

MINUTES
CITY COUNCIL MEETING
FEBRUARY 4, 2020

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 Diana M. Abraham, Cindy Meyer, Edwin Smith, Ed Standridge and Patrick Taylor (arrived at 7:40 p.m.) were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/H.R. Manager Grant Savage, City Attorney Brandon Shelby, Public Works Director Gary Machado, and Police Chief Richard Brooks

EXECUTIVE SESSION START TO FINISH – 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. Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - b. Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.
 - c. Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly conflicts with this chapter (Open Meetings Act).

Mayor Pettle recessed the regular meeting at 7:04 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Pettle reconvened the regular meeting at 7:18 p.m.

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

No action was taken.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Pier Burgess led the pledge.

TEXAS PLEDGE: Joe Cordina 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.

Giovanni DEgidio, 4404 Dillehay Drive, said he is in the process of purchasing Fort Paintball and he would like to start programs, allowing Parker residents to use the facilities for \$1.00 annually; summer programs; and Christmas programs with toy

giveaways. Mr. DEgidio said he plans to improve the facility and property and he would like to meet with City Council and City Staff.

Linda S. Nelson, 5802 Corinth Chapel Road, read from her emailed statement. (See Exhibit 1 – Linda S. Nelson’s email, dated February 3, 2020.)

Joe Cordina, 4302 Boulder Drive, spoke in regard to “Leadership”, stating everyone needs “Leadership” in all parts of our lives. He shared an acronym, **S-O-U-L**, for **S**elflessness – **“O**wn”ership – **U**nity – **L**ong Range View. Mr. Cordina encouraged City Council and City Staff to use Parker residents, people eager to help with the proposed new facility and provide information timely.

Andy Redmond, 7275 Moss Ridge Road, said he believes the City put the “cart before the horse”, regarding the proposed municipal complex. The City’s Comprehensive Plan is outdated. Just as businesses and other entities routinely update various plans, Parker needs to update the City’s Comprehensive Plan to include its goals and direction for the City; thereby, reinforcing why Parker is Parker. Mr. Redmond noted his email, dated January 21, 2020, which was read into the record and referenced with the January 21, 2020 minutes. (See Exhibit 2 – Andy Redmond’s email, dated January 21, 2020.)

Terry Lynch, 5809 Middleton Drive, read a statement, indicating she believed there is a necessity for an updated facility; however, she continues to have concerns about the overall cost and scope of the project. (See Exhibit 3 – Terry Lynch’s email, dated February 4, 2020.)

Mayor Pettie read the following residents’ emails into the record:

- Ed Lynch, 5809 Middleton Drive, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 4 – Ed Lynch’s email, dated February 1, 2020.)
- Stephanie Casson, 5401 Westfield Drive, expressed concern regarding the proposed municipal complex. (See Exhibit 5 – Stephanie Casson’s email, dated February 2, 2020.)
- Tom Brennan, 6002 Tamsworth Court, expressed concern regarding the proposed municipal complex. (See Exhibit 6 – Tom Brennan’s email, dated February 2, 2020.)
- Melissa Tierce, 4203 Sycamore Lane, expressed concern regarding the proposed municipal complex. (See Exhibit 7 – Melissa Tierce’s email, dated February 1, 2020.)
- Donald Reynolds, 6805 Cheswick Court, expressed concern regarding the proposed municipal complex. (See Exhibit 8 – Donald Reynolds’ email, dated February 2, 2020.)
- Tom and Sharon Macduff, 4313 Sycamore Lane, expressed concern regarding the proposed municipal complex. (See Exhibit 9 – Tom and Sharon Macduff’s email, dated February 2, 2020.)
- Richard Lavender, 6810 Overbrook Drive, expressed concern regarding the proposed municipal complex. (See Exhibit 10 – Richard Lavender’s email, dated February 3, 2020.)
- Greg and Julie Regh, 5203 Eastgate Lane, expressed concern regarding the proposed municipal complex. (See Exhibit 11 – Greg and Julie Regh’s email, dated February 4, 2020.)

- Scott and Therese Livesay, 7305 Moss Ridge Road, expressed concern regarding the proposed municipal complex. (See Exhibit 12 – Scott and Therese Livesay’s email, dated February 3, 2020.)
- Trudy Jackson, 3607 Hogge Drive, expressed concern regarding the proposed municipal complex. (See Exhibit 13 – Trudy Jackson’s email, dated February 2, 2020.)
- Cullen and Barbara Tubb, 4204 Springhill Estates, expressed concern regarding the proposed municipal complex. (See Exhibit 14 – Cullen and Barbara Tubb’s email, dated February 3, 2020.)

Mayor Pro Tem Standridge said there were eleven (11) full-time police officers, one (1) full-time civilian police personnel, and two (2) reserve police officers working in the City of Parker, not seventeen (17) sometimes mentioned.

Mayor Pettie stated the new proposed municipal complex was removed from tonight’s agenda and will be placed as a stand-alone item for a meeting set for February 18, 2020, 7:00 PM. The location to-be-announced (TBA). The Mayor also noted there will be updated information regarding the proposed municipal complex.

Mayor Pettie moved to “Items of Community Interest” and reviewed the following items:

ITEMS OF COMMUNITY INTEREST

- HOME RULE CHARTER COMMISSION (HRCC) –TUESDAY, FEBRUARY 11, 2020, 7:00 PM (**2020 Calendar**)
- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, FEBRUARY 12, 2020, 6 PM (**2020 Calendar**)
- **TENTATIVE** – TUESDAY, FEBRUARY 18, 2020 DRAWING FOR A PLACE ON THE BALLOT – TIME TO BE DETERMINED - (**2020 FEBRUARY**)
- CANCELED - FEBRUARY 18, 2020 CITY COUNCIL MEETING, DUE TO MARCH 3RD PRIMARY EARLY VOTING
- CANCELED - MARCH 3, 2020 CITY COUNCIL MEETING, DUE TO MARCH 3RD PRIMARY ELECTION DAY VOTING
- REMINDER - MARCH 3, 2020 – PRIMARY ELECTION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 16	Feb 17 <i>President’s Day</i>	Feb 18 Early Voting 8am–5pm	Feb 19 Early Voting 8am–5pm	Feb 20 Early Voting 8am–5pm	Feb 21 Early Voting 8am–5pm	Feb 22 Early Voting 7am–7pm
Feb 23 Early Voting 1pm–6pm	Feb 24 Early Voting 7am–7pm	Feb 25 Early Voting 7am–7pm	Feb 26 Early Voting 7am–7pm	Feb 27 Early Voting 7am–7pm	Feb 28 Early Voting 7am–7pm	Feb 29

