



AGENDA
CITY COUNCIL MEETING
FEBRUARY 18, 2020 @ 7:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, February 18, 2020 at 7:00 P.M. at the **Victory Church, 6301 E. Parker Road, Parker, Texas, 75002.**

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

PRESENTATION ON PROPOSED MUNICIPAL COMPLEX

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.

INDIVIDUAL CONSIDERATION ITEMS

1. ANY DISCUSSION, CONSIDERATION, OR APPROPRIATE ACTION ON THE PROPOSED MUNICIPAL COMPLEX AND ITS FUNDING. [PETTLE]

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS
3. 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 February 14, 2020 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 1
C'Sec Use Only

Budget Account Code:	Meeting Date: February 18, 2020
Budgeted Amount:	Department/ Requestor: City Council/City Administrator
Fund Balance-before expenditure:	Prepared by: City Administrator Olson
Estimated Cost:	Date Prepared: February 14, 2020
Exhibits:	1. Proposed Municipal Complex Town Hall Handout 2. Proposed Municipal Complex 3. City Hall Elevation Presentation 4. City Hall Plan Presentation 5. Parker City Hall Parking Lot Layout 1 6. Parker City Hall Parking Lot Layout 3

AGENDA SUBJECT

Any discussion, consideration, or appropriate action on the proposed municipal complex and its funding. [PETTLE]

SUMMARY

Please review information provided for discussion.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
Acting City Administrator:	<i>Luke B. Olson</i>	Date:	02/14/2020



Proposed Municipal Complex

Why this is necessary:

Current City Hall is insufficient to meet our City's needs:

- Built in 1980 when City's population was about 600, to serve around 1000 residents.
- Cost of repairs and maintenance to keep this building functional is becoming cost prohibitive.
- Constant repairs interfere with employees, operations and services to residents.
- Not designed for today's technology such as not wired properly for a new phone system and outdated IT infrastructure.
- At 4,000 square feet, we have long outgrown this building: having to lease a 2,688 square foot building for our Police Department.
 - Public Works is in the old Fire Station, which itself is old and not in good shape.
 - Storage/records is in shed/other buildings.
- Being spread out affects efficient operations and functions.
- Having to hold such things as police promotion ceremony, candidates' night, Board and Commission meetings, and committee meetings in other buildings due to lack of space. Council Chambers is not available for use by the City due to voting taking about 3 weeks of the year.
- Not recommended for remodeling per professionals as it probably has a cracked slab, floods, is falling apart with the bricks coming off the building, walls cracking, door not closing/locking, and joints beginning to give/sag.

Why Now:

We are out of space.

- Affects our ability to efficiently provide services.
- Affects our costs as we are having to lease space.
- Affects our ability to take advantage of bulk purchasing to save money.
- Affects our ability to have events such as voting not in conflict with city functions.

- Cost of repairs and maintenance are becoming increasingly more expensive and needed more often as building has become high maintenance.
- No longer meets the needs of our growing community.

Financing:

- Considering all options to keep construction costs as low as possible, while also constructing an energy efficient and low maintenance building.
- Constructing City Hall, Community Room and Park all at once to take advantage of lower costs resulting from one-time mobilization of equipment and expected increases in construction costs.
- Pursuing grants and/or other funding sources that are available to assist with costs (but don't have "strings" attached).
- Hiring of a Construction Manager at Risk (CMAR) to oversee the project.
 - CMAR will assume the role of a construction consultant and assist with value engineering, cost estimating, and constructability reviews.
- Exact costs have not been determined. Once a CMAR has been hired costs will be finalized.
- Proposing GO Bond for an amount not to exceed \$14 million for Municipal Complex.
 - Bond will be repaid using I&S portion of tax rate. Existing maintenance and operations funds will not be affected.
- Since this project was begun, several changes have been made since the original proposal.
 - The Municipal Complex was moved out of the flood plain.
 - Municipal Building is one story and designed for future expansion if needed.
 - Municipal Building is reduced in size from the initial 27,000 sq. ft. or only the administration and police building to 20,000 square feet for the entire building including storage.
 - Costs have been reduced from \$18,000,000 to \$14,000,000 for the entire complex including City Hall (administration and police), Community Building, outdoor pavilion and restrooms, and playground.

