

MINUTES
CITY COUNCIL MEETING
FEBRUARY 18, 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 Victory Church, 6301 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 (arrived at 7:15 p.m.), Ed Standridge and Patrick Taylor (arrived at 8:15 p.m.) were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/H.R. Manager Grant Savage, and Police Chief Richard Brooks

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Mary Anne Seale led the pledge.

TEXAS PLEDGE: Stephanie Leamy led the pledge.

PRESENTATION ON PROPOSED MUNICIPAL COMPLEX

Mayor Pettle said there would not be a presentation tonight. The City Council and City Staff anticipated receiving updated information for dissemination, review and presentation. With no updated information, there is nothing to present currently.

The Mayor then asked City Council to consider removing the playground and pavilion from the proposed municipal complex and to delay placing the proposed municipal complex on the ballot until the November election so details, not currently provided may be obtained for review.

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.

Miles Rudisell, 6804 Poco Drive, said Fort Paint Ball has a new owner, Giovanni DEgidio; he was part of the Fort Paint Ball Field Management Team; and he wanted to make everyone aware of Paint Ball's summer programs. Mr. Rudisell also said he brought two (2) boxes of candy filled eggs for Parker Parks and Recreation's (P&R's) Saturday, April 4, 2020 SpringFest, donated by Mr. DEgidio.

Spencer Pearson, (unknown) Parker Road, said he had construction and transparency concerns regarding the proposed bond issue/municipal complex. Mr. Pearson said he needs additional information.

Ling Shurtz, 4004 Dublin Road, said she is in support of the proposed municipal complex. She did express concerns with the proposed park and project costs of \$14 million.

Jack Brooks, 4304 Wagonwheel Drive, said "while he is in favor of a better facility for our growing police force, our city does not need a \$14 million municipal complex".

Jim Reed, 4703 Boulder Drive, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 1 – Jim Reed's email, dated February 16, 2020.)

Stephanie Casson, 5401 Westfield Drive, said she is in favor of removing the playground and pavilion from the design and bond. Ms. Casson indicated \$14 million is too much for a municipal complex as is the money paid to the former architect Randall Scott. She asked Council to consider the affect this bond would have on Parker residents.

Ray Hemmig, 3405 Bluffs Lane, said although he thinks a new facility is necessary, he has concerns with the design and the amount budgeted (\$14 million/\$500 per square foot cost). Mr. Hemmig asked Council to consider building the proposed municipal complex in small increments to lessen the effect on the budget and taxes.

Don Reynolds, 6805 Cheswick Court, said while he supports a facility, he asked Council to consider what is needed and not what is desired, stating \$14 million was too high. Mr. Reynolds said the facility costs should be more reasonable, \$5-6 million-dollar range. He also noted the new architect could not really explain why the numbers came in so high at the Town Hall meeting.

Sheryl Burk, 6806 Estados Drive, asks that no vote take place until unresolved issues are thoroughly reviewed and fixed, especially cost issues.

Linda Nelson, 5802 Corinth Chapel, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 2 – Linda Nelson's email, dated February 18, 2020.)

Joe Cordina, 4302 Boulder Drive, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 3 – Joe Cordina's email, dated February 18, 2020.)

Jim Douglas, 5005 Hackberry Lane, said this may be the time for a new City Hall, but inquired how much additional space is really required. He indicated the current City Hall is 4,000 square feet and the proposed facility is three (3) times that square footage. Mr. Douglas asked that additional information be provided; a better organized plan be made; and Council look at other city facilities. He noted the municipal complex plans shows 22 people at the Council Chamber dais; expensive storage space, and 155 parking spaces, asking when the City of Parker would ever have a need for that many people at the dais or that much parking spaces. He strongly urged Council to consider the park/playground/pavilion separately and inquired about the cost of upkeep for the proposed municipal complex. Mr. Douglas asked if the existing City Hall be repurposed, consider the Police Department and or Public Works. Finally, he asked the Mayor, Council and City Staff be good stewards of the taxpayers' money.

Elvis Nelson, 5802 Corinth Chapel, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 4 – Elvis Nelson's email, dated February 18, 2020.)

Stacy Patrick, 5202 Ravensthorpe Drive, said while she believes there is a need for a City Hall and Police Department, the rest of the design items are "niceties". She asked Council to separate projects out on the ballot. Ms. Patrick noted the trees in the City's Living Legacy Tree Program are dying; the Preserve is not being maintained as promised, including the Gazebo, a gift to the City from the Parker Women's Club. Repairs to City Hall, the Preserve, etc. have been neglected. She asked who would maintain the park and what would be the liability to the City.

