~~ TWO CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION. [SHELBY]
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-538, REQUESTING A CLARIFYING AMENDMENT TO THE 2002 CITY-COUNTY PLAT APPROVAL AGREEMENT. [SHELBY]

MOTION: Mayor Pro Tem Levine moved to approve the consent agenda items 1-3,

- accepting a \$1,000 donation for the Parker Police Department from the Turrentines;
- approving Resolution No. 2017-537, authorizing continuing participation with the Atmos Cities Steering Committee (ACSC) and the payment of two cents (\$0.02) per capita to the ACSC to fund regulatory and related activities related to Atmos Energy Corporation *[This was a correction from five cents (\$0.05 per capita.]*; and
- approving Resolution No. 2017-538, requesting a clarifying amendment to the 2002 City-County plat approval agreement;

as presented. Councilmember Taylor seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-536, RELOCATING CERTAIN PORTIONS OF THE CITY WATER MAIN ADJACENT TO PARKER ROAD. [SHELBY] [TABLED – 04172017]

MOTION: Councilmember Taylor moved to approve Resolution No. 2017-536, relocating certain portions of the city water main adjacent to Parker Road. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 747, THE RESERVE AT SOUTHRIDGE ANNEXATION. [SHELBY]

MOTION: Councilmember Standridge moved to approve Ordinance No. 747, annexing the Reserve at Southridge in the City of Parker. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SCHEDULING ANNEXATION PUBLIC HEARING DATES FOR KINGS CROSSING PHASE 4. [FLANIGAN]

MOTION: Mayor Pro Tem Levine moved to schedule two (2) public hearing, June 6, 2017 and June 20, 2017, for the Kings Crossing Phase 4 annexation and further consideration for the annexation adoption would be July 11 to July 14, 2017, as

prescribed by state law. Councilmember Taylor seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

7. FUTURE AGENDA ITEMS

Mayor Marshall said the next regularly scheduled meeting would be Tuesday, May 16, 2017. He noted the request by Parker Women's Club President Stacy Patrick, regarding Parkerfest and asked if there were any additional items to be added to the future agenda. Councilmember Standridge asked for an update on the Nature Preserve from Police Chief Brooks. Councilmember Pettle asked for a progress update on the City's website with CivicPlus. Mayor Marshall also noted City Council has scheduled a Budget Work Session for June 20, 2017 at 3:00 p.m.

UPDATE(S):

- PROJECTED 2017 TAX RATE PLANNING CALENDAR

8. ADJOURN

Mayor Marshall adjourned the meeting at 7:23 p.m.

APPROVED:

Mayor Z Marshall

Approved on the 6th day
of June, 2017.

ATTESTED:

Patti Scott Grey, City Secretary

Here are some items we will consider as the process plays out between now and the FY2018 budget approval vote in mid-September...

1. Recent population growth plus inflation equals about 5.3%. That should be the absolute maximum that the county budget grows. This should not be a target number, but a cap.
2. We need to address the tightening job market and employee compensation. Frankly, our compensation policy needs improvement, and there are some good ideas being staffed now.
3. Huge one-time expenses in the Sheriff's Office (among others) exploded our final budget growth by 9% and almost 7% over the past two years. Those one-time expenses will have to be stripped out before we calculate the rough 5.3% maximum growth rate.
4. We have an opportunity to find and cut the fat out of the budget while at the same time slowing the growth of our surplus funds ([see last week's post](#)). For example, the Public Safety area spent more than a million dollars LESS than budgeted through last fiscal year.

Because budget decisions have a direct impact your current out-of-pocket costs and your future prospects, I encourage you to take a personal interest in the process.

Keith Self
County Judge
May 7, 2017

By now you have probably received your annual property appraisal notice from the Central Appraisal District. It is likely quite a bit higher than the year before, on average around 9% more.

That's some nice padding for your net worth, but, as you and I both know, when your property value goes up, your property taxes can increase dramatically.

And unlike the theoretical selling price of a home you don't intend to vacate any time soon, property taxes mean real money out of your pocket *right now*.

The fact is, local government budgets will grow by at least 9% if they do nothing, if they "keep the tax rate steady". But there is no reason local government should grow by 9% simply because your property is worth 9% more this year.

I understand the normal human impulse to enlarge one's sphere of influence. The Commissioners Court will be asked to fund lots of new services—all noble, well-articulated, and reasonable—as we discuss next year's budget.

At the same time, leaving more money in your pocket means more opportunity for you and your family. It's hard to quantify the value of that.

Although county taxes are only about 10% of your total tax bill, we want to do our part to relieve your tax burden. Every government should do its part, not just blame increases on school districts. That duty is top-of-mind as we enter the budget process.



Council Agenda Item

Item 7
C'Sec Use Only

| | |
|-------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Secretary |
| Fund Balance-before expenditure: | Prepared by: City Secretary Scott Grey |
| Estimated Cost: | Date Prepared: May 22, 2017 |
| Exhibits: | Proposed Minutes |

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MAY 16, 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 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> | <i>PG</i> | Date: 06/02/2017 |
| City Attorney: | | | Date: |
| City Administrator: | <i>Jeff Flanigan</i> | <i>JF</i> | Date: 06/02/2017 |

MINUTES
CITY COUNCIL MEETING
MAY 16, 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. Council members Scott Levine, Lee Pettle, Cleburne Raney, Ed Standridge, and Patrick Taylor were present.

Newly elected Councilmember Cindy Meyer was present.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Police Chief Richard Brooks and Police Captain Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Andy Piziali led the pledge.

TEXAS PLEDGE: Councilmember Cindy Meyer 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.