- THURSDAY, APRIL 2, 2020 - LAST DAY TO REGISTER TO VOTE FOR THE MAY 2, 2020 GENERAL ELECTION (**IMPORTANT 2020 ELECTION DATES**)
- **TENTATIVE** SATURDAY, APRIL 4, 2020, 9AM - 1PM, SPRING EVENT
- SATURDAY, APRIL 25, 2020, 10AM-2PM, DRUG TAKE BACK
- REMINDER – MAY 2, 2020 – GENERAL ELECTION (EV AND ED INFO)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 19	Apr 20 Early Voting 8am to 5pm	Apr 21 Early Voting 8am to 5pm	Apr 22 Early Voting 8am to 5pm	Apr 23 Early Voting 8am to 7pm	Apr. 24 Early Voting 8am to 5pm	Apr. 25 Early Voting 8am to 5pm

Apr 26	Apr 27 Early Voting 7am to 7pm	Apr 28 Early Voting 7am to 7pm	Apr 29	Apr 30	May 1	May 2 Election Day 7am to 7pm
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• PROJECTED 2020 TAX RATE PLANNING CALENDAR

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 JANUARY 21, 2020. [SCOTT GREY]
5. INVESTMENT QUARTERLY REPORT. [SAVAGE]
6. REPUBLIC WASTE QUARTERLY REPORT. [BERNAS]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION, ACCEPTING THE 2019 RACIAL PROFILING REPORT. [BROOKS] (See Exhibit 15 – 2019 Parker Police Department Racial Profiling Annual Report, dated January 19, 2020.)

MOTION: Mayor Pro Tem Standridge moved to approve consent agenda items 4 through 7 as presented. Councilmember Taylor seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

The Mayor and City Council thanked the Police Chief, Finance/HR Manager, and other City Staff for all their hard work.

INDIVIDUAL CONSIDERATION ITEMS

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ANNUAL AUDIT REPORT. [SAVAGE]

Finance/H.R. Manager Savage introduced Jon Watson, CPA, with BrooksWatson & Co., PLLC.

Mr. Watson stated his name and firm's address, 114950 Heathrow Forest Pkwy., Suite 530, Houston, TX 77032, for the record. He said the Audit, ending September 30, 2019, for the City of Parker was completed. He then reviewed a PowerPoint presentation (See Exhibit 16 – Jon Watson, CPA, with BrooksWatson & Co., PLLC's PowerPoint presentation, dated February 4, 2020.), covering various highlights such as an overview of the audit process; components of the annual financial report; independent auditor's report; financial highlights; city revenues – governmental activities; statement of revenues, expenditures and changes in fund balance; schedule of revenues, expenditures and changes in fund balance (budget & actual); statement of revenues, expenditures and changes in net position; schedule of changes in net pension liability and related ratios; and conclusion (other Communications and Questions).

Mr. Watson noted the City of Parker received an unmodified opinion, which is the highest level of assurance; has approximately 12 months in reserves for operating expenditures; and the pension plan is fully funded with a funded ratio of 73%, which is adequate by Fitch ratings.

City Administrator Olson indicated the auditors noted a few areas City Staff could make improvements and those adjustments were already being made, regarding

- EFFECTIVE CONTROLS OVER FINANCIAL STATEMENT DISCLOSURE - Review of existing policies, procedures, and controls;
- UTILITY BILLING SOFTWARE LIMITATIONS – Enhance software capability;

- MUNICIPAL COURT DOCUMENTATION FOR DISMISSALS – Include a picture showing the repair;
- PAYROLL TIMESHEETS – Timesheets must be signed by the employee prior to submission to provide personal accountability and validation

Mayor Pro Tem Standridge commended City Staff and Jon Watson, CPA, with BrooksWatson & Co., PLLC, for a good job on the audit. The Mayor and City Council agreed.

Mayor Pettle asked the audience if they had any questions for the auditor. There were none.

MOTION: Councilmember Taylor moved to accept the annual audit or Annual Financial Report of the City of Parker, Texas, for the year ending September 30, 2019, as presented. Councilmember Smith seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION FOR A PARKER PARKS AND RECREATION COMMISSION SPRING EVENT ON SATURDAY, APRIL 4, 2020, 9AM - 1PM. [BARRON]

Parks and Recreation (P&R) Commission Chair Billy Barron, 6707 Overbrook Drive, reviewed the item.

Joe Cordina, 4302 Boulder Drive, asked that the event be properly advertised.

Giovanni DEgidio, 4404 Dillehay Drive, pledged to donate \$500.00.

Mayor Pro Tem Standridge asked that any needs from City Staff be conveyed early to give them time with limited staff.

Linda S. Nelson, 5802 Corinth Chapel Road, asked the P&R Commission to seek volunteers for the event early and to consider Homeowner Associations (HOAs) for “Unity” as Joe Cordina suggested.

City Administrator Olson recommended having pre-stuffed/package eggs as a huge time saver.

City Councilmember Meyer proposed future fundraisers such as a Pancake Breakfast, etc. to help with funds.

There was some discussion of funding, a possible budget amendment, monies setup aside for Boy Scout/Preserve.

