

MINUTES
CITY COUNCIL MEETING
JUNE 5, 2018

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 Lee Pettle called the meeting to order at 7:00 p.m. Councilmembers Cindy Meyer, Cleburne Raney, Edwin Smith, 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, City Engineer John Birkhoff, P.E., Fire Chief Mike Sheff, and Police Chief Richard Brooks

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Billy Barron led the pledge.

TEXAS PLEDGE: Randy Kercho 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.

Tom and Sharon Macduff, 4313 Sycamore Lane, said the house across the street from their home, 4308 Sycamore Lane, was being rented through Airbnb (www.airbnb.com). The Macduffs asked if the City had a policy or code regarding renting homes as motels through such an entity, and/or any legal issues. They said they were uncomfortable not knowing who may be staying in the house next door.

Terry Lynch, 5809 Middleton Drive, voiced her concern in regard to item #3, proposed Resolution No. 2018-574, stating the intent to sell Certificates of Obligation for the pump station project, and questioned whether the item could be addressed due to the fact the information was not readily available to City Council and/or interested citizens.

RESENTATION(S)

- PRESENTATION RECOGNIZING EAGLE SCOUT RICKIE WILLE. [PETTLE]
Mayor Pettle asked that this item be postponed. The recipient had a schedule change and could not be present.
- DEDICATION OF COLLIN COUNTY HISTORICAL MARKER HONORING THE JOHNSON STORE. [DONNA JENKINS]

In costume, Collin County Historical Commission (CCHC) Vice Chair Donna Jenkins thanked everyone in attendance, along with two ladies, CCHC County Marker Chair Paula Ross and CCHC Secretary Jan Thatcher, and presented the T. L. Johnson Store historical marker to the City of Parker. Ms. Jenkins said the marker has already been located on city property just east of Parker City Hall.

The marker reads as follows:

T. L. Johnson Store

Thomas L. Johnson opened and operated a store located on the north side of Parker Road in the 1880's when the population of Parker was about 50. The store sat east of the current Corinth Presbyterian Church, separated by what is now called Church Road. The store was two stories with a room on the east side of the building serving as the Lodge of the Modern Woodmen of America. Next to the lodge was a barber shop. The post office which opened in 1888 and closed in 1900 was located in the back of the store.

Mildred Corzine Gatlin loved to visit the store when she visited her grandfather W. E. Edens. She specified the store had everything a home might use in those days including buggy whips, wash tubs, rubbing boards, coal oil lamps, lanterns, and dry goods.

Mr. and Mrs. Lewis Gatlin bought and ran the store in 1919. Then in 1930, the Gatlins tore down the Johnson Store and erected a new store in its place. According to Joe Curtis, J. L. Gatlin ran the store for a number of years. In the 1960's the stood abandoned and was torn down when Parker Road was expanded.

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 MAY 15, 2018. [SCOTT GREY]
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2018-573 APPOINTING 2018-2020 COURT OFFICIALS. [SHELBY]

MOTION: Councilmember Taylor moved to approve the consent agenda as presented. Councilmember Standridge seconded with Councilmembers Meyer, Raney, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2018-574, STATING THE INTENT TO SELL CERTIFICATES OF OBLIGATION FOR THE PUMP STATION PROJECT. [SHELBY]

Staff reviewed the item. City Attorney Shelby spoke about the Texas Open Meetings Act and addressed an earlier citizen concern that the notice or agenda was posted properly, stating "Notices must be posted and accessible to the public for at least 72 hours prior to the meeting." and "The posting on the Internet must also be accessible to the public for at least 72 hours prior to the meeting."

MOTION: Councilmember Taylor moved to approve Resolution No. 2018-574, authorizing publication of notice of city's intention to issue certificates of obligation; approving the preparation of a preliminary official statement and notice sale; and approving other incidental matters thereto. Councilmember Smith seconded.

Councilmembers Raney, Smith, Standridge, and Taylor voting for the motion. Councilmember Meyer voting against the motion. Motion carried 4-1*. (See Exhibit 1 – Item #3 as provided to Council at the June 5, 2018 meeting.)

**[At the June 19, 2018 City Council meeting, Councilmember Meyer removed the June 5, 2018 City Council meeting minutes from the consent agenda and stated she*

wanted it “duly noted she voted no because it was fiscally irresponsible to vote on something given to us (City Council) at the last moment at the council meeting without adequate time to review that information.]

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ACCEPTING DONATIONS FROM THE PARKER WOMEN’S CLUB (PWC): [PWC PRESIDENT MARILYN KITTRELL]

- \$10,000 FOR PARKER VOLUNTEER FIRE DEPARTMENT (PVFD)
- \$6,000 FOR PARKER POLICE DEPARTMENT
- \$1,466 FOR TWO (2) CITY & PRESERVE USE PICNIC TABLES

MOTION: Councilmember Standridge moved to accept the Parker Women’s Club donations, as stated. Councilmember Smith seconded. Councilmembers Meyer, Raney, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Councilmember Taylor asked Police Chief Brooks about any maintenance or liability, regarding the two (2) radar signs. Chief Brooks said he was not aware of anything beyond normal maintenance. The Chief did note the signs were mobile and could be located anywhere in the City.

Parker Women’s Club (PWC) President Marilyn Kittrell, Vice President Fundraising Stacy Patrick and Treasurer Debbie Crutcher presented Police Chief Brooks with two (2) radar signs, approximated donation value of \$6,000; Mayor Pettle and City Administrator Flanigan with two (2) picnic tables for the city and preserve use, approximated donation value of \$1,466; and Fire Chief Sheff with a check in the amount of \$10,000. The Mayor, City Council, and City Staff thanked PWC for their generous donations on behalf of the City. (See Exhibit 2 – PWC donation certificates and check, dated June 5, 2018.)

5. CONSIDER APPROPRIATE ACTION ON ORDINANCE NO. 759, AMENDING THE FISCAL YEAR 2017-2018 BUDGET BY TRANSFERRING \$30,000 IN FUNDS APPROPRIATED TO CITY COUNCIL CONTINGENCY IN THE ADMINISTRATIVE DEPARTMENT OF THE GENERAL FUND TO ARCHITECT COSTS – BUILDING IN THE CAPITAL IMPROVEMENTS DEPARTMENT OF THE GENERAL FUND. [FLANIGAN]

City Administrator Flanigan reviewed the project, noting Finance/H.R. Manager Boyd, Police Chief Brooks, and himself met and assisted the Randall Scott Architects with necessary information to provide the needs assessment and spreadsheet for square footage for the City of Parker. The architects came back with square footage totals. Staff met with the architects and asked them to re-evaluate the totals, because the project was much larger than initially anticipated.