Time Frame:

Town Hall Meeting:	1-15-2020
City Council Meeting:	1-21-2020 (Discussion to Accept Building Design)
City Council Meeting:	2-04-2020 (Council Vote if Design Approved for Bond Referendum)
GO Bond to voters	5-02-2020

24 months approximately from the start of construction which may be affected by such variables such as weather, availability of materials etc.



Proposed Municipal Complex

- **Estimated cost (NOT TO EXCEED) - \$14 million**
- **Issuance of GO Bonds with a 20-year repayment (4% interest rate)**
- **Annual total tax supported debt service payment expected to increase \$750,000**
- **City to absorb \$200,000 with existing funds, leaving \$550,000 unfunded**
- **Current tax rate - \$0.365984**
- **Proposed tax rate (NOT TO EXCEED) - \$0.415984**
- **Tax rate increase (NOT TO EXCEED) - \$0.05**
 - **\$0.01 change in property tax affects City budget by approximately \$110,000 annually**
 - **\$0.01 change in property tax affects average homeowner by \$65 annually (based on \$650,000 average home value)**
 - **Annual increase in property taxes for average home valued at \$650,000 - \$325**

PROPOSED NORTH ELEVATION - CITY HALL

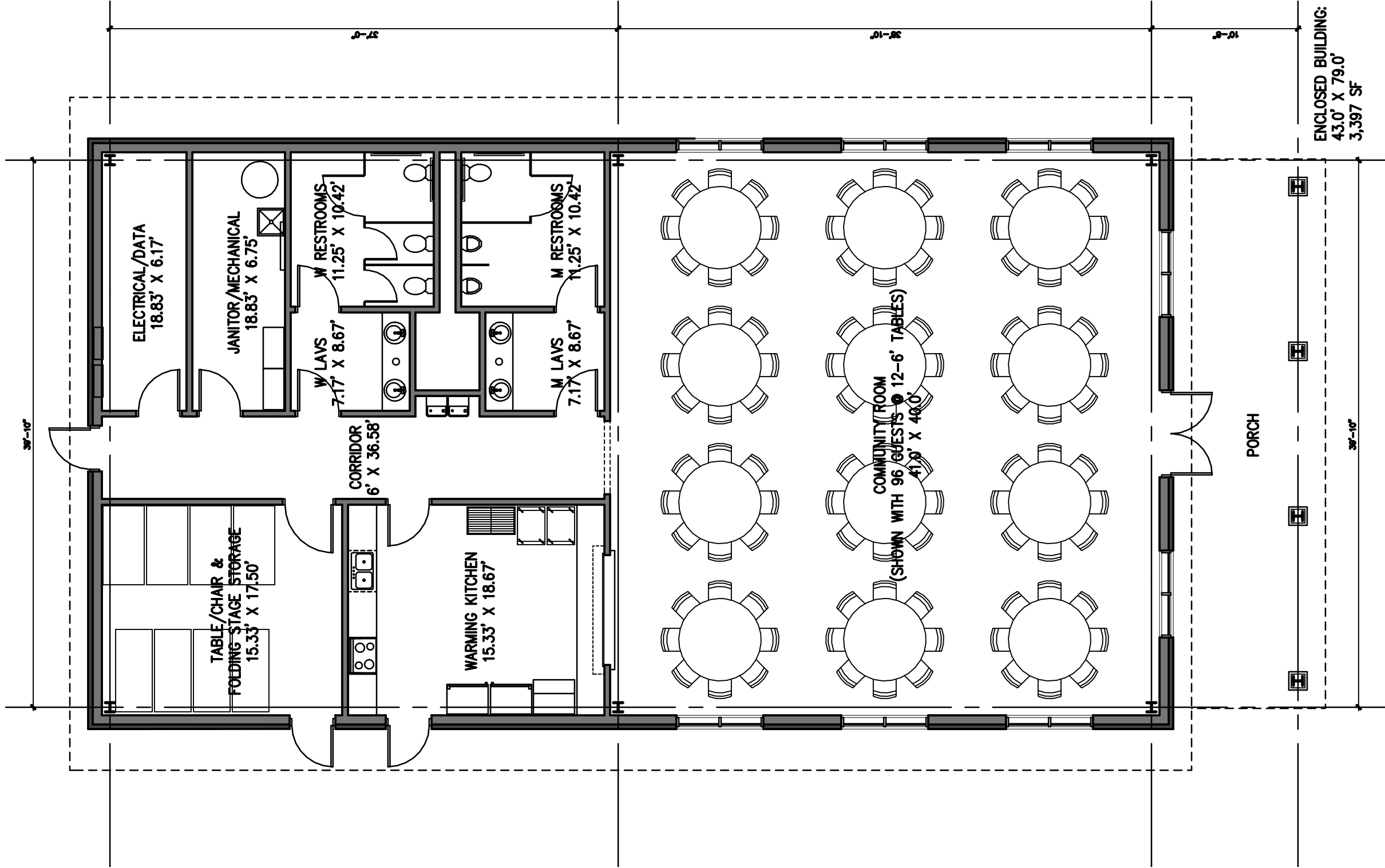
1/8" = 1'-0"