MOTION: Mayor Pro Tem Standridge moved to approve the P&R Commission SpringFest 2020 and authorized \$1,000.00 for the April 4, 2020, 9AM – 1 PM event. Councilmember Abraham seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 789, CALLING AN ELECTION TO BE HELD ON SATURDAY, MAY 2, 2020 TO ELECT A MAYOR AND TWO (2) CITY COUNCILMEMBERS AT-LARGE; AUTHORIZING THE MAYOR TO EXECUTE A GENERAL ELECTION CONTRACT FOR ELECTION SERVICES WITH COLLIN COUNTY; PROVIDING FOR THE ORDER AND NOTICE OF THE ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW. [SHELBY]

Mayor Pettle said Ordinance No. 789 authorizes the Mayor to execute a contract for election services with Collin County for the General Election to be held May 2, 2020, and the Parker City Hall would be a "Voting Center", the hours for early voting are listed on tonight's agenda with the drawing for a place on the ballot to be held Tuesday, February 18, 2020, exact time and place "to be determined" (TBD). The Mayor also noted one change in Section 7 of the Ordinance, as follows:

SECTION 7. *That notice of said election shall be given by the Mayor of the City of Parker by causing an election notice to be posted at City Hall not later than the twenty-first day before election day, and by publishing this ordinance at least one time not more than thirty days nor less than ten days prior to the election date, in at least one daily newspaper ~~published in of~~ **general circulation** within the City of Parker in accordance with the provisions of the Election Code of the State of Texas, as amended.*

MOTION: Councilmember Smith moved to approve Ordinance No. 789, calling an election to be held on Saturday, May 2, 2020 to elect a mayor and two (2) city councilmembers at-large; authorizing the Mayor to execute a General Election Contract for Election Services with Collin County with the mentioned newspaper correction. Councilmember Taylor seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2020-626, ADOPTING THE EXPRESSVOTE UNIVERSAL VOTING SYSTEM FOR EARLY VOTING IN PERSON, EARLY VOTING BY MAIL, ELECTION DAY VOTING, AND PROVISIONAL VOTING IN ALL FUTURE ELECTIONS HELD IN THE CITY OF PARKER, TEXAS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW. [SHELBY]

Mayor Pro Tem Standridge asked if the new equipment added any additional costs. Mayor Pettle stated not that we could tell. The new equipment would provide a receipt.

City Attorney Shelby reviewed the item, stating it is unclear why the County needs the resolution passed, because the City contracts with the County to handle the elections. The County has asked cities to formally adopt this new voting equipment and staff has provided the resolution for Council.

MOTION: Councilmember Taylor moved to approve Resolution No. 2020-626, adopting the Expressvote Universal Voting System for Early Voting in Person, Early Voting by Mail, Election Day Voting, and Provisional Voting in all future elections held in the City of Parker, Texas. Councilmember Abraham seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

12. FUTURE AGENDA ITEMS

UPDATE(S):

- HOME RULE CHARTER COMMISSION (HRCC) [PETTLE]

The Mayor noted the next HRCC meeting will be held February 11, 2020 at 7:00 p.m. at City Hall and those meetings are open to the public. The Commission is continuing their research on various forms of government, and reviewing the duties of mayor, council and manager in each form.

- DRAINAGE COMMITTEE [MEYER]

Mayor Pettie said the Drainage Committee update will be on the next agenda to give Councilmember Meyer additional time to prepare.

- EMERGENCY COMMUNICATIONS COMMITTEE [ABRAHAM]

Mayor Pettie said the Emergency Communications update will be on the next agenda to give Councilmember Abraham additional time to prepare.

- TRANSPORTATION COMMITTEE [STANDRIDGE]

Mayor Pro Tem Standridge said the weather has not been cooperating so Parker Road can be finished, stating concrete cannot set in wet weather.

There should be a meeting soon, regarding Dillehay Road for updates.

Finally, the Pre-Regional Transportation Committee (Pre-RTC) meeting will be held Wednesday, February 26, 2020 at 8:30 AM in the City of Parker, Fire Department Training Room.

- REPUBLIC SERVICES [OLSON]

City Administrator Olson said Republic Services, Inc. Manager Municipal Sales North Texas Rick Bernas will make a presentation to Council on March 17, 2020 on proposed Bulk Trash changes and costs associated with those changes.

Mayor Pettie asked if there were any items to be added to the future agenda. Hearing none, she encouraged everyone to email her any requests.

Councilmember Smith stated progress is being made on the COMP Plan and he and staff plan to have it completed soon.

The Mayor said she removed "Discussion of Development Agreements" and "Aesthetica Development on Parker Road Update", as those issues have been resolved.

Mayor Pettie announced the next meeting is scheduled for Tuesday, February 18, 2020 at 7:00 PM to discuss any updates with the new proposed municipal complex.

13. ADJOURN

Mayor Lee Pettie adjourned the meeting at 8:53 p.m.

ATTESTED:


Patti Scott Grey, City Secretary



APPROVED:


Mayor Lee Pettie

Approved on the 7th day
of April, 2020.

From: [Linda Nelson](#)
To: [Patti Grey](#)
Cc: [Concerned Parker Citizens](#)
Subject: Comments: Proposal for New Municipal Complex
Date: Monday, February 3, 2020 10:01:24 PM

Dear Ms. Grey,

I plan to be in attendance at the next City Council meeting on **Tuesday, February 4th**. I am providing my comments in advance for the benefit of the Mayor and City Council members as well to be included in the record for this meeting.

Thank you for your assistance.

Dear Mayor and City Council Members,

I want to express my **appreciation** to the Mayor and City Council Members for restarting the approach to address the municipal building needs for the City of Parker. The recent Town Hall was a significant move in the right direction for **transparency** and **active engagement** by the Citizens of Parker. It is obvious that a lot of hard and thoughtful work went into the latest design proposal.

At the Town Hall, I indicated on the comment card that **I approve moving forward to replace the existing outdated City of Parker Municipal Building**. I also provided on the back of my comment card a few items that remain worthy of consideration to enhance the overall approach.

These items include:

1. Please provide %/\$ contingency budget included in the proposal. Include known risks to the budget. Are

there standards for establishing contingencies for these type of construction projects? Note: 'Best guess' estimates place the contingency at \$3MM to 5MM.