The Mayor and various City Councilmembers voiced concern on where the project was, the amount of money already expended, and lack of involvement by City Council. Mayor Pettle asked that the Randall Scott Architects, Inc. be present at the next City Council meeting.

Councilmember Taylor noted this item only moved the funds into the correct line. City Administrator Flanigan said the initial amount in contract was \$58,000 for basic services and incidentals. The City has exceeded that amount by \$2,000. Finance/H.R. Manager Boyd agreed.

MOTION: Councilmember Taylor moved to approve Ordinance No. 759, amending the Fiscal Year 2017-2018 Budget by transferring \$30,000 from City Council

Contingency in the Administrative Department, General Fund to Architect Costs, Building in Capital Improvements Department of the General Fund. Mayor Pro Tem Raney seconded.

Councilmembers Taylor and Raney iterated the item was to move the money for this fiscal year for availability purposes. Councilmember Meyer noted the line item was already over the projected amount.

Councilmember Smith asked that the motion be amended to include an outline of expenses incurred to date.

AMENDED MOTION: Councilmember Taylor moved to amend his motion to include an outline of expenses incurred to date, as suggested. Mayor Pro Tem Raney seconded, agreeing to the amendment.

Councilmember Meyer said the project needed to stay on track, as she reviewed the architect's proposal.

Finance/H.R. Manager Boyd noted Randall Scott Architects, Inc.'s invoices outlined expenditures in detail and related back to the contract. Ms. Boyd said the invoices were very helpful and she would be happy to provide City Council with that information.

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

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2018-575 FOR NEWSLETTER COMMITTEE APPOINTMENTS. [PETTLE]

MOTION: Councilmember Smith moved to approve Resolution No. 2018-575, transitioning former Councilmember Pettle to Mayor Pettle and appointing Councilmember Meyer to serve on the Newsletter Committee for the 2018-2020 term. Councilmember Taylor seconded.

Mayor Pettle asked Councilmember Meyer if she was willing to serve on the Newsletter Committee. Ms. Meyer said yes.

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

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RE-EVALUATING RESOLUTION NO. 2017-558 HOME-RULE CHARTER COMMISSION. [PETTLE]

Mayor Pettle reviewed the item, commenting the HRCC was suspended on March 10, 2018, until after the May 5, 2018 General and Special Elections. Based on that election, a lot of changes occurred to the commission.

MOTION: Mayor Pro Tem Raney moved to abandon, rescind, and/or vacate Resolution No. 2017-558 (Home-Rule Charter Commission), dissolving the HRCC due to changes. Councilmember Taylor seconded.

Councilmember Standridge had some concern about all the work that was already completed in regard to the HRCC. Mr. Standridge also asked that staff contact all the former members. City Administrator said staff would take care of contacting the members.

Councilmember Taylor asked that HRCC be included on the future agenda items.

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

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON VACATING ORIGINAL LDD ESTATES PLAT AND APPLYING FOR A NEW PLAT. [SHELBY]

City Attorney Shelby reviewed the item, explaining this was a piece of property partially in the Extraterritorial Jurisdiction (ETJ) and partially in the city. The owners would like the property to be re-platted into different sized lots; however, our city code does not allow this process. They must abandon the old plat and apply for a new plat in order to accomplish what they wanted to do. The Planning and Zoning Commission recommended vacating the original LDD Estates plat and applying for a new plat.

Property and Southfork Training Complex, LLC Owner Steve Jennings said regarding the plat, he owned approximately five (5) acres and the Andertons owned approximately 28 acres. Mr. Jennings said he wanted to subdivide his lot into two lots to build a residential home on the front 1.75 acres in the City of Parker and a second lot on the back side in which he wanted to subdivide two (2) acres to purchase from the Andertons. There were no plans at this time to annex any of the ETJ property.

Councilmember Meyer said the property in the City was Single Family Residential (SF). The City Code says, "*Minimum lot size*. The minimum lot size shall be 2.0 acres net (87,120 square feet)." Ms. Meyer asked the property owner if there was a way the City could work with him to meet City Code. Mr. Jennings said he did not think that was possible. The City Administrator said there were structures in the way that would prevent that option.

Barrett Owens, 390 W. Forest Road, Lucas, Texas and friend, said there was no feasible way to extend the property line due to the septic system and utilities. The sports complex septic system and utilities were adjacent to the line and there was nowhere to relocate them.

Councilmember Meyer said City Council needed to uphold the City Ordinances.

City Attorney Shelby said if approved, this would be an exception by plat.

MOTION: Councilmember Taylor moved to approve vacating the original LDD Estates plat. Councilmember Standridge seconded.

AMENDED MOTION: Councilmember Taylor moved to amend his motion to approve vacating the original LDD Estates plat and further approve a new plat as recommended by Planning and Zoning Commission (May 10, 2018). Councilmember Standridge seconded, agreeing to the amendment.

Councilmembers Raney, Smith, Standridge, and Taylor voting for the motion.

Councilmember Meyer voting against the motion. Motion carried 4-1.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REFERRING CITY ZONING CODE TO PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND POSSIBLE UPDATES. [PETTLE]

Mayor Pettle said the Code Revision Committee consisted of herself, Councilmember Meyer, City Administrator Flanigan and City Attorney Shelby. The document provided in the City Council packet contained suggestions to be referred to the P&Z

Commission for review. P&Z would make updates and have the necessary public hearings before the document returned to City Council.

Councilmember Taylor asked City Attorney Shelby if he was involved with making the revisions, as presented. Mr. Shelby said there were three (3) meetings in which the Committee discussed possible revisions. The revisions presented were not the product of the City Administrator and/or the City Attorney, but from Councilmembers Pettle and Meyer. Councilmember Taylor said he would feel more comfortable if the P&Z Commission was tasked with the same job as the Code Revision Committee and the two (2) sets of revisions/suggestions were compared, rather than having this document as influence. Mr. Taylor also asked that the City Attorney have more of a part in any revisions.

Councilmember Smith said what he was hearing is that the process is fine. The real issue is whether City Council feels comfortable that P&Z would act independently and separately in their review process with the influence of the suggestions.

Councilmember Meyer said most of the changes were conflicts within the document, location in the document, and grammatical.

MOTION: Councilmember Meyer moved to refer the City Zoning Code to the Planning and Zoning (P&Z) Commission for review, while City Council reviews the same information, providing any changes/suggestions to the City Attorney and the City Attorney assisting P&Z and City Council, as needed. Councilmember Taylor seconded.