No comments

PROCLAMATION - RECOGNITION

PRESENTATION RECOGNIZING FORMER COUNCILMEMBER PATRICK TAYLOR FOR HIS SERVICE FOR THE CITY OF PARKER. [MARSHALL]

Mayor Marshall read a proclamation, recognizing former Councilmember Patrick Taylor for many accomplishments and distinguished service to the City of Parker, Texas. The Mayor, City Council, City Staff, and audience applauded and expressed their appreciation.

INDIVIDUAL CONSIDERATION ITEMS

1. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, FIRE, POLICE AND WEBSITE

MOTION: Councilmember Pettle moved to accept the departmental reports, as presented. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION OF RESOLUTION 2017-539 CANVASSING THE ELECTION RETURNS AND DECLARATION OF RESULTS OF AN ELECTION HELD IN THE CITY OF PARKER, TEXAS ON MAY 6, 2017. [SCOTT GREY]

The election was held on May 6, 2017 to elect three (3) Councilmembers at large. The final certification document and official May 6, 2017 election results from Collin County Elections Administrator Bruce Sherbet were, as follows:

FOR CITY COUNCIL:

| | |
|-----------------------|------------|
| Cleburne Raney | 331 |
| Patrick Taylor | 205 |
| Ed Standridge | 255 |
| Cindy Meyer | 240 |

Cleburne Raney, Ed Standridge, and Cindy Meyer received the highest number of votes of the four candidates for the three contested offices of City Councilmember. Therefore, Cleburne Raney, Ed Standridge, and Cindy Meyer are hereby each declared as elected as City Councilmembers to serve immediately after qualifying for the two year term commencing May 6, 2017. (See Exhibit 1 - Collin County Elections Administrator Bruce Sherbet's final certification document and official May 6, 2017 election results, dated May 12, 2017.)

MOTION: Councilmember Taylor moved to approve Resolution No. 2017-539. Councilmember Standridge seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

3. ADMINISTER OATH OF OFFICE TO ELECTED COUNCILMEMBERS CINDY MEYER, CLEBURNE RANEY, AND ED STANDRIDGE. [MARSHALL]

Mayor Marshall administered the Oath of Office to the newly elected Councilmembers. Councilmembers Meyer, Raney, and Standridge took their respective seats at the bench.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON APPOINTMENT OF THE 2017-2018 MAYOR PRO TEM. [MARSHALL]

Councilmember Pettle nominated Councilmember Scott Levine, current Mayor Pro Tem. Ms. Pettle said Councilmember Levine continued to do an excellent job for the City of Parker; City Council agreed. Councilmember Standridge seconded the nomination. There being no additional nominations; Mayor Marshall closed the nominations. Councilmembers Levine, Meyer, Pettle, Raney, and Standridge voting for the motion. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2017-540 APPOINTING A CHIEF INVESTMENT OFFICER AND MEMBERS TO SERVE ON THE INVESTMENT COMMITTEE. [BOYD]

Mayor Pro Tem Levine moved to approve Resolution 2017-540, appointing Mayor Z Marshall, as Chief Financial Officer, and Councilmembers Lee Pettle and Cleburne Raney as voting members to serve on the Investment Committee, along with City Administrator Jeff Flanigan. Councilmember Standridge seconded with Councilmembers Levine, Meyer, Pettle, Raney, and Standridge voting for the motion. Motion carried 5-0.

6. RECOGNITION AND RECEPTION FOR OUTGOING AND INCOMING COUNCILMEMBERS. [MARSHALL]

Mayor Marshall asked that this item be placed at the end of the agenda, immediately following adjournment.

ROUTINE ITEMS

7. FUTURE AGENDA ITEMS

Mayor Marshall welcomed newly elected Councilmember Meyer and asked if she received her agenda packet. Ms. Meyer said she had.

The Mayor asked if there were any items to be added to the future agenda. He asked that the comprehensive zoning ordinance review be removed from the To Be Determined (TBD) and placed on either the June 6 or June 20 City Council meeting agendas. The Mayor noted the next regularly scheduled meeting was June 6; the Budget Work Session was June 20 at 3 PM; and there could be a meeting on June 27, if needed. He asked if there were any additional comments. Councilmember Standridge remarked there was a great turnout for the election and thanked the Parker residents for that turnout.

UPDATE(S):

- REMINDER - JUNE 20, 2017, 3PM, BUDGET WORK SESSION
- PROJECTED 2017 TAX RATE PLANNING CALENDAR

8. ADJOURN

Mayor Marshall adjourned the meeting at 7:15 p.m.

APPROVED:

Mayor Z Marshall

ATTESTED:

Patti Scott Grey, City Secretary

Approved on the 6th day
of June, 2017.

STATE OF TEXAS

§

**CANVASS OF THE
CITY OF PARKER
ELECTION**

COUNTY OF COLLIN

§

MAY 6, 2017

I, Bruce Sherbet, the undersigned Elections Administrator of Collin County, do hereby certify that I have made an actual check and comparison of all the ballots tabulated as voted with the Return Sheets, and the unused ballots as recorded on the Register of Official Ballots. I, therefore, make the following report of my findings from the May 6, 2017, City of Parker Election that was held in Collin County, Texas.

I hereby certify the results to be a full, true and correct tabulation, audit and count of the votes cast in the said election.

WITNESS, my hand on this the 12th day of May 2017.