2. Please provide estimated costs for shared space (e.g., parking lots).
3. Please provide estimated costs for the projects excluding shared space (e.g., pavilion).
4. Please provide estimate of increased annual maintenance & repair budget over and above current run-rate once new complex is fully in place.
5. Please provide estimate of potential increase, if any, to property tax rate resulting from increased annual operating costs (See above).
6. Please advise design considerations that drove use of fixed wall offices vs. open / shared workstations which most businesses are moving to.
7. Please advise assumptions that drove allocation of joint space (e.g., conference rooms both large and small)
8. Please advise considerations for the build-out of the technology infrastructure (e.g., hard wired, Wi-Fi, Cloud, new desktops)

I strongly encourage the Mayor and City Council Members to:

1. Provide the requested information / data points through either FAQ on the City website and / or additional Town Hall
2. Refine the existing proposal based on citizen feedback from the Town Hall and City Council meetings as

needed

3. Complete the feedback process and enable placement on a ballot for Parker Citizens to approve in 2020

Thank you for your time and consideration on the above.
Once this effort is complete, it will reflect well for the City of Parker.

Best regards,

Linda Nelson | Cell: [214.563.6921](tel:214.563.6921) |  | If you received this email in

error, please immediately contact the sender and destroy the material in its entirety. Thank you.

Patti Grey

From: Andy Redmond [REDACTED]
Sent: Tuesday, January 21, 2020 4:04 PM
To: Patti Grey; [REDACTED]
Subject: Citizen Input, 1 /21/2020 Council Meeting

Hello Ms. Patti:

Could you share this with Mayor Pettie and Council, as I will be unable to attend the meeting tonite.
 >>

Hello Mayor Pettie and Council:

I'm Andy Redmond of 7275 Moss Ridge Rd.

I would urge each of you to vote NO regarding the proposed City of Parker Municipal Complex.

- The revised proposal works out to \$700 per sq. ft. (information sheet: 1/15/2020)
- Contrast the City of Murphy's complex: (per my email with Mr. Mike Castro, City of Murphy—City Manager)

2003 Construction at \$15, 512, 800 (included—City Hall at 17, 115 sq. ft; Fire Dept. @21,200 sq. ft.; Police Department @ 22,800 sq. ft. and Public Works @ 8,225= 69, 340 sq. ft.)

Costs per sq. ft. =\$223.72.

City of Murphy employee count (2019): 123 employees.

- Building costs have escalated in 17 years, but good commercial construction is still available for \$250 to \$275 per sq. ft.
- Perhaps consider an interview of Murphy residents, many I know yet complain about the this 2003 bond/expenditure. Likewise consider previous Parker "town hall meetings" and council meetings; which similarly reflect low citizen/voter support of such a complex or expenditure.
- The difference between Murphy (17,000+ residents at 2010 census) and Parker (perhaps 3,500 in 2010) is stark.

Unless future generations make changes to Parker's zoning, lot size etc. Need for Murphy-like infrastructure will never be necessary, nor is it desired!

I would urge each of you to assess our current facilities and certainly maintain and/or repair them to make it an affordable solution for many years to come.

Thanks for your time and consideration!

Regards,
 Andy Redmond

Terry Lynch – 5809 Middleton Dr.

I believe there is a necessity for updated facilities for our administrative, public works, and police departments. I thank the city staff and council for recognizing this need. However, I continue to have concerns about the overall cost and scope of the proposal and its impact on future budgets. I ask that before council places a \$14 million bond, that increase the city's debt by 140% (or bond of any amount) to a vote of the voters, these issues of cost and scope be addressed, and the case be presented to the voters before it is brought to a vote of the voters.

From: [Ed Lynch](#)
To: [Patti Grey](#)
Subject: Proposed \$14 million bond election
Date: Saturday, February 1, 2020 12:55:45 PM

Please read my comments below into the public record:

Please reconsider how you put forth the bond issue to the voters: please separate the park/pavilion, the community center and the municipal building into three separate proposals to prevent a voter from opposing all three if the voter only opposes one or two of the proposals.

Please reduce the planned square footage of the proposed municipal building and please utilize cubicle spaces for most city workers like most businesses have done the past few decades. These actions would reduce the planned cost to taxpayers and not disadvantage the city.

Thank you for listening to voters,

Ed Lynch
5809 Middleton Drive
Parker, TX

From: [Stephanie Casson](#)
To: [Patti Grey](#)
Subject: City Hall Complex
Date: Sunday, February 2, 2020 9:22:34 AM

Good evening,

My name is Stephanie Casson and I live at 5401 Westfield Drive. I was going to ask that this be read at the City Council meeting on Tuesday but I understand that this item is not on the agenda. However, I would like my comments and concerns noted by the staff and council.

I unfortunately was unable to attend the Open House on the City Complex due to a family emergency and unable also to be with you this evening but I am writing to ask that you delay your vote to put the new City complex on the May ballot.

I have studied the plans and have many concerns with it. Here are just a few listed below.

1. The cost square footage is outrageously high.
2. I would like to see the City Hall, Community Center and the Park split into 3 separate entities.
3. The size of the building seems to be a lot larger than we need as a city._Have you had a professional space planner come in to look at it as I am not sure everyone needs their own office.
4. We all have grand ideas of what we would like in this world but it's the citizens paying for those grand ideas and I would like to see a much more accurate budget put forth before it is voted on. While I was out campaigning last year I had the opportunity to speak to many citizens on this subject. The overwhelming consensus was that they did not want an expensive city hall that would add to their already large property tax burden.
5. We are not Murphy, Plano or Allen and never will be.
6. I feel that the Comprehensive plan should have come first, that way the City would have an accurate build out number and an accurate staff count.

These are just a few of my concerns.

Respectfully,

Stephanie Casson

From: tom@sol-ark.com
To: [Patti Grey](#)
Subject: \$14 million Municipal Complex
Date: Sunday, February 2, 2020 1:27:34 PM

I wish my comments to be read at the next city council as I am out of town.