Councilmember Taylor asked that P&Z receives the Zoning Code with the mindset that the changes are merely suggestions, centered on organizational changes, rather than substantive changes. City Attorney Shelby said he would communicate that information to P&Z. Councilmember Meyer noted the matrix, simplifying zoning categories was missing. (See Exhibit 3 – Zoning Code Matrix.)

City Administrator Flanigan said that was an oversight and he would make sure the P&Z members received that information. Mayor Pettle asked that City Council receive that information as well.

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

ROUTINE ITEMS

10. FUTURE AGENDA ITEMS

Mayor Pettle asked that anyone wanting an item on the future agenda items, please send her an email rather than staff taking the items at the council meetings, so the items may be more adeptly described.

REMINDER(S):

- WATER METER UPGRADE [FLANIGAN]

City Administrator Flanigan stated last year City Council approved upgrades to the new Sensus water meters. City Administrator Flanigan stated the water meter upgrades are being made and the smart meters are being synced with the software. He said he hoped the project would be completed, tested and ready for use in approximately sixty (60) days. He also noted one of the upgrades included

a customer portal, which would enable residents to view their water usage data via their own personal computer.

- DRUG TAKE BACK UPDATE [BROOKS]

Police Chief Brooks said the Drug Take Back was a huge success on both occasions the City sponsored it, Saturday, October 28, 2017, and Saturday, April 28, 2018.

- TUESDAY, JUNE 12, 2018, BUDGET WORK SESSION

After some discussion, City Council agreed to have the Budget Work Session Tuesday, June 12, 2018, 4:00 p.m. at City Hall.

- PROJECTED 2018 TAX RATE PLANNING CALENDAR

Mayor Lee Pettle said the next special meeting would be the Budget Work Session Tuesday, June 12, 2018, and the next regularly scheduled meeting would be Tuesday, June 19, 2018.

EXECUTIVE SESSION - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

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

- a. Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation
- b. Section 551.074 - (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:44 p.m.

12. RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 10:10 p.m.

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

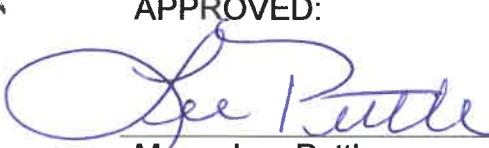
No action was taken.

14. ADJOURN

Mayor Lee Pettle adjourned the meeting at 10:11 p.m.



APPROVED:


Mayor Lee Pettle

ATTESTED:


Patti Scott Grey

Patti Scott Grey, City Secretary

Approved on the 19th day
of June, 2018.



Council Agenda Item

Item 3
C Sec Use Only

EXHIBIT 1

Budget Account Code:	Meeting Date: June 5, 2018
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Attorney Shelby
Estimated Cost:	Date Prepared: May 24, 2018
Exhibits:	<ol style="list-style-type: none">1. Proposed Resolution with Exhibit "A"2. Preliminary Timetable of Events – Issuance of COs-Draft3. Projected Debt Schedule4. Res. No. 2017-549 (Prof. Enq. Services Agreement)

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2018-574, STATING THE INTENT TO SELL CERTIFICATES OF OBLIGATION (COs) FOR THE PUMP STATION PROJECT. [SHELBY]

SUMMARY

At the last several City Council Planning Sessions, City Staff provided Council with information on the Water System Master Plan, noting in 2017 the City would begin the process and design for the City's central pump station and distribution line designs.

On September 5, 2017 City Council approved Res. No. 2017-549, approving the terms of an engineering services agreement with Birkhoff, Hendricks & Carter, LLP, for the central pump station, ground storage reservoir and North Texas Municipal Water District (NTMWD) meter station.

In 2018, the central pump station ground storage designs would begin with a second water pump station located along Dillehay Drive (FM2551). With that information, City Staff also alerted Council to the need for the City to sell Certificates of Obligations (CO) Bonds to fund the project. Please review the information provided.

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:	05/24/2018
Finance/H.R. Manager:	<i>Jeff Flanigan</i>	Date:	06/01/2018

RESOLUTION NO. 2018-574
(Authorizing Issuance of Certificates of Obligation)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARKER, TEXAS, AUTHORIZING PUBLICATION OF
NOTICE OF INTENTION TO ISSUE CERTIFICATES OF
OBLIGATION; APPROVING THE PREPARATION OF A
PRELIMINARY OFFICIAL STATEMENT AND NOTICE
OF SALE; AND APPROVING OTHER MATTERS
INCIDENTAL THERETO;**

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PARKER §

WHEREAS, the City Council of the City of Parker (“City”) deem it advisable to issue certificates of obligation (the “Certificates”) of the City in accordance with the notice hereinafter set forth; and

WHEREAS, the City desires to approve the preparation of a preliminary official statement (the “Preliminary Official Statement”) in anticipation of its issuance of the Certificates; and

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code;

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

SECTION 1. The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted and made a part hereof for all purposes.

SECTION 2. The City Clerk is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit “A”, a notice of the City’s intention to issue the Certificates (the “Notice”).

SECTION 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least thirty-one (31) days before the date tentatively set in the Notice for the passage of the Ordinance authorizing the issuance of the Certificates.

SECTION 4. The City hereby authorizes the preparation and distribution of a Preliminary Official Statement relating to the Certificates and authorizes the City Administrator to deem "final" such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934.

SECTION 5. The City's financial advisor and bond counsel are authorized and directed to proceed with the necessary arrangements for the sale of the Certificates in accordance with the aforesaid Preliminary Official Statement.

SECTION 6. The Mayor, City Administrator, Financial Officer, City Clerk, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

SECTION 7. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED on this the 5th day of June, 2018.

CITY OF PARKER, TEXAS

BY:

LEE PETTLE, MAYOR

ATTEST:

BY:

PATTI SCOTT GREY, CITY CLERK

APPROVED AS TO FORM

AND CONTENT:

BY:

**BRANDON S. SHELBY,
CITY ATTORNEY**

EXHIBIT "A"
**NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION OF THE CITY OF PARKER, TEXAS**

NOTICE IS HEREBY GIVEN that the City Council of the City of Parker, Texas (the "City"), at its meeting to commence at 7:00 p.m., on July 17, 2018, at Parker City Hall, 5700 E. Parker Rd., Parker, Texas, tentatively proposes to adopt one or more ordinances authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$6,900,000 for paying all or a portion of the City's contractual obligations incurred in connection with: (i) acquiring, constructing, installing and equipping additions, improvements, extensions and equipment for the City's waterworks and sewer system (the "System") and (ii) paying legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a limited pledge of the surplus revenues of the System that remain after payment of all operation and maintenance expenses thereof, and after all debt service, reserve and other requirements in connection with all revenue bonds or other obligations (now or hereafter outstanding) of the City have been met, to the extent that such obligations are payable from all or any part of the net revenues of the System. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