Bruce Sherbet
Bruce Sherbet
Elections Administrator
Collin County

Exhibit 1

Election Summary Report
Collin County, Texas
General and Special Elections

May 6, 2017

Summary For Jurisdiction Wide, All Counters, Parker City
Early Voting and Election Day Combined Accumulated Totals
44 of 44 Vote Centers Reporting

Date:05/11/17
Time:12:46:46
Page:1 of 1

Registered Voters 531652 - Cards Cast 483 0.09%

Num. Report Precinct 214 - Num. Reporting 214 100.00%

Parker Council At-Large

(280)

| | | |
|-----------------------|----------|---------|
| Number of Precincts | Total | 5 |
| Precincts Reporting | 5 | 100.0 % |
| Vote For | 3 | |
| Times Counted | 483/3112 | 15.5 % |
| Total Votes | 1031 | |
| Times Blank Voted | 8 | |
| Times Over Voted | 0 | |
| Number Of Under Votes | 394 | |
| Cleburne Raney | 331 | 32.10% |
| Patrick Taylor | 205 | 19.88% |
| Ed Standridge | 255 | 24.73% |
| Cindy Meyer | 240 | 23.28% |



Council Agenda Item

Item 8
C Sec Use Only

| | |
|-------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Secretary |
| Fund Balance-before expenditure: | Prepared by: City Secretary Scott Grey |
| Estimated Cost: | Date Prepared: May 22, 2017 |
| Exhibits: | Proposed Minutes |

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MAY 17, 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 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> | <i>PG</i> | Date: 06/02/2017 |
| City Attorney: | | | Date: |
| City Administrator: | <i>Jeff Flanigan</i> |  | Date: 06/02/2017 |

MINUTES
CITY COUNCIL MEETING
MAY 17, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special 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. Council members Scott Levine, Cindy Meyer, Lee Pettle, Cleburne Raney, and Ed Standridge were present.

Staff Present: City Administrator Jeff Flanigan, City Attorney Brandon Shelby, and Police Chief Richard Brooks

EXECUTIVE SESSION 7:00 P.M. TO 7:30 P.M. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.071(1) (A) – Consult with the City Attorney regarding pending or contemplated litigation.

Mayor Marshall recessed the regular meeting at 7:01 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Marshall reconvened the regular meeting at 8:47 p.m.

3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

Action/No action was taken.

4. ADJOURN

Mayor Marshall adjourned the meeting at 8:48 p.m.

APPROVED:

Mayor Z Marshall

ATTESTED:

Patti Scott Grey, City Secretary

Approved on the 6th day
of June, 2017.

PROPOSED



Council Agenda Item

Item 9
C Sec Use Only

| | |
|--------------------------------------|--|
| Budget Account | Meeting Date: June 6, 2017 |
| Code: | |
| Budgeted Amount: | Department/ Requestor: City Council |
| Fund Balance- before expenditure: | Prepared by: City Administrator |
| Estimated Cost: | Date Prepared: June 1, 2017 |
| Exhibits: | None |

AGENDA SUBJECT

PRESENTATION OF A CHECK TO PARKER VOLUNTEER FIRE DEPARTMENT (PVFD) FROM FUNDRAISER.

SUMMARY

A check will be presented to the Parker Volunteer Fire Department (PVFD) from the Saturday, April 1, 2017 annual fundraiser.

POSSIBLE ACTION

City 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: | 06/02/2017 |



Council Agenda Item

Item 10
C'Sec Use Only

| | |
|--------------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Administrator |
| Fund Balance- before expenditure: | Prepared by: City Administrator |
| Estimated Cost: | Date Prepared: May 15, 2017 |
| Exhibits: | <ol style="list-style-type: none">1. Res. No. 2016-520, passed and approved August 30, 20162. PWC President Email |

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ACCEPTING DONATIONS FROM THE PARKER WOMEN'S CLUB (PWC): [PWC PRESIDENT STACY PATRICK]

- \$4,000 FOR THE POLICE DEPARTMENT
- PICNIC TABLE

SUMMARY

The Parker Women's Club (PWC) presents its generous donation to City Council for acceptance.

POSSIBLE ACTION

City 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: | 06/02/2017 |

RESOLUTION NO. 2016-520
(Acceptance of Gifts to the City by the Mayor)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING THE MAYOR TO ACCEPT, OR REJECT, GIFTS TO THE CITY OF PARKER OF A VALUE OF \$500.00 OR LESS; AND REQUIRING A RECORD TO BE KEPT BY THE CITY OF ALL ACCEPTED OR REJECTED GIFTS.

WHEREAS, the prior policy of the City of Parker has been for the City to take formal action regarding the proposed donation of all gifts to the City of Parker, and

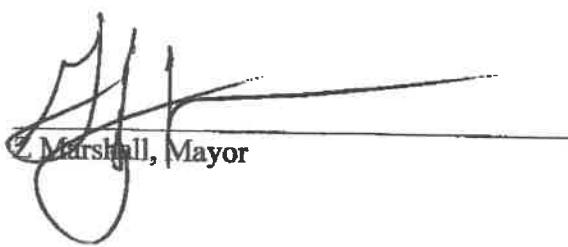
WHEREAS, the City Council has determined that gifts to the City of a value of \$500.00 or less could be accepted, or rejected, by the Mayor at the Mayor's discretion, and

WHEREAS, all other gifts, and all gifts including any form of real estate, shall continue to be placed on the City Council Agenda;

NOW, THEREFORE BE IT RESOLVED by the City Council by the City of Parker, Texas as follows:

1. The Mayor is authorized to accept or reject in writing all gifts offered to the City of Parker of a monetary value of \$500.00 or less, and excluding all other gifts; including any form of real estate. The Mayor may make such inquiry as to the nature and purpose of the gift as the Mayor requires.
2. All gifts of a value of more than \$500.00, or which include real estate, shall be placed on the City Council Agenda for formal approval, or rejection, by vote of the City Council.
3. A written or electronic record of each and every gift offered to, and either accepted or rejected by the City of Parker shall be maintained as a public record. The minutes of a city council meeting are sufficient.

Resolved this 30th day of August, 2016.