"My family moved to Parker for it's small country atmosphere 15 years ago. I can understand building an additional building or adding on, but not an expensive monument (priced far above current build costs) as currently planned. Parker should be looking at the examples of Lucas for reasonable budget planning. If this passes, I will reluctantly move my family to something like Parker was 10 years ago."

Thank you,
Tom Brennan
6002 Tamsworth Ct

From: [Melissa](#)
To: [Patti Grey](#)
Subject: municipal complex
Date: Saturday, February 1, 2020 2:02:36 PM

While I do agree our Parker Police Department is in need of new facilities and upgrades, I do not believe we have enough information on the proposed complex to make an informed decision yet. I am requesting that you please delay the final decision until itemized budget and plans can be made available to the public for discussion and vote. I would like to understand the impact this jump in facility expansion will have along with what this large size community center will be utilized for moving forward. We moved to Parker because we loved the "country" feel, not because we wanted to continue to watch it grow into a noisy, crowded city like the one we move away from. Thank you for listening
Melissa Tierce
4203 Sycamore Lane

From: Donald Reynolds [REDACTED]
Sent: Sunday, February 2, 2020 1:04 PM
To: Patti Grey [REDACTED]
Subject: Issues concerning proposed municipal complex

Ms. Grey, Could you please read my attached letter to the City Council members during the meeting on Feb. 4. Thanks so much, Don Reynolds

Feb. 2, 2020

To: Parker City Council

From: Donald Reynolds
6805 Cheswick Ct.
Parker, TX 75002

Subject: Issues with proposed plan for new municipal complex

Dear Council members; I share your desire for a new municipal structure as the current building has not been well maintained and needs to be replaced. In addition, there needs to be a permanent office for the police department. Having said this, my review of the proposed complex has left me with serious concerns. My primary concern is the "not to exceed" cost of \$14 million dollars. This suggests that not enough planning has gone into the project in order to get to a realistic cost. A municipal building meeting the needs and future needs of the City should not cost more than \$5 million dollars.

I feel that realistic requirements for the building should be defined as to space actually needed for staff and support needs. A smaller building should meet all the current and future requirements. In addition, I feel that there is no need for a complex including a community building and a park addition.

I am willing to support a bond issue for a new municipal building but not one that is a \$14 million dollar complex.

Sincerely, Donald Reynolds

From: [REDACTED]
To: [Patti Grey](#); [REDACTED]
Subject: Patti, please have the text below read into the record for Tuesday council meeting. thx
Date: Sunday, February 2, 2020 1:35:59 PM

Terry, thx for your continued pursuit of a more complete picture of the consequences around the "Building".

For me, the necessity of updated facilities is obvious. But, in my opinion, the procedure being pursued is incomplete, and wrapped in a fog. I will leave the 'size issue' to others more directly involved with day-to-day involvement. However, one approach, not yet revealed, is whether the staff/size ratios used in other municipal expansions is known to our council. This would certainly be germane to our proposed staff/size footprint. Knowing that we are using the fire department's expansion as a template, an honest critique of that approach could also yield useful information.

The financial trends and health of Parker is pertinent, but not being profiled fairly and fully yet. That is a mistake, as I suspect that the voter reaction will be negative, without a more complete and rational pro-forma look forward. Grant and Luke should be all over this. The council needs this info, so as to make rational and defensible decisions. This is a marketing effort, and should be fully informational.

In my own fashion, I try to use a worst case scenario, as the basis for long term decisions. As such, I have used the September, 2019, city financials to compute basic operating cost levels five and ten years out. Using a 5.0% annual increase to costs in these areas, I arrived at a five year increase of 27.1%, and 55.0% increase for ten years. That is future pressure on yearly taxes. Also, the appraised home value for us has increased an average of 5-7% yearly.

Altogether, the added debt service of @\$375, the annual appraisal increase, and the elevating city budget levels will likely boost our Parker tax rate materially in the coming years. Our Parker taxes will likely increase by @17% for 2020. Then, that level will likely be moving upwards yearly. As a primarily residential property tax supported budget, taxpayers having a pro-forma projection to plan with helps this effort. Transparency and honesty help.

Terry, if these thoughts need to be before the council members, please forward them, or tell me to do that. You may be incorporating other opinions into a larger presentation. That is fine.

Tom and Sharon Macduff
 4313 Sycamore Lane
 Parker, Texas 75002

From: [Terry Lynch](#)

Sent: Saturday, February 1, 2020 3:29 PM

To: [Sharon MacDuff](#)

Subject: Could use your insights and honest input?

From: LPettle@aol.com
To: [Luke Olson](#); [Patti Grey](#)
Subject: FW: \$325
Date: Monday, February 3, 2020 11:10:35 AM
Importance: High

Sent via the Samsung Galaxy S@6 active, an AT&T 4G LTE smartphone

----- Original message -----

From: Richard Lavender [REDACTED]
Date: 2/3/20 11:03 AM (GMT-06:00)
To: LPettle@aol.com
Subject: \$325

Mayor Pettle,

I request my views be read into the record at the council meeting 2-4-20.

Please postpone any action on the Municipal Complex until more information can be provided to the Parker voters.

Information such as:

Does the 14 million cost include the interest burden?

Are the 3 major projects cost broken out individually.

Cost to renovated existing building.

How do you justify building a city hall this large nearly four times the existing building.

Do the crime statistics support this large a police force in Parker?

What will be the cost to furnish this new city hall?

Please give the citizens of Parker more time to acquire more information regarding this proposed tax increase.

Yours very truly,
Richard Lavender 6810 Overbrook Dr,

Lord and Lady Lavender

From: [Julie Regh](#)
To: [Patti Grey](#)
Subject: Concerned Parker Citizens 2020
Date: Tuesday, February 4, 2020 1:42:37 PM

Thank you for soliciting our feedback/questions.

While we are in agreement a new City Hall / Police Department is needed, we are not convinced of the need for the Community Center and the Park with the Playground, Restrooms and Outdoor Pavilion. The design, building and future maintenance expense is not an expense we feel the residents should take on at this time. We understand there are some financial opportunities to consider the Community Center and Park at the same time as the City Hall / Police Station, but we feel this should be addressed in a different referendum or separate vote.