CITY OF PARKER, TEXAS

May 2018							June 2018							July 2018							August 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5						1	2			1	2	3	4	5	6	7		1	2	3	4		
6	7	8	9	10	11	12	3	4	5	6	7	8	9	10	11	12	13	14		5	6	7	8	9	10	11	
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18
20	21	22	23	24	25	26	17	18	19	20	21	22	23	24	25	26	27	28		19	20	21	22	23	24	25	
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				26	27	28	29	30	31		

City of Parker, Texas

PRELIMINARY TIMETABLE OF EVENTS

Issuance of Certificates of Obligation

Monday, 5/28	Request for information for preparation of Preliminary Official Statement provided to City
Tuesday, 6/5	City Council meeting to consider a Resolution authorizing Notice of Intent to issue Certificates of Obligation
Thursday, 6/7 & Thursday, 6/14	First publication of Notice of Intent to issue Certificates of Obligation to occur at least 31 days prior to authorization of issuance. Second publication of Notice of Intent one week later.
Friday, 6/8	Information for Preliminary Official Statement provided to Hilltop Securities by City
Thursday, 6/21	Preliminary Official Statement in final form and submitted to rating agency
Week of 6/25	Call with Rating Agency
Friday, 7/6	Receipt of rating
Tuesday, 7/17	City Council regular meeting to consider action authorizing issuance of Certificates of Obligation and approving sale
Thursday, 8/16	Closing; receipt of funds

City of Parker, Texas
\$6.42 million Proceeds - Pump Station Project
20 year Repayment - August 2018 Issuance - February 2019 First Payment

A	B	C	D	E	F	G
FYE	Existing Utility Supported Debt Service ⁽¹⁾	\$6,570,000 - Series 2018 8/16/2018 Delivery - 4.00%			AGGREGATE Utility Supported	
		Principal	Interest	Debt Service	Debt Service	FYE
2018	\$ 357,837	\$ -	\$ -	\$ -	\$ 357,837	2018
2019	356,352	-	262,070	262,070	618,422	2019
2020	247,848	90,000	261,000	351,000	598,848	2020
2021	245,650	95,000	257,300	352,300	597,950	2021
2022	244,636	100,000	253,400	353,400	598,036	2022
2023	248,065	100,000	249,400	349,400	597,465	2023
2024	163,444	190,000	243,600	433,600	597,044	2024
2025	138,934	225,000	235,300	460,300	599,234	2025
2026	103,528	270,000	225,400	495,400	598,928	2026
2027	102,365	280,000	214,400	494,400	596,765	2027
2028	103,383	290,000	203,000	493,000	596,383	2028
2029		410,000	189,000	599,000	599,000	2029
2030		425,000	172,300	597,300	597,300	2030
2031		445,000	154,900	599,900	599,900	2031
2032		460,000	136,800	596,800	596,800	2032
2033		480,000	118,000	598,000	598,000	2033
2034		500,000	98,400	598,400	598,400	2034
2035		520,000	78,000	598,000	598,000	2035
2036		540,000	56,800	596,800	596,800	2036
2037		565,000	34,700	599,700	599,700	2037
2038		585,000	11,700	596,700	596,700	2038
	\$ 2,312,040	\$ 6,570,000	\$ 3,455,470	\$ 10,025,470	\$ 12,337,510	

(1) Includes portions of Series 2010 and Series 2011.

RESOLUTION NO. 2017-549
(Professional Engineering Services Agreement)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER APPROVING THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT OF THE CITY OF PARKER AND BIRKHOFF, HENDRICKS & CARTER FOR THE CENTRAL PUMP STATION, GROUND STORAGE RESERVOIR AND NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) METER STATION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Parker entered into an agreement for professional engineering services with Birkhoff, Hendricks & Carter LLP authorized by Resolution 2016-504 and approved by the City Council on April 5, 2016; and

WHEREAS, the April 2016 agreement requires a separate agreement for projects with a construction value above a certain threshold; and

WHEREAS, the project related to the central pump station, ground storage reservoir and NTMWD meter station contemplated herein has a construction value above that threshold; and

WHEREAS, the City of Parker requested a proposed agreement from the firm of Birkhoff, Hendricks & Carter, LLP for the herein described project, which is attached as Exhibit A (the "Agreement"); and

WHEREAS, the City of Parker finds that the terms and conditions of the Agreement are in the best interest of the City and should be approved;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AS FOLLOWS:

SECTION 1. The terms and conditions of the Agreement are approved.

SECTION 2. The Mayor is hereby authorized to execute the Agreement and all other necessary documents in connection therewith on behalf of the City of Parker.

SECTION 3. That all provisions of any and all resolutions of the City of Parker found to be in conflict with the provisions of this Resolution be, and the same are hereby, repealed to the extent of the conflict, and all other provisions of the resolutions of the City of Parker not in conflict with the provisions of this Resolution shall remain in full force and effect.

DULY PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas on this the 5th day of September, 2017.



ATTEST:


Patti Scott Grey, City Secretary

CITY OF PARKER:


Z. Marshall, Mayor

APPROVED AS TO FORM:


Brandon Shelby, City Attorney

EXHIBIT "A"

ENGINEERING SERVICES

CENTRAL PUMP STATION, GROUND STORAGE NO. 1, AND N.T.M.W.D. METER STATION

PART I: PRELIMINARY PLAN

Prepare conceptual layout of Pump Station, Ground Storage Reservoir, Yard Piping and NTMWD Meter Station.

A. Preliminary Plans - Pump Station & Meter Station (5.0 MGD Capacity)

Prepare construction plans and specifications to include the following:

- 1) Pump station building will include electrical and pump rooms. Pumps and motors will be located inside, suction header pipe located outside. Three pumps and motors will be included in the initial phase of pump station (1.75 MGD capacity) with two empty slots for future pumps and motors. Pump Room approximately 30-feet x 55-feet, Electrical Room approximately 30-feet x 23-feet.
- 2) Pump selection will be based on hydraulics of the system.
- 3) Design of discharge meter station into the distribution system.
- 4) Design and sizing of discharge and suction piping. Suction piping will include connection to ground storage reservoirs and supply line from NTMWD meter station. Discharge line will include connections for disinfection and will extend to distribution system in F.M. 2551.
- 5) New RTU for the pump station along with communications will be included. Provisions will include modifications to HMI software for the pump station, ground storage, standby generator and meters.
- 6) Pump Station design will include civil design, mechanical design, electrical design and architectural design. Electrical room will be conditioned space and the pump room will be forced ventilation. Architecturally, the building will have a pitched metal roof and stone facade.
- 7) Design of NTMWD Meter Station meeting District Standards. Aboveground building will complement the pump station building.