PROPOSED WEST ELEVATION - CITY HALL

1/8" = 1'-0"

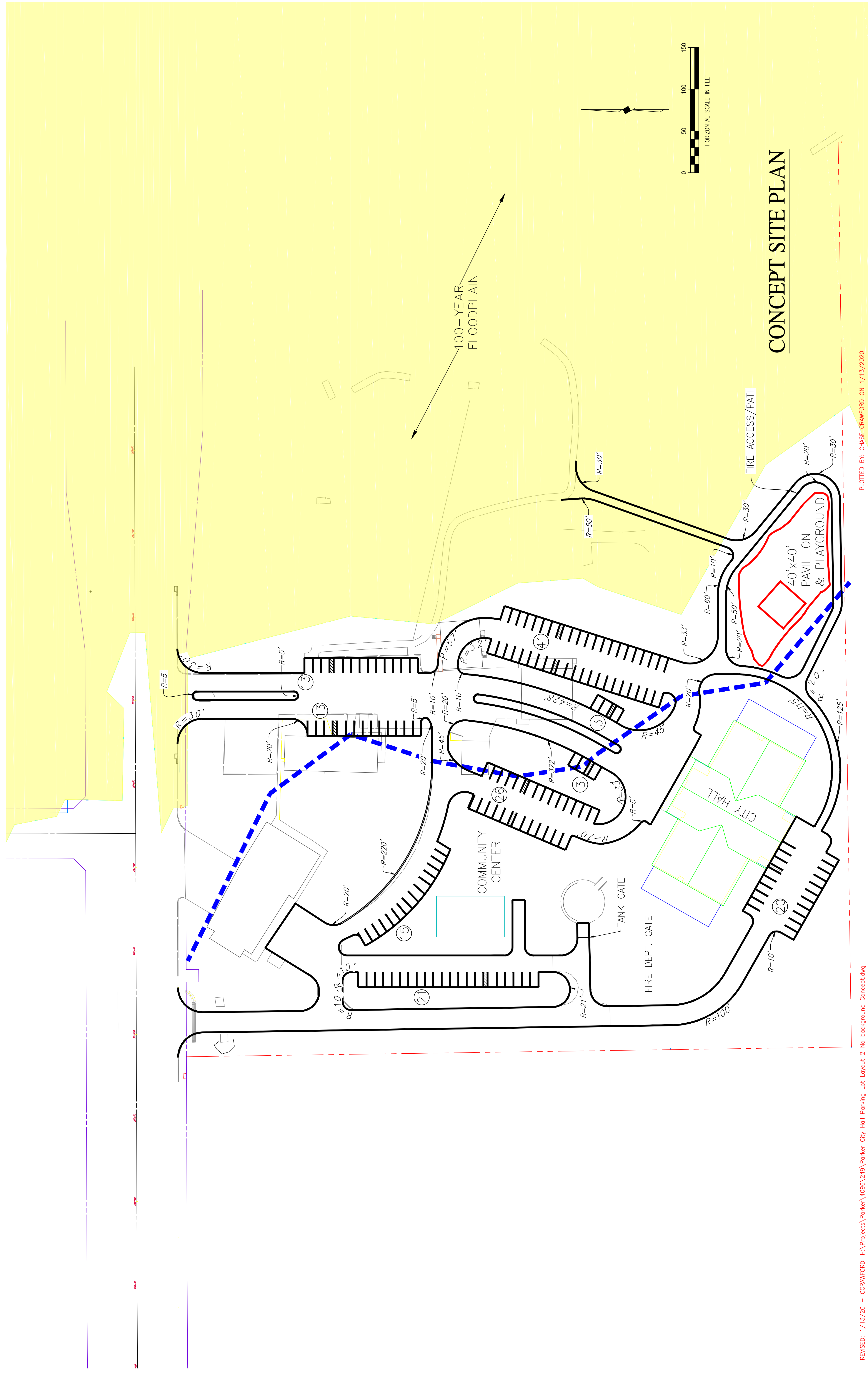