Would there be a possibility to split the voting on these items? For example:

- one vote for the City Hall / Police Station
- second vote for the Community Center and / or Park, should the City Hall / Police Station vote pass

Greg and Julie Regh
5203 Eastgate Lane

From: [Scott & Therese Livesay](#)
To: [Patti Grey](#)
Subject: Please include in Tuesday, Feb 4th City Council Meeting
Date: Monday, February 3, 2020 10:30:29 AM

Patti:

Please have the following read at the Feb 4th City Council Meeting, and entered into the record. Thank You.

First, allow me to congratulate the Mayor and Council on selecting a new architect (Kent Spurgin) and the changed/newly designed approach for a city complex. I believe the layout it is well thought out and will more than meet the needs of the city going forward. I also want to add my thanks for the Town Hall Meeting where the new design was available for review and the architect, mayor, council members, city administrator and finance manager available for discussion. Made for a very informative evening.

Second, I'd like to comment that the approach leveraging a risk manager to manage the costs and obtain material quotes versus handing that over to the architect is a better approach. There is risk in setting the bar too high, relative to overstating the high side expenses, which increases the potential dollars to be split, but overall this should provide a more cost effective approach for the City of Parker.

Being said, here are the takeaways I have from discussions with the Finance Manager, the Architect, the Mayor, and two Council Members, as well as two of the citizens who were also in attendance at the Town Hall Meeting.

I focused on the cost per square foot for the facilities as a starting point, ignoring the concrete requirements and other additional items to begin. The main facility is 20,000 square feet and the Pavilion is 3,500 square feet, for a total of 23,500 square feet. The Mayor told me the architect had used a \$295/sq ft for the facilities, which I verified with the Architect. For simplicity, I'll use \$300/sq ft. That gives the cost of the two buildings to be \$7,050,000. That should be the majority of the complex cost, however the proposal doubles that amount. What do we get for the additional \$7Million dollars?

I considered the add-ons that are required for the complex, and I am only using very rough numbers here, but the baseline for a commercial office building is \$100/sq ft for the structure and \$150/sq ft for the outfitting the interior (wall coverings, floors, lighting, railing, restrooms, etc). That leaves me comfortable that \$300/sq ft should be quite adequate for the buildings costs. This was also confirmed with the architect, including his discussion about a recent fire station buildout that came in at that cost. So the rest of the costs:

Concrete is at least \$7/sq ft these days, and if we are talking road worthy versus driveways, probably upwards toward \$10/sq ft. I used \$1,000,000 for the cost of concrete, which calculates to 100,000 square feet of new concrete for driveways and

parking. How many square feet of new concrete is needed was not available at the Town Hall Meeting, so this number may need adjusted up or down.

Furniture will be needed for the new facilities. I used \$250,000 as a furniture budget.

I.T. infrastructure: assuming we use the computers and servers we have, then we are talking about running cabling to the office areas and perhaps power protection gear in addition to what we have. There would also be hopefully new projectors and screens in the main council area as well as the executive area. Without knowns, I used \$250,000 as an I.T. budget.

I recall the complex has a recreation area that will need equipment and landscaping. \$100,000 as a budget for that area.

There are unknown concerns around engineering requirements for foundations as such, that involve working with the earth to add or improve its condition to support the type of foundation needed for building structures. That is really an unknown, so a \$1,000,000 placeholder for that potential cost.

The police facility inside the main building will have certain additional requirements, such as sound deadening and fire proofing of record storage. Figure another \$250,000 for those requirements.

To summarize the potential cost:

7,050,000	Buildings
1,000,000	Concrete Drives/Parking
250,000	Furniture
250,000	I.T. Requirements
100,000	Recreation Area
1,000,000	Potential Earthwork for Foundations
250,000	Police Facility Requirements

9,900,000	Projected Costs

Add to that a contingency, and I could have \$11-12,000,000. What I can't get to, with the information I have, is a need for \$14,000,000 as a budget. I understand we want to go high for bond approval, as we definitely do not want to come up short for the funds and go back for another bond. That would be problematic. But if the cost is truly between \$11-12,000,000, then we are going to make the risk manager a very happy person.

This is my concern. It looks like from the quantitative analysis on limited data, that we are putting a 40% contingency on this project, which is very high. 20% should be high enough for a contingency. I would also suggest we could arrange for any bond shortfall to be covered from the City savings accounts that last I saw was around \$12Million. Paying an over-run from those funds would not hurt the city's financial position from a bonds rating perspective.

As I said on my comment card from the meeting, as well as in the beginning of this

email, I approve of the complex design and do feel it is time for the City of Parker to upgrade its city complex in this manner. But we seem to be a little uncertain on cost, and might benefit from an objective assessment from a 3rd party prior to placing a bond package on the May election.

Thank you for your time and consideration on the above. And like I said, nice job on the complex, I believe it will reflect nicely on the city.

Regards:

Scott Livesay

From: Trudy Jackson [REDACTED]
Sent: Monday, February 3, 2020 8:52 PM
To: concernedparkercitizens2020@gmail.com
Cc: Patti Grey [REDACTED]
Subject: Re: Stay Involved: City of Parker proposal for \$14 million Municipal Complex

I have been attending city council meetings on and off for at least two years and before that on occasions where I had questions or something to present on behalf of Corinth Presbyterian Church.

The state of the present building and the problems with the 'temporary' building, presently the police station, have been discussed for at least two years. Probably more. Stand in front of the building and look at its foundation. You won't have to look hard to see the deterioration and water. Look at the offices and the people working there. Where do they sit? Where do they store things? Some old documents associated with the city organizations are stored in the basement of Corinth Presbyterian Church.