Marshall, Mayor

ATTEST:



Patti Scott Grey, City Secretary

APPROVED AS TO FORM:



James E. Shepherd, City Attorney

From: Stacy Patrick [REDACTED]
Sent: Tuesday, May 23, 2017 1:14 PM
To: Vicky Granger <[REDACTED]>
Cc: Patti Grey <[REDACTED]>
Subject: Re: FW: 2017 0606 CC Agenda Item

The value of the picnic table is \$560.

The donation to the PD is \$4000.

Thanks!
Stacy



Council Agenda Item

Item 11
C'Sec Use Only

| | |
|----------------------------------|---|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Council |
| Fund Balance-before expenditure: | Prepared by: City Attorney Shelby |
| Estimated Cost: | Date Prepared: May 10, 2016 |
| Exhibits: | <ol style="list-style-type: none">1. Proposed Ordinance2. Model Staff Report |

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 748, APPROVING A NEGOTIATED SETTLEMENT WITH ATMOS. [SHELBY]

SUMMARY

Please review the attached Ordinance that reflects a settlement between Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corporation, Mid-Tex Division ("Atmos" or "Company") that resolves the 2017 RRM proceeding pending with Cities for a rate increase. The Ordinance approves a rate increase of \$48 million on a system-wide basis (\$38.8 million to Cities), which is approximately \$4.4 million less than what the Company would be entitled to receive under the GRIP statute. The Settlement produces a result that is likely better than what would be the expected result if the Company appealed an order of the Cities to the Railroad Commission.

In addition to the Ordinance (provided in Word), the attached package of documents includes a Model Staff Report supporting the Ordinance. Also provided are the Attachments to the Ordinance, which include: the new tariffs (Attachment A to the Ordinance), proof of revenues to prove that the new tariffs will produce additional base revenues of \$38.8 million, and a spreadsheet establishing a baseline for pensions for the next RRM filing (Attachment B to the Ordinance).

POSSIBLE ACTION

City 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: | 05/10/2017 via email |
| City Administrator: | <i>Jeff Flanigan</i> | Date: | 05/05/2017 |

ORDINANCE NO. 748

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2017 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING RECONCILIATION AND RATE ADJUSTMENTS IF FEDERAL INCOME TAX RATES CHANGE; TERMINATING THE RRM PROCESS FOR 2018 PENDING RENEGOTIATION OF RRM TERMS AND CONDITIONS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Parker, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by

the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, on March 1, 2017, Atmos Mid-Tex filed its 2017 RRM rate request with ACSC Cities; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2017 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$48 million on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest;

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

WHEREAS, the Company and ACSC have agreed that rates should be adjusted if any change in federal income tax rates is implemented during the period that rates approved herein remain in place; and

WHEREAS, because ACSC believes that certain provisions of the current terms and conditions of the RRM tariff are inconsistent with market conditions, the City expects renegotiation of the current RRM tariff in the summer of 2017.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That the City Council finds that the settled amount of an increase in revenues of \$48 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2017 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$48 million in revenue over the amount allowed under currently approved rates, as shown in the Proof of Revenues attached hereto and incorporated herein as Attachment B; such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and other post-employment benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment C, attached hereto and incorporated herein.

Section 5. Consistent with Texas Utilities Code Section 104.055(c), Atmos Energy's recovery of federal income tax expense through the Rider RRM has been computed using the statutory income tax rate. In the event that a change in the statutory income tax rate is implemented during the Rider RRM Rate Effective Date, Atmos Energy shall reconcile the difference between the amount of federal income tax expense included in the Rider RRM calculation for the Rate Effective Date with the amount of federal income tax expense authorized under the new statutory income tax rate. The reconciliation period shall be from the date on which any new statutory income tax rate is implemented through the Rate Effective Date. An interest component calculated

at the customer deposit interest rate then in effect as approved by the Railroad Commission of Texas shall be applied to the federal income tax expense reconciliation. Further, any required reconciliation of federal income tax expense shall be included as part of Atmos Mid-Tex's next annual RRM filing and shall be returned to or recovered from customers as a one-time credit or surcharge to the customer's bill.

Section 6. The City requires renegotiation of RRM tariff terms and conditions during the summer of 20017. If an agreed renegotiated RRM tariff cannot be achieved, the City will terminate the RRM process and consider initiation of a traditional rate case to reduce the Company's authorized return on equity.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2017 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 9. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after June 1, 2017.

Section 12. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 6th day of June, 2017.

CITY OF PARKER, TEXAS

BY:

Z MARSHALL, MAYOR

ATTEST:

BY:

PATTI SCOTT GREY, CITY SECRETARY

APPROVED AS TO FORM

AND CONTENT:

BY:

BRANDON S. SHELBY, CITY ATTORNEY

May 2, 2017

MODEL STAFF REPORT

The City, along with other similarly situated cities served by Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). The RRM Tariff was originally adopted by ACSC member cities in 2007 as an alternative to the Gas Reliability Infrastructure Program (“GRIP”), the statutory provision that allows Atmos to bypass the City’s rate regulatory authority to increase its rates annually to recover capital investments. The RRM Tariff has been modified several times, most recently in 2013.

The 2017 RRM filing is the fifth RRM filing under the renewed RRM Tariff. On March 1, 2017, Atmos made a filing requesting \$57.4 million additional revenues on a system-wide basis. Because the City of Dallas has a separate rate review process, exclusion of Dallas results in the Company requesting \$46.4 million from other municipalities.

Environs customers (ratepayers outside municipal limits) remain under the Railroad Commission’s exclusive original jurisdiction and have their rates set through the GRIP process. If the Company had used the GRIP process rather than the RRM process it would receive a \$52.4 million increase, or about \$4.4 million more than will be approved by the Ordinance. ACSC and the Company have reached an agreement, reflected in the Ordinance, to reduce the Company’s request by \$9.4 million, such that the Ordinance approving new rates reflects an increase of \$48 million on a system-wide basis, or \$38.8 million for Mid-Tex Cities, exclusive of the City of Dallas.