PROPOSED FLOOR PLAN - COMMUNITY ROOM

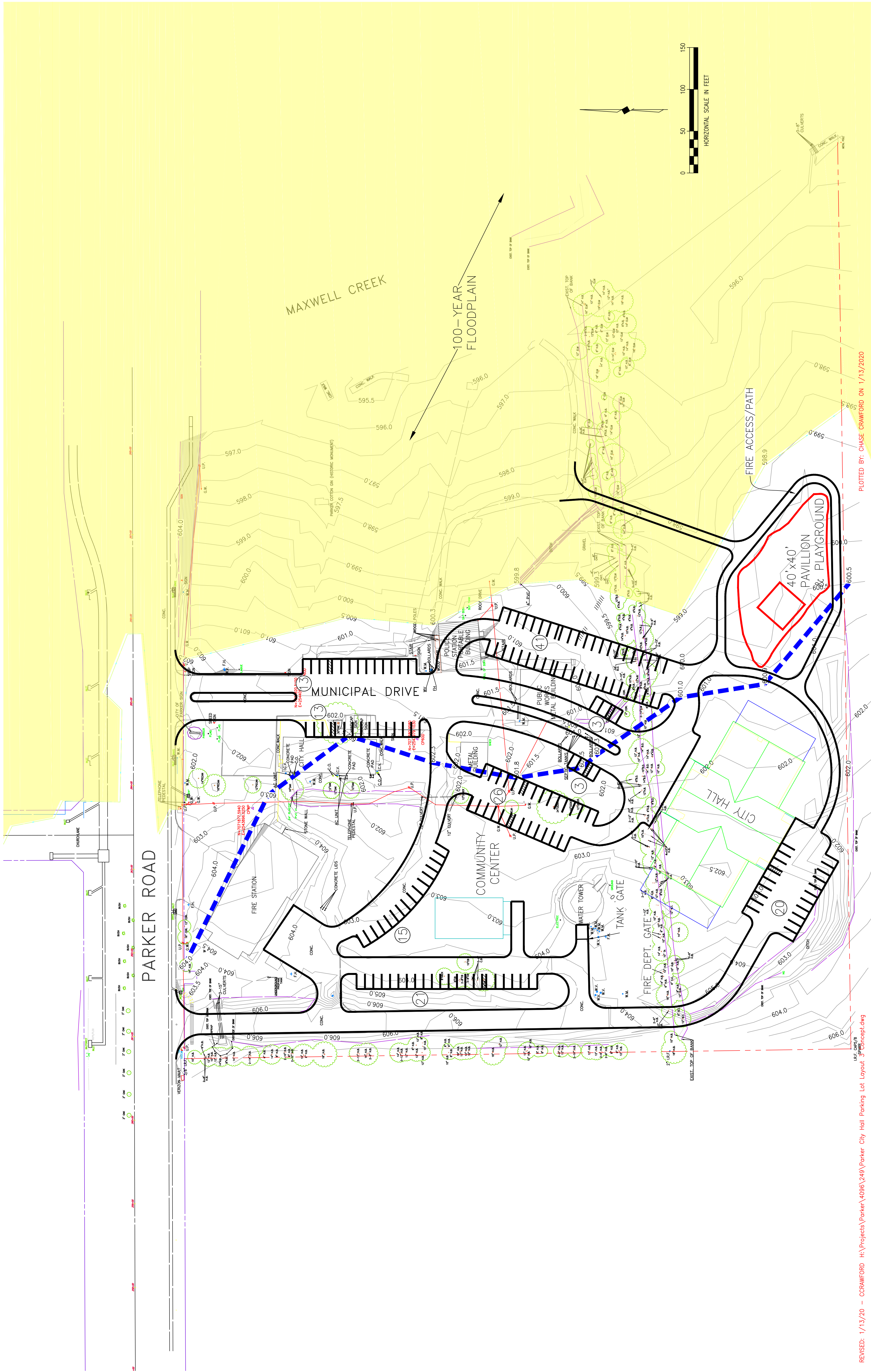
1/8" = 1'-0"