I don't understand the tone of this email. All of us citizens have a personal obligation to pay attention to what goes on in our city and to make up our own minds based on ACCURATE information. All meetings regarding a new building have been posted in our Parker newsletter. Minutes are posted. Upcoming agendas are posted in the glass cases outside city hall so you can go read them even when the offices are closed. All of our council members are listed online with their phone numbers and an email link AND the meeting can be listened to on the city website. Why are there so many "concerns" as if this is all new?

Our council is at the point of voting for a bond package. It doesn't mean that all that money will be spent. Any city, any church elder, any school board attendees would tell you it is most cost effective to vote for a larger bond that what is needed to allow for problems encountered in construction. Otherwise, there would be MORE COST to have to go back to request more money which could cause significantly more costs and construction delays. The City administrator has identified a construction manager at risk whose goal is to keep the costs DOWN.

You elected these five board members. Now talk with them, attend meetings, they are honorable people who all want what is best for OUR city. They are VERY conscious of the needs of our city and its taxpayers. If you had listened to the audio or attended the meetings, or talked with the architects when they made a well-publicized report and listened to citizens who attended, you would know that cost was definitely a concern and duly considered.

I am also copying our City Secretary and asking that this be read into the minutes.

Sincerely,
 Trudy Jackson

Sent from my iPhone

On Feb 1, 2020, at 7:07 PM, Concerned Parker Citizens <concernedparkercitizens2020@gmail.com> wrote:

Dear Parker Friends & Neighbors,

Concerned Parker Citizens are in general agreement that a new Municipal Building is needed to meet the needs of the City Staff, the Police and the general community. In the absence of a long-term plan and citizen forums to create the original requirements, City Staff and the Architects presented their view of the anticipated future needs for the City of Parker. See proposal located here: parkertexas.us/CivicAlerts.aspx?AID=722

The goal is not derail the replacement of the existing Municipal Building but rather to recognize that there remain valid concerns about (1) the cost components of the complex (e.g., total cost, cost per sq. ft); (2) impact to future operating budgets (e.g., utilities, maintenance & repair); (3) efficient use of space & technology.

This is a **generational decision** which requires that Parker citizens have an opportunity to provide **informed** feedback **before** the plans are finalized with the Architects, approved by City Council and placed on a ballot for Parker citizens to approve.

The 2/4 agenda published Friday evening does not include discussion of the Municipal Complex as originally planned. In addition, the city council is slated to have an Executive Session before Public Comments. We have no way of knowing how long this may be. However, it is still very important that your views be heard.

To ensure that your views are heard as a matter of public record send an email to PGrey@parkertexas.us (City Secretary) asking for your email to be read into the record for the next City Council meeting on **Tuesday, February 4th**.

Concerned Parker Citizens (CPC) 2020 represents a group of Parker residents who love all things "Parker". They support responsible governance through an engaged citizenry. Questions **OR** to volunteer **OR** to be removed from future communications, email ConcernedParkerCitizens2020@gmail.com

Reference: Communication previously sent week of 1/27/2020

<image.png>

From: [Cullen Tubb](#)
To: [Patti Grey](#)
Cc: [Cullen Tubb](#); [Barbara Tubb](#)
Subject: Municipal Complex
Date: Monday, February 3, 2020 1:23:18 PM

Good Afternoon Ms. Grey,

"The City of Parker is now 20% of our property tax."

"The cost of the proposed Municipal Complex is too high."

I request that the City secretary read my email into to the record at the city council meeting February 4, 2020.

Regards

Cullen and Barbara Tubb
4204 Springhill Estates Dr.
Parker, Texas

The 2019 Racial Profiling Report was in the 2020 0204 City Council packet. The 81-page report is listed as an Exhibit to the City Council minutes, so City Staff can make it part of the City's permanent records after its acceptance. If you need a copy of the report, it is located on the City's website at

<http://www.parkertexas.us/ArchiveCenter/ViewFile/Item/1618>

Parker, Texas

Audit Presentation

September 30, 2019

Presented By: Jon Watson, CPA
February 4, 2020

OVERVIEW OF THE AUDIT PROCESS

Audit Process: 3 stages (Planning, Fieldwork, Conclusion & Reporting)

The audit was performed in accordance with Generally Accepted Auditing Standards (GAAS)

➤ PLANNING

- The audit process was a risk-based approach in which we focused our procedures on those areas most susceptible to risk of error or fraud.

➤ FIELDWORK

- Agree balances to underlying reports and perform testing to assure those balances are materially accurate.

➤ CONCLUSION & REPORTING

- Evaluate results. Prepare report and required communications.

COMPONENTS OF THE ANNUAL FINANCIAL REPORT

- ❖ Auditor's Opinion
- ❖ Management's Discussion and Analysis
- ❖ Basic Financial Statements
 - Government-Wide Statements
 - Fund Level Statements
 - Notes to the Financial Statements
- ❖ Required Supplementary Information
 - Budget to Actual – General Fund
 - TMRS Pension Schedules
 - TMRS OPEB Schedule