- 8) Work with electrical supplier to size required electric service to the site.
- 9) Formulate Engineers' Opinion of Probable Construction Cost.
- 10) Submit three sets of preliminary plans to the City for review. Plans will be completed on 11" x 17" sheets.
- 11) Meet with the City to discuss preliminary plans.

B. Preliminary Plan - 0.75 Million Gallon Ground Storage Reservoir No. 1

Preparation of plans, specifications and bidding documents for a 0.75-million gallon AWWA D110, Prestressed Concrete Ground Storage Reservoir with a 40-foot side water depth and based on the following items:

- 1) Specifications based on following standards:
 - > American Water Works Association (AWWA)
 - > American Nation Standards Institute (ANSI)
 - > American Society of Testing Materials (ASTM)
 - > National Sanitation Foundation (NSF)
 - > American Concrete Institute (ACI)
- 2) Tank Accessories to include the following:

> Pipe Connections	> Roof Hatches
> Over Flow	> Vent
> Drain	> Level Monitoring
> Tank Ladders	> Sample Port
- 3) Formulate Engineers' Opinion of Probable Construction Cost.

PART II: FINAL DESIGN

- A. Revise preliminary plans for pump station, ground storage and meter station improvements incorporating comments from the City.
- B. Finalize construction plans, specifications and bidding documents.
- C. Prepare erosion control plan.
- D. Design appurtenances such as special connections, details, etc.

- E. Prepare final quantity take-off and prepare opinion of probable construction cost based on final plans.
- F. Submit three sets of final bid documents including bid proposal forms, construction plans, specifications, and contract documents for City's review.
- G. Submit plans to TCEQ for their review and comment.

PART III:BIDDING PHASE

- A. Assist the City staff in advertising for bids. This will include e-mailing "Notice to Contractors" to contractors experienced in this type of construction. City will have Notice published in local newspaper at City's cost.
- B. Sell bidding documents to potential bidders and their suppliers and other parties.
- C. Provide bidding documents to City of Parker, and electronic copies to Publishers.
- D. Assist during opening of bids and provide bidding tally sheets.
- E. Provide bid tabulation, in PDF format, to City and Contractors who submitted bids.
- F. Obtain the following information from the lowest bidder:
 - 1. Past work history,
 - 2. Physical resources to produce the project.

Formulate opinion from information received and provide the City at their request, a summary of the opinion for their use in selection and award of the construction contract.

- G. After award of contract, furnish ten (10) sets of prints of the final plans, specifications and contract documents to the City for construction use by the City and Contractor.

PART IV:CONSTRUCTION PHASE

- A. Attend the Pre-Construction Conference, including preparing an agenda.
- B. Attend coordination meetings with contractor, quality control personnel, and City representatives as required to discuss strategy, problem areas, progress, and other coordination matters.
- C. Review shop drawings and other submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information given by the Contract Documents. The contractor is to review and stamp

their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor.

- D. Provide written responses to requests for information or clarification to City and/or Contractor.
- E. Prepare and process routine change orders for this project as they pertain to the original scope of work.
- F. Prepare monthly pay request form, from information obtained from Contractor and/or City Inspector, and submit to City with recommendation for payment.
- G. Accompany the City during their final inspection of the project. Prepare punch-list of items found during City's inspection that requires Contractor action.
- H. Assist City in selecting on-site representative to observe construction activities and in selecting testing laboratory for concrete and paint testing.

PART V: ADDITIONAL SERVICES

- A. Survey for Design: Complete field surveys to be utilized in preparation of construction plans.
- B. Geotechnical Investigation: Complete geotechnical investigation of the pump station site to include four soil borings.
- C. Reproduction: Printing of documents for review and for construction.
- D. Prepare Record Drawings: Utilizing on-site Representative and Contractor's construction record information, prepare one set of reproducible record drawings, and provide an electronic copy in PDF format.

PART VI:EXCLUSIONS

The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Certification that work is in accordance with plans and specifications.
- B. Contractor's means and methods.
- C. Environmental impact statements and assessments.
- D. Fees for permits.
- E. Fees for publically advertising the construction project.
- F. Fiduciary responsibility to the Client.
- G. On-site construction safety precautions, programs and responsibility (Contractor's responsibility).
- H. Phasing of Contractor's work.
- I. Quality control and testing services during construction.
- J. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans).
- K. Title searches.
- L. Trench safety designs.
- M. Site plan process.

EXHIBIT "B"

COMPLETION SCHEDULE

Notice to Proceed	September 11, 2017
Begin Field Surveys	September 18, 2017
Complete Geotechnical Investigation	December 30, 2017
Complete Site Plan Layout	November 3, 2017
Submit Preliminary Plans to City for Review	March 30, 2018
Receive Review Comments from City	April 17, 2018
Complete Final Plans	July 31, 2018
Advertise Project	August 2018
Receive Bid	August 2018
Award Contract	September 2018
Notice to Proceed	November 2018
Construction	November 2018 - December 2019

EXHIBIT "C"

PAYMENT SCHEDULE

Payment for engineering services described in Exhibit "A" under Parts I, II, III, and IV shall be based on an amount of Five Hundred Thirty Thousand Dollars (\$530,000.00).

Payment for Additional Services described under Part V shall be on the basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$165.00 per hour, inclusive of all equipment rentals and software licensing. Expenses shall be at invoice cost times a multiplier of 1.15.

The maximum overall fee established herein shall not be exceeded without written authorization from the City, based on increased scope of services.

The following is a summary of the estimated charges for the various elements of the proposed services:

Basic Services:

▪ Pump Station	(\$2,500,000)	\$245,000
▪ Ground Storage	(\$1,000,000)	\$65,000
▪ NTMWD Meter Station	<u>(\$1,500,000)</u>	<u>\$120,000</u>
Total Construction:		(\$5,000,000)
Subtotal		\$430,000.00

Bidding Services:

▪ Pump Station, Ground Storage & Meter Station	<u>\$5,000</u>
Subtotal	<u>\$5,000.00</u>

Construction Administration:

▪ Pump Station, Ground Storage & Meter Station	
Subtotal	\$95,000.00

Additional Services:

▪ Field Surveys for Design	\$1,500
▪ Geotechnical Investigation	\$9,200
▪ Reproduction	\$2,000
▪ Record Drawing	\$2,500
Subtotal	<u>\$15,200.00</u>
TOTAL:	<u>\$545,200.00</u>

Maximum of \$250,000 to be billed in City Fiscal Year 2017 – 2018. Remainder will be billed in City Fiscal Year 2018 – 2019 and 2019 – 2020.

PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Parker, Texas, hereinafter referred to as "City", and Birkhoff, Hendricks & Carter, L.L.P., hereinafter referred to as "Engineer", to be effective from and after the date as provided herein.

WITNESSETH:

WHEREAS, the City desires to engage the services of the Engineer to complete engineering design and preparation of plans and specifications, along with construction administration for the Central Pump Station, Ground Storage Reservoir and NTMWD Meter Station, hereinafter referred to as the "Project"; and

WHEREAS, the Engineer desires to render such engineering design services for the City under the terms and conditions provided herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

I. Employment of the Engineer

The City hereby agrees to retain the Engineer to perform professional engineering services in connection with the Project; Engineer agrees to perform such services in accordance with the terms and condition of this Agreement, and to the Standard of Care practiced by Professional Engineers in North Central Texas.

II. Scope of Services

The parties agree that Engineer shall perform such services as expressly set forth and described in Exhibit "A", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City. Engineer shall have no further obligations or responsibilities for the project except as agreed to in writing. Engineer's services and work product are intended for the sole use and benefit of Client and are non-intended to create any third party rights or benefits, or for any use by any other entity or person for any other purpose.

Engineer shall perform his or her professional engineering services with the professional skill and care ordinarily provided by competent engineers practicing in North Central Texas and under the same or similar circumstances and professional license. Professional services shall be performed as expeditiously as is prudent, considering the ordinary professional skill and care of a competent engineer.

III. Schedule of Work

The Engineer agrees to commence services immediately upon execution of this Agreement, and to proceed diligently with said service, except for delays beyond the reasonable control of Engineer, to completion, as described in the Completion Schedule attached hereto as Exhibit "B" and thereby made a part of this Agreement.

IV. Conflict of Interest

The Engineer hereby represents and covenants that neither it nor any of its employees or representatives, has or shall have, directly or indirectly, any agreement or arrangement with any party that would constitute a conflict of interest in regard to the work being performed by the City during the terms of this agreement. Engineer will inform the City of other assignments undertaken on behalf of neighboring communities or governmental agencies that may constitute a conflict of interest.

V. Entirety of Agreement

This agreement consists of this document, upon which the parties have affixed their signatures, and those documents specifically incorporated herein by reference. This agreement as so constituted is the entire agreement between the parties, with respect to the subject matter hereof, and supersedes all other previous statement, communications, or agreements, whether oral or written. No modification, alteration, or waiver of any provision hereof shall be binding upon the parties unless evidenced in writing and signed by both parties.

VI. Compensation and Method of Payment

The parties agree that Engineer shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Payment Schedule attached hereto as Exhibit "B" and thereby made a part of this Agreement. Engineer further agrees that it will prepare and present such monthly progress reports and itemized statements as are described in said Exhibit "B". City agrees to pay invoices upon receipt. Statement for services shall include a line for previous payments, contract amount, and amount due current invoice.

VII. Information To Be Provided By The City

The City agrees to furnish, prior to commencement of work, all information requested by Engineer that is available to the City.

VIII. Insurance

Engineer agrees to procure and maintain for the duration of the contract Professional Liability Insurance (\$2,000,000), Worker's Compensation, General Liability and Automobile Insurance.

IX. Assignment and Subletting

The Engineer agrees that neither this Agreement nor the services to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Engineer further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Engineer from its full obligations to the City as provided by this Agreement.

X. Contract Termination

The parties agree that City or the Engineer shall have the right to terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event of such termination without cause, Engineer shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Engineer in connection with this Agreement. Engineer shall be entitled to compensation for any and all services completed to the satisfaction of City in accordance with the provisions of this Agreement prior to termination.

XI. Engineer's Opinion of Cost

The parties recognize and agree that any and all opinions of cost prepared by Engineer in connection with the Project represent the best judgment of Engineer as a design professional familiar with the construction industry, but that the Engineer does not guarantee that bids solicited or received in connection with the Project will not vary from the opinion by the Engineer.

XII. Personnel

The Engineer represents that it has or will secure at its own expense all personnel required to perform the services covered by this contract.

XIII. Construction

On projects that include construction, the City recognizes that the Contractor and Subcontractors will be solely in control of the Project site and exclusively responsible for construction means, methods, scheduling, sequencing, jobsite safety, safety programs, and compliance with all construction documents and directions from City or Building Officials. Construction contracts are between the Client and the Construction Contractor. Engineer shall not be responsible for construction related damages, losses, costs, or claims; except only to the extent caused by Engineer's sole negligence.

XIV. Ownership of Documents

Original drawings, specifications and reports are the property of the Engineer; however, the Project is the property of the City. City shall be furnished with such reproductions of drawings, specifications and reports. Upon completion of the services or any earlier termination of this Agreement under Article VII, Engineer will revise drawings to reflect changes made during construction as reported by the City and contractor, and will furnish the City with one set of construction record drawings in accordance with terms provided in Exhibit "A" - Engineering Services.

All deliverables shall be furnished, as an additional service, at any other time requested by the City when such deliverables are available in the Engineer's record keeping system.

XV. Complete Contract

This Agreement, including the exhibits hereto numbered "A" through "C" constitutes the entire agreement by and between the parties regarding the subject matter hereof, and supersedes all prior or contemporaneous written or oral understanding. This agreement may only be amended, supplemented, modified or canceled by a duly executed written agreement.

XVI. Independent Contractor

Engineer certifies that the firm is an independent contractor, and none of its contractors, employees, agents, or independent workmen shall be deemed an employee of the City of Parker for any purpose whatsoever.

XVII. Mailing of Notices

Unless instructed otherwise in writing, Engineer agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

Jeff Flanigan	With Copy To: Brandon Shelby
City Administrator	City Attorney
City of Parker	Shelby Law PLLC
5700 East Parker Road	515 N. Travis
Parker, Texas 75002	Sherman, Texas 75091
Phone: (972) 442-4105	Phone: (903) 357-5101
JFlanigan@parkertexas.us	BShelby@shelbylawpllc.com

City agrees that all notices or communications to Engineer permitted or required under this Agreement shall be addressed to Engineer at the following address:

John Birkhoff P.E.
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243
Phone: (214) 361-7900
JBirkhoff@bhcllp.com

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XVIII. Texas Board of Professional Land Surveying Contact Information

Recipients of professional land surveying services under this agreement may direct complaints regarding such services to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC 230, Austin, TX 78753, Phone (512) 239-5263, Fax (512) 239-5253.

XIX. Effective Date

This Agreement shall be effective from and after execution by both parties hereto, with originals in the hand of both parties.

WITNESS OUR HANDS AND SEALS on the date indicated below.