Patti Cordina, 4302 Boulder Drive, said she has been here in Parker for several years, seen the City of Parker grow, and related how the Parker Fire Station design was

handled. Ms. Cordina asked the data compiled, as the Parker residents need to know the details of what they would be voting on for the bond.

Ed Lynch, 5809 Middleton Drive, said some Parker residents have asked City Council to separate the three (3) bond issue items. He indicated he thought Texas State Law requires each individual purpose be a separate item on the ballot for voter approval. Mr. Lynch also indicated he thought Council proposed two (2) items, a municipal building and a community center. He urged Council to do the right thing, which in his view is to make two (2) proposals for the ballot, commenting “Don’t make the citizens take action and sue the City.”

Alison Sumrow, 4201 Sycamore Lane, said she was a Councilmember several years ago and understands the difficult decisions Council must make, determining the needs and costs for a new municipal complex. She indicated residents are unclear as to the use of the Community Center and those details need to be communicated. Ms. Sumrow stated she thinks, as the proposal stands now, it will be voted down.

Terry Lynch, 5809 Middleton Drive, expressed concern regarding the proposed bond issue/municipal complex, stating “I am in support of a building for our staff, but not as presently proposed.” (See Exhibit 5 – Terry Lynch’s email, dated February 18, 2020.)

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

- Andy Redmond, 7275 Moss Ridge Road, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 6 – Andy Redmond’s email, dated February 18, 2020.)
- Van Andrews, 5419 Westfield Drive, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 7 – Van Andrews’ email, dated February 17, 2020.)
- Lucy Estabrook, 4407 Church Lane, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 8 – Lacy Estabrook’s email, dated February 17, 2020.)
- Z Marshall, 7003 Audubon Drive, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 9 – Z Marshall’s email, dated February 17, 2020.)
- Scott and Therese Livesay, 7305 Moss Ridge Road, expressed concern regarding the proposed bond issue/municipal complex. (See Exhibit 10 – Scott and Therese Livesay’s email, dated February 16, 2020.)

No one else came forward

INDIVIDUAL CONSIDERATION ITEMS

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

Mayor Pettle asked City Council one again to consider removing the playground and pavilion from the proposed municipal complex and to delay placing the proposed municipal complex on the ballot until the November election so details, not currently provided may be obtained for review.

Councilmember Meyer said she now feels Council has heard the concerns of Parker residents. The City needs time to gather and review additional details with the residents before placing the bond issue on the November ballot.

Mayor Pro Tem Standridge said he hoped for positive input, not negative, from residents. Suggestions and constructive criticism to assist with fleshing out the details prior to placing the municipal complex on the ballot.

Councilmember Abraham expressed her gratitude for residents attending tonight's City Council meeting in the rain to voice their thoughts on the proposed municipal complex. Ms. Abraham said the City of Parker needs the new municipal complex especially the City Hall Administration, Police and Public Works Departments, noting City Council and City Staff want to work with its citizens to be more transparent.

Councilmember Smith noted progress is being made and thanked the residents for their time and input. Mr. Smith said with citizen input and involvement, the City will end up with a municipal complex that works for everyone.

MOTION: Councilmember Meyer moved to remove the playground and pavilion from the proposed municipal complex funding, with funding coming from other sources such as grants, etc., and delaying said funding/bond until the November ballot when more detailed information is available. Councilmember Smith seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

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

The Mayor said the next regularly scheduled meeting would be Tuesday, March 17, 2020, due to March 3rd Primary Election Day.

3. ADJOURN

Mayor Lee Pettle adjourned the meeting at 8:18 p.m.

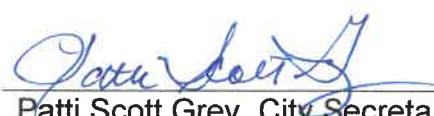


APPROVED:



Mayor Lee Pettle

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 7th day
of April, 2020.

From: [REDACTED]
To: lpettle@aol.com; Patti Grey
Cc: [REDACTED]
Subject: Parker proposed municipal expansion
Date: Sunday, February 16, 2020 9:50:42 PM
Importance: High

Hello my name is Jim Reed from Boulder Drive. We have been Parker residents since January 2000. My reason for sending this message is to highlight my concerns with this very costly \$14 million dollars proposed Municipal expansion.

The Town Hall to review the updated project details and to answer questions from Parker residents was cancelled and now the details are not available to review prior to being placed on the ballot. Why are the details being concealed and not open to scrutiny by the Parker residents who are expected to pay for this project?