The tariffs attached to the Ordinance approve rates that will increase the Company’s revenues by \$38.8 million for the Mid-Tex Rate Division, effective for bills rendered on or after June 1, 2017. The monthly residential customer charge will be \$19.60. The consumption charge will be \$0.14 per Ccf. The monthly bill impact for the typical residential customer consuming 46.8 Ccf will be an increase of \$2.04, or about 3.87%. The typical commercial customer will see an increase of \$6.27, or 2.37%. Attached to this Model Staff Report is a summary of the impact of new rates on the average bills of all customer classes.

The ACSC Executive Committee and its designated legal counsel and consultants recommend that all Cities adopt the Ordinance with its attachments approving the negotiated rate settlement resolving the 2017 RRM filing, and implementing the rate change.

Explanation of “Be It Ordained” Sections:

1. This section approves all findings in the Ordinance.
2. This section finds the settled amount of \$48 million on a system-wide basis to be a comprehensive settlement of gas utility rate issues arising from Atmos Mid-Tex’s 2017 RRM filing, and that such settlement is in the public interest and is consistent with the City’s statutory authority.
3. This section finds the existing Atmos Mid-Tex rates to be unreasonable, and approves the new tariffed rates providing for additional revenues over currently-billed rates of \$48 million on a system-wide basis and adopts the attached new rate tariffs (Attachment A).

4. This section establishes the baseline for pensions and other post-employment benefits for future rate cases (Attachment C).
5. This section requires the Company to reimburse Cities for reasonable ratemaking costs associated with reviewing and processing the RRM filing.
6. This section requires a rate reconciliation in the event that federal income tax rates change.
7. This section requires renegotiation of current RRM terms and conditions this Summer and if new terms and conditions are not agreed to by both parties, the RRM process will be terminated and Cities will be encouraged to pass show cause resolutions to trigger a traditional rate case at the Railroad Commission.
8. This section repeals any resolution or ordinance that is inconsistent with this Ordinance.
9. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
10. This section is a savings clause, which provides that if any section(s) is later found to be unconstitutional or invalid, that finding shall not affect, impair or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
11. This section provides for an effective date upon passage which, according to the Cities' ordinance that adopted the RRM process, is June 1, 2017.
12. This paragraph directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for the Steering Committee.

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2016**

| | | PROPOSED | | CHANGE | |
|----|----------------------------|----------|-------|-------------|-------------|
| | | CURRENT | | | |
| 36 | <u>Rate I @ 4364 MMBTU</u> | | | | |
| 37 | Customer charge | | | | |
| 38 | Consumption charge | 1,500 | MMBTU | X \$ 0.3096 | = \$ 738.00 |
| 39 | Consumption charge | 2,864 | MMBTU | X \$ 0.2267 | = 464.40 |
| 40 | Consumption charge | 0 | MMBTU | X \$ 0.0486 | = 649.26 |
| 41 | Rider GCR Part A | 4,364 | MMBTU | X \$ 0.2900 | = - |
| 42 | Rider GCR Part B | 4,364 | MMBTU | X \$ 0.4373 | = 1,265.76 |
| 43 | Subtotal | | | | |
| 44 | Rider FF & Rider TAX | | | | |
| 45 | Total | | | | |
| 46 | | | | | |
| 47 | Customer charge | | | | |
| 48 | Consumption charge | 1,500 | MMBTU | X \$ 0.3374 | = \$ 799.75 |
| 49 | Consumption charge | 2,864 | MMBTU | X \$ 0.2470 | = 506.10 |
| 50 | Consumption charge | 0 | MMBTU | X \$ 0.0530 | = 707.40 |
| 51 | Rider GCR Part A | 4,364 | MMBTU | X \$ 0.2900 | = - |
| 52 | Rider GCR Part B | 4,364 | MMBTU | X \$ 0.4373 | = 1,265.76 |
| 53 | Subtotal | | | | |
| 54 | Rider FF & Rider TAX | | | | |
| 55 | Total | | | | |
| 56 | | | | | |
| 57 | <u>Rate T @ 4364 MMBTU</u> | | | | |
| 58 | Customer charge | | | | |
| 59 | Consumption charge | 1,500 | MMBTU | X \$ 0.3096 | = \$ 738.00 |
| 60 | Consumption charge | 2,864 | MMBTU | X \$ 0.2267 | = 464.40 |
| 61 | Consumption charge | 0 | MMBTU | X \$ 0.0486 | = 649.26 |
| 62 | Rider GCR Part B | 4,364 | MMBTU | X \$ 0.4373 | = - |
| 63 | Subtotal | | | | |
| 64 | Rider FF & Rider TAX | | | | |
| 65 | Total | | | | |
| 66 | | | | | |
| 67 | Customer charge | | | | |
| 68 | Consumption charge | 1,500 | MMBTU | X \$ 0.3374 | = \$ 799.75 |
| 69 | Consumption charge | 2,864 | MMBTU | X \$ 0.2470 | = 506.10 |
| 70 | Consumption charge | 0 | MMBTU | X \$ 0.0530 | = 707.40 |
| 71 | Rider GCR Part B | 4,364 | MMBTU | X \$ 0.4373 | = - |
| 72 | Subtotal | | | | |
| 73 | Rider FF & Rider TAX | | | | |
| 74 | Total | | | | |
| 75 | | | | | |



Council Agenda Item

Item 12
C'Sec Use Only

| | |
|----------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Council |
| Fund Balance-before expenditure: | Prepared by: City Administrator Flanigan |
| Estimated Cost: | Date Prepared: June 2, 2017 |
| Exhibits: | <ul style="list-style-type: none">1. Annexation Schedule Plan – Kings Crossing Phase 42. Application3. Survey/Map4. Notices |

AGENDA SUBJECT

1st PUBLIC HEARING FOR KING CROSSING PHASE 4 ANNEXATION. [SHELBY]

SUMMARY

Stephen L. Sallman, Manager, has filed an Annexation Petition for Council's consideration. The property will be developed pursuant to a comprehensive development agreement, which includes the developer's obligation to annex the property into the City of Parker.