CITY OF PARKER, TEXAS

Texas General Law City

By: 

Z Marshall, Mayor

Date: September 5, 2017

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

A Texas Limited Liability Partnership

Texas Board of Professional Engineers Firm No. 526

Texas Board of Professional Land Surveyors Firm No. 100318-00

By: 

John W. Birkhoff, P.E., Managing Partner

Date: 9/15/17

ATTEST

By: 

Patti Scott Grey, City Secretary

CERTIFICATE OF DONATION

TO

Parker Police Dept

Please accept our Contribution of 2 Radar Signs
Approximate Donation Value of \$6,000.00

Awarded this 5th day of June, 2018
from

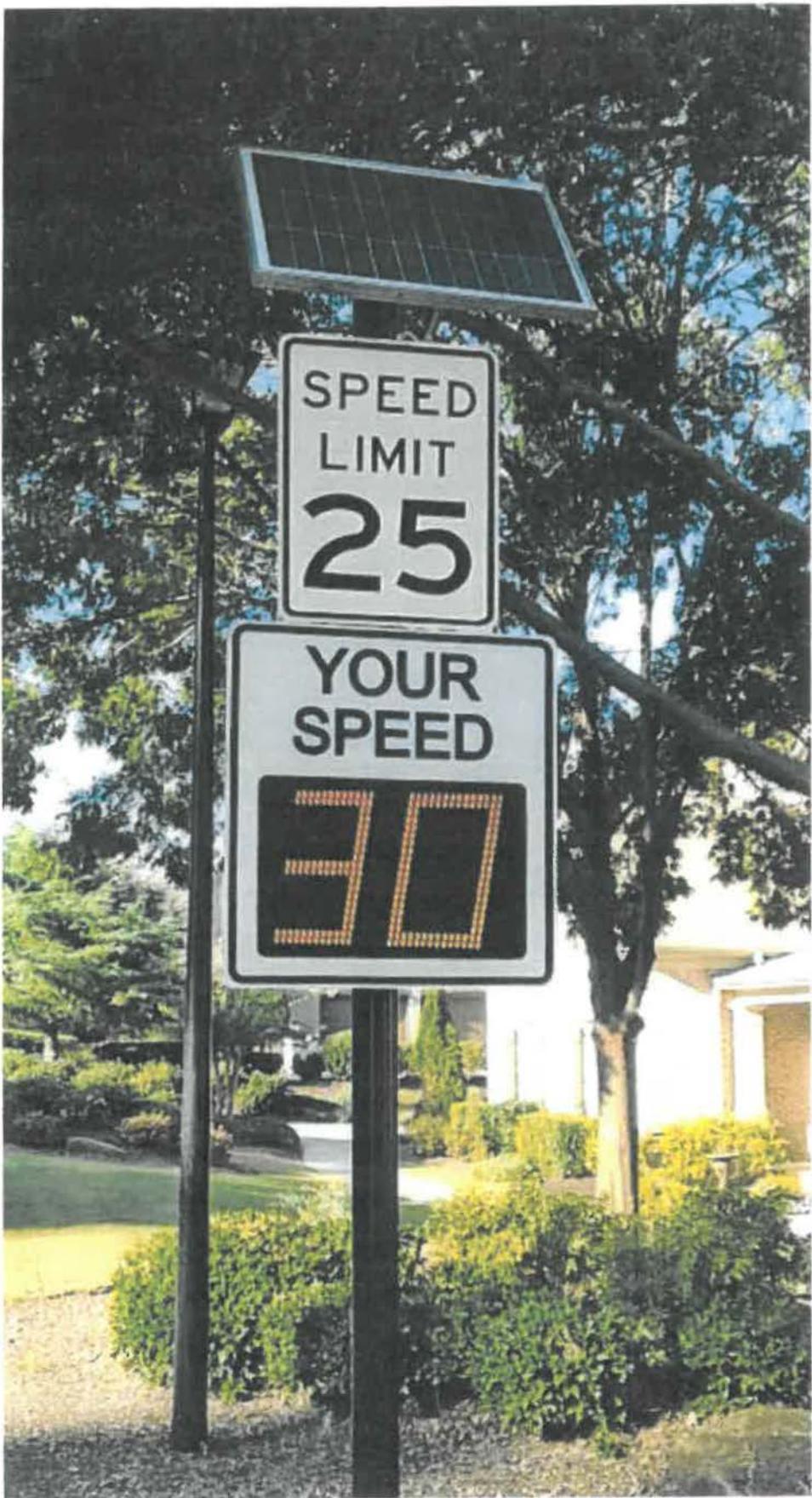
Parker Women's Club

Marilyn Kittrell, President / Roxanne Bogdan, VP of Programs / Tammy Jones, WP Membership / Sharon Brucato, VP Outreach

Stacy Patrick, VP Fundraising / Debbie Crutcher, Secretary / Patricia Gannon, Treasurer / Carol Denio, Parliamentarian

P.O. Box 1361, Allen, Texas 75013 * parkerwomensclub@gmail.com * TIN# 75-2637626

The Parker Women's Club is a 501(c)3 organization that provides an opportunity for the women of Parker to support their City. The Club offers an avenue for community service, charity and fellowship. TIN#75-2637626



CERTIFICATE OF DONATION

TO

City of Parker

Please accept our Contribution of 2 Picnic Tables
Approximate Value of \$1,466.00

Awarded this 5th day of June, 2018
from

Parker Women's Club

Marilyn Kittrell, President / Roxanne Bogdan, VP of Programs / Tammy Jones, VP Membership / Sharon Brucato, VP Outreach

Stacy Patrick, VP Fundraising / Debbie Crutcher, Secretary / Patricia Gannon, Treasurer / Carol Denio, Parliamentarian

P.O. Box 1361, Allen, Texas 75013 * parkerwomensclub@gmail.com * TIN# 75-2637626

The Parker Women's Club is a 501(c)3 organization that provides an opportunity for the women of Parker to support their City. The Club offers an avenue for community service, charity and fellowship. TIN# 75-2637626

6/5/2018

Keller Williams Realty, Inc. Mail - Fwd: Speed Monitor Sign



Marilyn Kittle mkittle@kw.com

Fwd: Speed Monitor Sign

Parker Women's Club <parkerwomensclub@gmail.com>
To: Marilyn Kittle <mkittle@kw.com>

Fri, May 25, 2018 at 4:27 PM

Here ya go!