INDEPENDENT AUDITOR'S REPORT

REFERENCE AFR – PAGE 2

- ❖ Four possible outcomes



-Unmodified
-Modified
-Disclaimed
-Adverse

- ❖ The City received an unmodified opinion
- ❖ Highest level of assurance

FINANCIAL HIGHLIGHTS

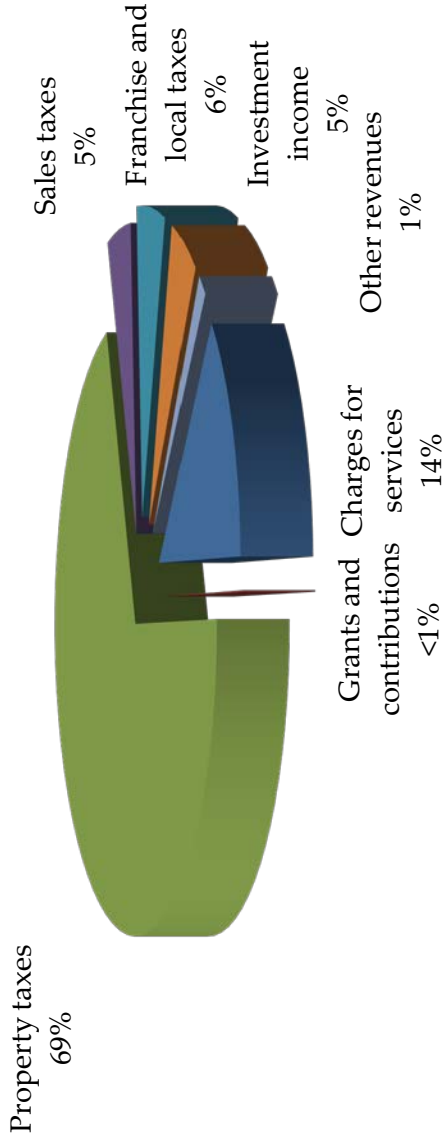
REFERENCE AFR – PAGE 7

- ❖ Total assets exceeded total liabilities by \$58,746,869.
- ❖ City's governmental funds reported a combined ending fund balance of \$6,189,532, an increase of \$420,641.
- ❖ Unassigned fund balance in the general fund was \$4,748,356 or 105% of annual general fund expenditures.
- ❖ The City had an overall decrease in net position of \$256,186 for the year.

City Revenues – Governmental Activities

GOVERNMENTAL ACTIVITIES – YEAR ENDING 9/30/19 - REFERENCE AFR PAGES 20 & 21

Governmental Activities - Revenues



- ❖ Total governmental revenues were \$4,923,028; prior year was \$6,657,904
- ❖ Total charges for services were \$667,841; prior year was \$780,123
- ❖ Total grants and contributions were \$3,636; prior year was \$2,175,459
- ❖ Total property taxes were \$3,419,164; prior year was \$3,168,535
- ❖ Total sales taxes were \$230,007; prior year was \$200,467
- ❖ Total franchise and local taxes \$279,136; prior year was \$246,961

STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS – YEAR ENDING 9/30/19 - REFERENCE AFR PAGES 26 & 27

	General	Debt Service	Capital Projects	(Nonmajor) Volunteer FD	Total
<u>Revenues</u>					
Total Revenues	\$ 4,217,331	\$ 502,372	\$ 171,247	\$ 1,861	\$ 4,892,811
<u>Expenditures</u>					
Total Expenditures	3,979,465	501,009	-	19,030	4,499,504
Excess (Deficiency)	237,866	1,363	171,247	(17,169)	393,307
<u>Other Financing Sources</u>					
Proceeds from sale	27,334	-	-	-	27,334
Other Financing Sources	27,334	-	-	-	27,334
Net Change in Fund Balances	265,200	1,363	171,247	(17,169)	420,641
Beginning fund balances	4,639,786	168,114	769,353	191,638	5,768,891
Ending Fund Balances	\$ 4,904,986	\$ 169,477	\$ 940,600	\$ 174,469	\$ 6,189,532

SCHEDULE OF REVENUES, EXPENDITURES & CHANGES IN FUND BALANCE (Budget & Actual)

GENERAL FUND – YEAR ENDING 9/30/19 - REFERENCE AFR PAGE 69

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Total Revenues	4,300,697	4,217,331	(83,366)
<u>Expenditures</u>			
Total Expenditures	4,530,187	3,979,465	550,722
Revenues Over (Under) Expenditures	(229,490)	237,866	467,356
<u>Other Financing Sources (Uses)</u>			
Proceeds from sale of capital assets	-	27,334	27,334
Total Other Financing Sources (Uses)	-	27,334	27,334
Net Change in Fund Balance	\$ (229,490)	265,200	\$ 494,690
Beginning fund balance		4,639,786	
Ending Fund Balance		\$ 4,904,986	

STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN NET POSITION

PROPRIETARY FUND – YEAR ENDING 9/30/19 - REFERENCE AFR PAGE 31

	Water, Sewer & Sanitation Fund
<u>Operating Revenues</u>	
Total Operating Revenues	4,354,791
<u>Operating Expenses</u>	
Total Operating Expenses	3,657,161
Operating Income (Loss)	697,630
<u>Nonoperating Revenues (Expenses)</u>	
Total Nonoperating Revenues (Expenses)	(172,672)
Change in Net Position	524,958
Beginning net position	18,335,332
Ending Net Position	\$ 18,860,290

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

YEARS ENDING DECEMBER 31 - REFERENCE AFR PAGES 70 & 71

	2018	2017	2016	2015
Total pension liability				
Service cost	\$ 197,110	\$ 177,420	\$ 169,837	\$ 142,149
Interest	245,536	226,154	207,380	196,185
Difference in experience	(478)	19,112	52,583	(2,192)
Change in assumptions	-	-	-	81,015
Benefit payments	(144,651)	(146,144)	(164,770)	(157,911)
Net change in total pension liability	297,517	276,542	265,030	259,246
Total pension liability - beginning	3,611,340	3,334,798	3,069,768	2,810,522
Total pension liability - ending	3,908,857	3,611,340	3,334,798	3,069,768
Plan fiduciary net position				
Contributions	\$ 268,129	\$ 240,473	\$ 216,389	\$ 200,749
Net investment income (loss)	(84,398)	332,048	148,469	3,182
Benefit payments	(144,651)	(146,144)	(164,770)	(157,911)
Admin expenses and other	(1,721)	(1,810)	(1,769)	(2,034)
Plan fiduciary net position - change	37,359	424,567	198,319	43,986
Plan fiduciary net position - beginning	2,823,330	2,398,763	2,200,444	2,156,458
Plan fiduciary net position - ending	2,860,689	2,823,330	2,398,763	2,200,444
Net pension liability	\$ 1,048,168	\$ 788,010	\$ 936,035	\$ 869,324

- ❖ The City's current funded ratio is 73%. Prior year was 78%. 70% is considered adequate by Fitch Ratings. Less than 60% is considered weak
- ❖ The City's contribution rates for three years (2019—2017) were 12.40%, 12.50%, 12.47%

CONCLUSION

Other Communications and Questions

Presented By: Jon Watson, CPA
February 4, 2020