The City Council is required by law to follow the annexation process. This is the 1st public hearing and the 2nd public hearing is set for June 20, 2017.

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: | 06/02/2017 |
| City Administrator: | <i>Jeff Flanigan</i> | Date: | 06/02/2017 |

ANNEXATION SCHEDULING PLAN

Annexation of Approximately 71.089 Acres of Land Adjacent to the City Limit on

| | |
|-------------------------------|--|
| Thursday, May 25, 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, May 26, 2017..... | Post notice on City's website, newspaper and City Hall for City Council's 1 st 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, June 2, 2017..... | Post notice of 1 st Public Hearing under the Open Meetings Act. |
| Tuesday, June 6, 2017..... | City Council's 1 st Public Hearing on intent to annex and service plan.* (Regular Council Meeting) |
| Friday, June 9, 2017 | Post notice on City's website, newspaper and City Hall for City Council's 2 nd Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper. |
| Friday, June 16, 2017..... | Post notice of 2 nd Public Hearing under the Open Meetings Act. |
| Tuesday, June 20, 2017..... | City Council's 2 nd Public Hearing on intent to annex and service plan.* (Regular Council Meeting) |
| Tuesday, July 7, 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. |
| July 11 to July 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/Special 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

KINGS CROSSING PHASE FOUR, LTD.
4925 Greenville Ave., Suite 1020
Dallas, Texas 75206
(214) 368-0238:Office
(214) 368-0812:Fax

April 13, 2017

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

Ref: Annexation Application – Kings Crossing Phase 4

Dear Jeff:

Attached is our completed and signed Annexation Application for the above referenced project. Also enclosed find the legal description (Exhibit A) and survey (Exhibit B) for the above referenced property.

Please note that the Application Fees are attached and have been calculated below:

| | |
|---------------------------|-----------------|
| Base Fee | \$400 |
| \$5/Acre x 71.258 Acres = | <u>\$356.29</u> |
| Application Fee | <u>\$756.29</u> |

Please contact me if you have any questions or additional concerns.

Sincerely,


Stephen L. Sellman
Manager



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

1. Requesting:

Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation x

*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: Kings Crossing Phase Four, Ltd.

Company Address: 4925 Greenville Avenue, Suite 1020

Dallas, Texas 75206

Company Phone Number: 214-368-0238 x 223

Company Email: ssallman@warnergroup.com

Contact Name: Stephen L. Sallman

Contact Phone Number: 214-368-0238 x 223

Contact Email: ssallman@warnergroup.com

2. Description and Location of Property:

- a. Survey and abstract: See attached Exhibit A
- b. Lot and block: n/a
- c. Total number of acres: 71.258
- d. Location further described: West of Lewis Lane, North of Kings Crossing Phase 2

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

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:

Stephen L. Bellm Date: 4/11/17

Accepted:

Date:

EXHIBIT B

© 2015 Woodland Professional Services, Inc.
Call 45 Hours before flight:
877-277-6201
Concord Grand Aloft

Westwood

Wesland Financial Services, Inc.
370 North Dutch Parkway, Suite 200
Folsom, CA 95030

Phone: (916) 777-0000
Fax: (916) 777-0001

Toll Free: (800) 777-0000
Toll Free: (800) 777-0001
Toll Free: (800) 777-0001

VICINITY MAP
NOT TO SCALE

| CURE TABLE | | | | | |
|------------|------------|--------|--------------------|-------------------|------------|
| Curve # | Max Temp | Radius | Initial Resin Temp | Initial LVDT Temp | Time (min) |
| C1 | 100°C/25°C | 300mm | 70°C | 70°C | 44.65 |
| C2 | 100°C/25°C | 250mm | 100°C/25°C | 70°C | 25.37 |
| C3 | 100°C/25°C | 200mm | 100°C/25°C | 70°C | 30.37 |
| C4 | 100°C/25°C | 300mm | 100°C/25°C | 70°C | 36.25 |
| C5 | 100°C/25°C | 300mm | 100°C/25°C | 70°C | 36.25 |