PROPOSED FLOOR PLAN - CITY HALL





**CITY COUNCIL
FUTURE AGENDA ITEMS**

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
2020			
Monthly	Home Rule Charter Commission (HRCC)	Shelby	Last Update 7/2; 8/6; 8/27; 9/3; 9/17, 10/15; 11/19; 12/17; 1/21
TBD	International Building Codes	Machado	2018 0920 PWD GM working on update
TBD	Annual Codification Supplement	C'Sec	Last update 2019 0604 CC Mtg
TBD	2020 City Fee Schedule	Savage	2015-2016 Approved 2/29; added 2016-17 to FAI; last Update 2019 0604; BP Update 2019 0917
TBD	Discussion - Reasearch - Going Electronic	Olson	MLP added 2019 0624; Discussed 2019 061&12 Long Term Planning; Demo 2019 1107 AM; 2019 1217 Update
Feb , May, Aug, Nov	Republic Waste Quarterly Report	Bernas	4th Qtr 2020 0204 CC Agenda
Feb, May, Aug, Nov	Fire Department Quarterly Report	Sheff/Miller/Flo wers	3rd Qtr 2019 1119 CC Agenda
Feb , May, Aug, Nov	Investment Quarterly Report	Savage	4th Qtr 2020 0204 CC Agenda
Tentatively February 4, 2019	Drainage Committee	Meyer	Last Update 2019 0903; 2020 0121 ; 0204
Tentatively February 4, 2019	Facility/Transportation Committee	Standridge	2019 0827; 1119; (T) 2020 0204 CC Agenda
Tentatively March 17, 2020	Emergnecy Communication Committee	Abraham	Last Update 2019 0917 ; 2020 0121 ; 0204
Tentatively February 4, 2019	COMP Plan Committee	Olson/Smith	2019 0903 CC Agenda;
Tentatively February 4, 2019	Capital Improvement Program (CIP) Committee	Taylor	Last Update 2019 0917; 2020 0121
Tentatively February 4, 2019	Noise Committee	Olson/?	2019 0827 CC Agenda; 2019 1217 CC Agenda
Tentatively March 17, 2020	Pump Station	Olson/Machado	Last Update 2019 0903; 2020 0121
Ask month	Town Hall Meeting - Drainage	Meyer/Pettle	2019 0922 MLP Email
Ask month	Landscaping & Fertilization	Machado	No bid (under 50K); asking for contract
March, 2020	Res. Updating maps, e.g. Zoning, Annexations, Waterline, etc.	Machado	2019 0116 working with Ken, w/CE JB's office

**CITY COUNCIL
FUTURE AGENDA ITEMS**

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
March, 2020	Consider Tax Freeze for those over 65	Shelby	2019 0820 CC - Lou Zettler
March, 2020	Support Animals - Identification Standards	Shelby	2019 0820 CC
March, 2020	Financial Statement - w-new software	Savage	After Software
March, 2020	Advertise for Bids 2019-2020 Annual Road Maintenance Project	Machado	
March, 2020	Advertise for Bids for water line or other projects	Machado	
March 17, 2020	Prompt for Vacation Schedules	Scott Grey	Send email mid February
March, 2020	ONCOR - CABS waiting 10/15	Shelby	2019 0701 Agenda Meeting added
March/April	Cancel/Reschedule/Relocate 4/21/2020 CC Mtg	Scott Grey	May 2, 2020 General Election Early Voting
March	Reminder for Dec. Depository Services Bid RFP/Q - check w/GS	Savage	3rd 1year extension (2017 1205 1st) (2018 1218 2nd)