[Quoted text hidden]

PARKER WOMEN'S CLUB
P.O. BOX 1361
ALLEN, TX 75013

1537 /

88-123/1118
900

June 5, 2018
Date

Pay to the
Order of City of Parker \$ 10,000 =
Ten thousand and no/100
Dollars A Security
Federally
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**Parker Land Usage
Zoning**

Section	A-O	SF	SFT	MH	PRD	SA
§156	Agricultural-Open Space	Single-Family Residential	Single-Family Transitional	Manufactured Housing	Planned Residential Development	Special Activities District
Purpose	Lands within the corporate limits of the city which are not subdivided and are relatively undeveloped. This use district is designed to promote continued agricultural activities and provide open space.	Provides for single-family residential development that is most consistent with the general desires of the community.	Provides for the gradual transition from the smaller lot sizes in neighboring cities to the larger lot sizes preferred by most city residents. The classification also provides for a landscaped bufferyard between cities.	Provides a controlled area for the placement of manufactured homes and ensure an environment suitable for family living.	This zoning classification, PRD or PRD1, is closed and not available for zoning applications.	Provide for tourist-related commercial uses that are integrated through site planning and architectural design guidelines.
Permitted Uses (Note: See zoning ordinance 156.31 (2) for Conditional Uses)	(a) Barn or stable for keeping private animal stock; (b) Agriculture; (c) Farm; (d) Pasture; (e) Single-family residence; (f) Home occupation; and (g) Accessory buildings.	(a) Single-family residence; (b) Accessory buildings; and (c) Home occupation	(a) Single-family residence; (b) Accessory buildings; and (c) Home occupation		(a) Individually owned manufactured homes and lots in an approved manufactured housing district subdivision; and (b) Commercial manufactured home parks providing, either on a rental or as an outright sale, lots for placement of manufactured homes with utilities for those manufactured homes.	1. Hotel; 2. Motel; 3. Bed and breakfast establishments; 4. Retail and service uses: a. Arts and crafts galleries; b. Photography studio; c. Retail shops for clothing and souvenirs, gourmet foods, antiques, or florist shops; and d. Cafes, restaurants, and catering facilities, excluding fast food restaurants or drive-throughs. 5. Dinner playhouse; 6. Farmers' market; 7. Conference or events facilities; 8. Indoor or outdoor special events, such as the following: rodeos, livestock exhibitions, and auctions; 9. Tennis club or golf course; 10. Single-family residence for on-site caretaker or staff; 11. Facilities for the mixing of personal care products from natural and raw agricultural products, such as an aloe vera products mixing facility. This use does not include any animal processing or raw material processing, uses.
Minimum Lot Size	5 Acre Minimum (contiguous) under single ownership	2 Acre Minimum	1 Acre minimum, with the average lot size not less than 1.5 acres.	Please refer to Land Usage/Zoning ordinances in §156.34 for Manufactured Housing District		Please refer to Land Usage/Zoning ordinances in §156.36 for Special Activities District
Maximum Lot Coverage	20% Maximum	20% Maximum	20% Maximum			
Non-residential structure lot coverage	10% Maximum	10% Maximum	10% Maximum			
Minimum Lot Width	200 Feet at Street	200 Feet at Street	1 Acre: 100 Feet on straight street. 1.5 Acres: 150 Feet on straight street. 2 Acres: 200 Feet on straight street.			
Minimum Lot Width on curved streets and cul-de-sacs	W=70-(400/R) feet	W=70-(400/R) feet. Note: R shall be no less than 40 feet.	W=70-(400/R) feet. Note: R shall be no less than 40 feet.			
Minimum Lot Depth	300 Feet	300 Feet	1 Acre - 150 feet, 1.5 Acres - 225 feet, 2 Acres - 300 feet			
Bufferyards	Not Required	Not Required				
Building Setback - Front	100 Feet	100 Feet from closest point	1 Acre - 50 feet, 1.5 Acres - 75 feet, 2 Acres - 100 feet			

**Parker Land Usage
Zoning**

Section	A-O	SF	SFT	MH	PRD	SA
§156	Agricultural-Open Space	Single-Family Residential	Single-Family Transitional	Manufactured Housing	Planned Residential Development	Special Activities District
Building Setback Side	100 Feet	40 Feet from closest point	1 Acre - 25 feet, 1.5 Acres - 25 feet, 2 Acres - 40 feet			
Building Setback Side at Corner			1 Acre - 50 feet, 1.5 Acres - 75 feet, 2 Acres - 75 feet			
Building Setback - Rear	100 Feet	50 Feet from closest point	1 Acre - 30 feet, 1.5 Acres - 50 feet, 2 Acres - 50 feet			
Single Family Residence - Living space	2500 Air Conditioned	2500 Air Conditioned	2500 Air Conditioned			
Single Family Residence -1st Floor Building Materials	90% Masonry (excl windows and doors)	90% Masonry (excl windows and doors)	90% Masonry (excl windows and doors)			
Single Family Residence -Total Elevation Building Materials	75% Masonry (excl windows and doors)	75% Masonry (excl windows and doors)	75% Masonry (excl windows and doors)			
Residence Max Height	35 Feet above finished floor elevation, Architectural treatment not to exceed 40"	35 Feet above finished floor elevation, Architectural treatment not to exceed 40"	35 Feet above finished floor elevation, Architectural treatment not to exceed 40"			
Accessory Dwelling* Living Space	No minimum	No minimum	No minimum			
Accessory Dwelling* - Building Materials, 1st floor	90% Masonry (excl windows and doors)	90% Masonry (excl windows and doors)	90% Masonry (excl windows and doors)			
Accessory Dwelling* - Building Materials, Total	75% Masonry (excl windows and doors)	75% Masonry (excl windows and doors)	75% Masonry (excl windows and doors)			
Accessory Dwelling* - Maximum Height	2-story maximum (not to exceed hight of primary residence)	2-story maximum (not to exceed hight of primary residence)	2-story maximum (not to exceed hight of primary residence)			
Garages	No opening to front of lot or side street	No opening to front of lot or side street	No opening to front of lot or side street			
Fences - Types	Open contruction with a maximum of 50% coverage	Open contruction with a maximum of 50% surface area	Open contruction with a maximum of 50% surface area			
Fences - Front yard	If greater than 2 acres. Chain link in front yard prohibited	If greater than 2 acres. Chain link in front yard prohibited	If greater than 2 acres. Chain link in front yard prohibited			
Fences - Privacy	<30 Feet from side of pool, finished side facing exterior of lot	<30 Feet from side of pool, finished side facing exterior of lot	<30 Feet from side of pool, finished side facing exterior of lot			
Fences - Materials	Wood, masonry, chain link, wrought iron, metal tubing, vinyl/figerglass composite, barbed wire	Wood, masonry, chain link, wrought iron, metal tubing, vinyl/figerglass composite	Wood, masonry, chain link, wrought iron, metal tubing, vinyl/figerglass composite			