ପାତା ୩୭ ପରିବାର ପରିବାର ପରିବାର

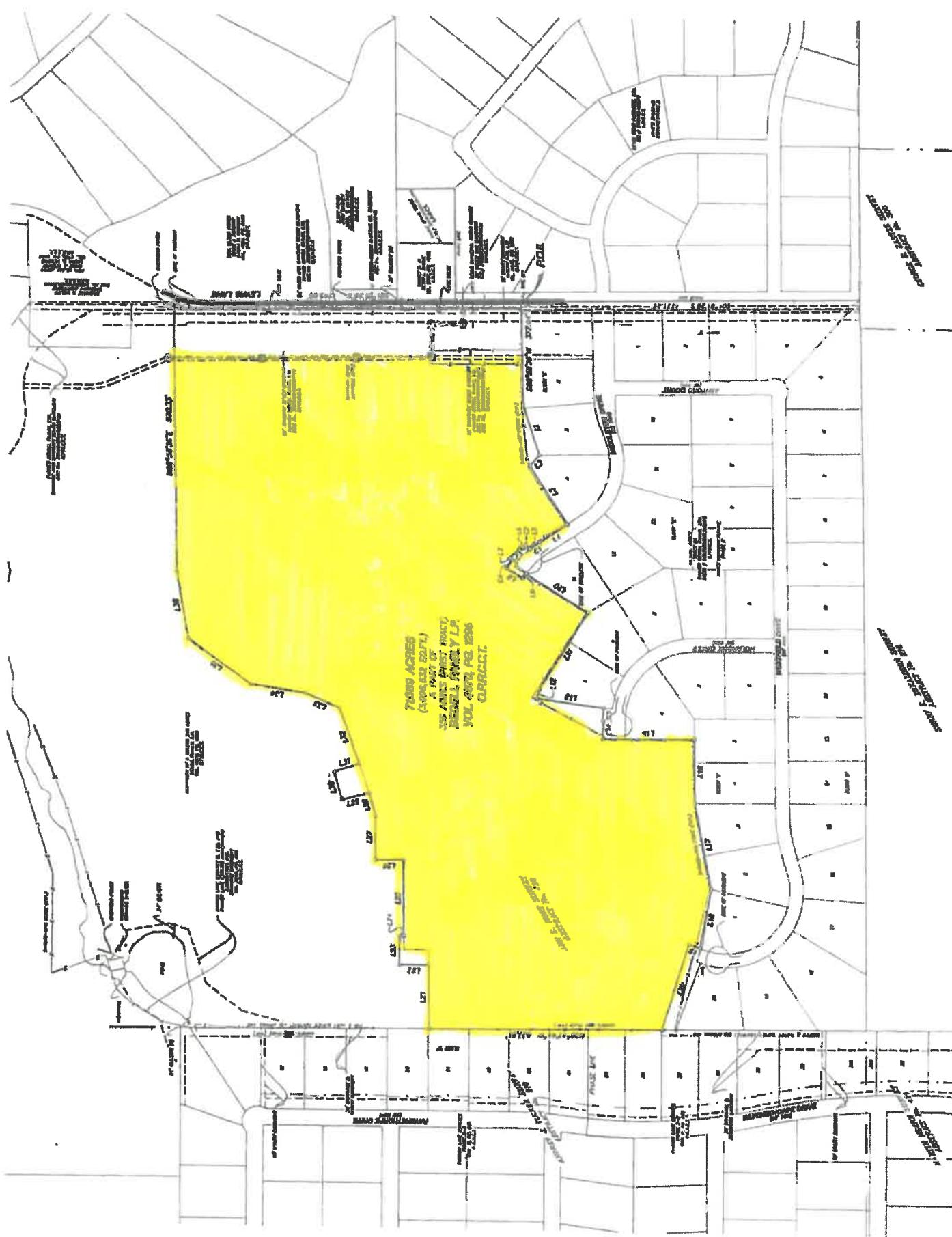
**Boundary Survey
71089 Ac**

In the Ann & Hunt Survey,
Abstract No. 423
City of Peoria, Fulton County, Illinois

King's Crossing,
Phase 4

132

2020-2021 学年第一学期期中考试



1975 Worldwide Professional Services, Inc.
as Home before departure.

There is a authenticity detection over and above said [JSS](#) one based on the following calls and differences

ASPERGIC TITLE OF TEXAS INC.
THE COMMITMENT OF NOVEMBER 2007-RTT
SCHEDULE & ISSUE DATE DECEMBER 17, 2005
EXECUTIVE DATE OCTOBER 16, 2005

Westlund

Washington Financial Services, Inc.
1501 North Union Street, Suite 200
Phone: 303/736-0500

Phone: 303/736-0500
Fax: 303/736-0500

Group Plan Number: 7000001
www.wfsdc.com

22

17/2/15

10

卷之三

Mr. Redell Farms,

Survey

In the Ann S. Hart Survey,
Abstract No. 226
City of New York, County of New York, State of New York.

King's Crossing,

172

માનુષના જીવન

**LEGAL NOTICE FOR PUBLICATION ON
KING'S CROSSING PHASE 4**

LEGAL NOTICE

The City of Parker will hold a Public Hearing on Tuesday, June 6, 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 71 +/- acres of land in the Ann S. Hurt Survey, Abstract No. 428, City of Parker ETJ, Collin County, Texas, generally located west of Lewis Lane and north of Curtis Drive.

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

Patti Grey
City Secretary

LEGAL NOTICE FOR PUBLICATION ON
KING'S CROSSING PHASE 4

LEGAL NOTICE

The City of Parker will hold a Public Hearing on Tuesday, June 20, 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 71 +/- acres of land in the Ann S. Hurt Survey, Abstract No. 428, City of Parker ETJ, Collin County, Texas, generally located west of Lewis Lane and north of Curtis Drive.

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

Patti Grey
City Secretary



Council Agenda Item

Item 13
C Sec Use Only

| | | |
|----------------------------------|---|--|
| Budget Account Code: | | Meeting Date: June 6, 2017 |
| Budgeted Amount: | | Department/ Requestor: City Council |
| Fund Balance-before expenditure: | | Prepared by: City Administrator Flanigan |
| Estimated Cost: | | Date Prepared: June 2, 2017 |
| Exhibits: | Annexation Schedule Plan – Kings Crossing Phase 4 | |

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SETTING A SPECIAL CITY COUNCIL MEETING DATE OF JULY 11, 2017 FOR KINGS CROSSING PHASE 4 ANNEXATION. [SHELBY]

SUMMARY

Stephen L. Sallman, Manager, has filed an Annexation Petition for Council's consideration. The property will be developed pursuant to a comprehensive development agreement, which includes the developer's obligation to annex the property into the City of Parker.

The City Council is required by law to follow the annexation process. The 1st public hearing was held earlier tonight and the 2nd public hearing is set for June 20, 2017. Now, it is time to set a meeting date to consider adoption of the Kings Crossing Phase 4 annexation ordinance. Tuesday, July 11, 2017 has been suggested.

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: 06/02/2017 |
| City Administrator: | <i>Jeff Flanigan</i> |  | Date: 06/02/2017 |

ANNEXATION SCHEDULING PLAN

Annexation of Approximately 71.089 Acres of Land Adjacent to the City Limit on

| | |
|-------------------------------|--|
| Thursday, May 25, 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, May 26, 2017..... | Post notice on City's website, newspaper and City Hall for City Council's 1 st 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, June 2, 2017..... | Post notice of 1 st Public Hearing under the Open Meetings Act. |
| Tuesday, June 6, 2017..... | City Council's 1 st Public Hearing on intent to annex and service plan.* (Regular Council Meeting) |
| Friday, June 9, 2017 | Post notice on City's website, newspaper and City Hall for City Council's 2 nd Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper. |
| Friday, June 16, 2017..... | Post notice of 2 nd Public Hearing under the Open Meetings Act. |
| Tuesday, June 20, 2017..... | City Council's 2 nd Public Hearing on intent to annex and service plan.* (Regular Council Meeting) |
| Tuesday, July 7, 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. |
| July 11 to July 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/Special 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



Council Agenda Item

Item 14
C/Sec Use Only

| | |
|----------------------------------|--|
| Budget Account Code: | Meeting Date: June 6, 2017 |
| Budgeted Amount: | Department/ Requestor: City Council |
| Fund Balance-before expenditure: | Prepared by: City Administrator Flanigan |
| Estimated Cost: | Date Prepared: June 2, 2017 |
| Exhibits: | None |

AGENDA SUBJECT

DISCUSSION, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKERFEST. [MARSHALL]

SUMMARY

At the May 9, 2017 Special City Council meeting, Parker Women's Club President Stacy Patrick approached Council about her and another Parker Women's Club member possibly co-chairing Parkerfest. Ms. Patrick asked that an item be placed on a future agenda for further discussion.

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: | 06/02/2017 |



Council Agenda Item

Item 15
C'Sec Use Only

| | |
|-------------------------------------|---|
| Budget Account Code: | Meeting Date: June 6, 2016 |
| Budgeted Amount: | Department/ Requestor: City Administrator Flanigan |
| Fund Balance-before expenditure: | Prepared by: City Administrator Flanigan |
| Estimated Cost: | Date Prepared: June 2, 2017 |
| Exhibits: | None |

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE JULY 4, 2017 REGULAR MEETING DUE TO HOLIDAY. [MARSHALL]

SUMMARY

Due to the 4th of July holiday, we are requesting the July 4, 2017 Regular City Council Meeting be canceled.

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: | 06/02/2017 |

CITY COUNCIL
FUTURE AGENDA ITEMS

| MEETING DATE | ITEM DESCRIPTION | CONTACT | Notes |
|--|---|--------------------------|--|
| 2017 | | | |
| TBD | 2017 City Fee Schedule | Flanigan | 2015-16 Approved 2/29; added 2016-17 to FAI |
| TBD | Staff Contract Policy | Shelby/Staff | 10/18/2016 CC Mtg 2016-1018 |
| Jan., Apr., July., Oct., Jan., Apr., July., Oct., | Republic Waste Report Fire Dept. Report | Bernas Sherff/Barnaby | REQUIRED PER ORDINANCE AND AGREEMENT. |
| June 20, 2017 | Home Rule | Shelby/MPT Levine | Verifying 5,000 population & moving forward |
| June 20, 2017 | Kings Crossing Phase 4 - 2nd P.H. | | |
| June 20, 2017 | Budget Work Session, 3 PM | Marshall | |
| June 20, 2017 | Award Street Maint. Contract 2017 | Flanigan | Adv. 5/18 & 9/25; Opening 6/1 |
| June 20, 2017 | Jail Services Agr - ending 9/30/2017; plus 1 year renewal 9/30/2018 - Termination 90 days written (June) | Brooks | 0810 Res 2016-519 2016-17 Jail Serv. Agr. |
| June 20, 2017 | Discussion on comprehensive zoning ordinance (Fence Requirements, Alarm, Solicitors) | Council | Discussion requested 3/16 |
| July 1, 2017 | DPS Coop ILA Contract Renewal | Resolution | Police department Res 2015-481, expires 8/31/2017 |
| July 11, 2017 | Special Meeting Kings Crossing Phase 4 | | |
| July/Aug | Auditor Selection - Send out RFQ for Aug/Sept Approval | | RFQ; 0821 Res 2012-385; 2013-423; 2014-454; 2015- 494; 2016-521 |
| July/Aug | Nature Preserve and Trails Located off Gray Lane | | 05162017 CC Mtg - CM Standridge Update |

CITY COUNCIL
FUTURE AGENDA ITEMS

| MEETING DATE | ITEM DESCRIPTION | CONTACT | Notes |
|-----------------|--|---------|------------------------------------|
| August | Budget Amendment FY 2016-2017, if needed | | |
| August | DPS Co-op Renewal - Terminates 8/31/2017 | | 0616 Res2015-481 DPS Co-op Renewal |
| August 1, 2017 | Projected Mtg of GB to Discuss 2017 Tax Rate | C'Sec | |
| August 15, 2017 | Projected 2017 Tax Rate 1st P.H. | C'Sec | |
| August 29, 2017 | Projected 2017 Tax Rate 2nd P.H. | C'Sec | |

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 | Mailing of "Notices of Appraised Value" by Chief Appraiser. |
| April 30 | 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. |
| May 15 | Deadline for submitting Appraisal Records to ARB. |
| July 20 (Aug 30) | Deadline for ARB to approve Appraisal Records. |
| July 24, 2017 | Deadline for Chief Appraiser to certify Appraisal Rolls to each Taxing Unit. |
| Aug | 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 <u>after</u> 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.