I for one had strong objections to the original proposed size of the expansion, the outrageous cost per square foot, and poor design/use of space.

I feel as if this project is being purposely PUSHED through without informing the Parker residents the details.

I urge the current Parker City Council and Mayor to listen to the Parker residents whom they represent.

I ask that my email be read at the Tuesday February 18th meeting, I will be in attendance.

Jim Reed

President & CEO

Stewart Guitar Company

[REDACTED]
www.StewartGuitars.com



From: Linda Nelson [REDACTED]
Sent: Tuesday, February 18, 2020 11:35 AM
To: Patti Grey <PGrey@parkertexas.us>
Subject: City Council Meeting: 2/18 - - Public Comments (Linda Nelson)

Hi Ms. Grey,

I plan to attend this evening's City Council meeting (2/18) and speak during the public comments period. Below are my planned comments. I am requesting that these comments also be included in the official minutes (appendix) for tonight's meeting.

My name is Linda S. Nelson. I reside at 5802 Corinth Chapel Road in the Parker Village HOA.

First, let me state that I support the replacement of the current City Administrative facility. Second, from the discussions surrounding the new municipal complex, there have been a number of **opportunities** identified to improve how the City Council and Staff works together with the citizens of Parker.

1. The City has no consistent, timely and comprehensive channel for communicating with the Citizens. For a project as important as replacing the current City Administrative facility, citizens shouldn't have to navigate multiple communications channels including: (1) City of Parker website; (2) 'unofficial' City Council meeting notes prepared by the Mayor; (3) 1-on-1 phone calls/ emails with various members of City Council and Staff; (4) Facebook postings & responses using Next Door and Uniquely Parker. **I strongly encourage City Council to task the City Administrator to create a comprehensive Communication Plan which would include (1) use of restructured City website; (2) timely publication of official City Meeting minutes; and (3) project status updates for all major initiatives.**
2. From the commentary provided by City Council & Staff in a variety of forums, it appears that the current City Administrative facility suffers from structural and health issues (e.g., cracked slab, rusted beams, bad joists, mold) that can't be remediated and represent a clear and present danger to everyone entering the facility. While some may believe that these issues have been overstated to motivate the Citizens to accept and vote for a new facility, I take the City at their word. **I strongly encourage City Council to evacuate all personnel from the current City Administrative facility to a new temporary facility immediately until the new building is constructed. I also encourage City Council to set aside an appropriate reserve for potential injuries to Parker citizens and staff.**
3. From the commentary provided by City Council & Staff in a variety of forums, it appears that the current City Police facility is not compliant with police and other standards that may or may not be able to be remediated in the short term. **I strongly encourage City Council to task the Police Chief and City Administrator to prepare a risk mitigation plan.**
4. From the commentary provided by City Council & Staff in a variety of forums, it appears that the current physical records required by law are not maintained with appropriate environmental controls (e.g., in a shed and a basement prone to flooding). **I strongly encourage City Council to task the City Administrator to prepare a risk mitigation plan, including consideration of immediate evacuation to a separate records storage facility.**
5. As expressed at previous City Council Meeting, I remain concerned that the state of the current City Administrative facility is the direct result of the building not being maintained over the years. This is the equivalent of not making oil changes to your car because you are going to buy a replacement in a few years. **I strongly encourage City Council to task the City Administrator and Finance Officer to ensure that the next 5 years of maintenance & repair expenditures be estimated and included in the planning projections.**

Cordially,

Linda Nelson
5802 Corinth Chapel Road
Parker, Texas 75002
[REDACTED]

4302 Boulder Drive
Parker, Texas 75002-2716

February 18, 2020

To: Parker City Council

Request: To be read at the appropriate time during the meeting and entered into the meeting minutes in its entirety

Subject: Bond considerations and funds allocations for Projected Municipal Building and associated structures disposition

Fellow Parker citizens and elected officials,

The matter before us is not without long-term consequence. Should the decision-making process be cut short in the interest of 'perceived crisis' or other urgency, such as construction cost, leased property contract expirations or lifetime limitations on existing facilities, those of us present here will be saddled with a financial burden that many may never live long enough to see satisfied.

From what I have witnessed, the process of community involvement has all but been slighted in such a way that the rationale for a \$14 million bond adoption is sorely without basis. While I personally support the plans for an improved Municipal Center, the communication with the taxpayers has been a substantial failure. We have failed one another since we have not set the priority of "Space Needs" vs the "New Building" solution. Utilization of existing facilities for needed purpose has been ignored and in place has come the concept of "Everything New." A massive complex is way outside what the real needs for our community can justify. We would be far better served to set our bond target for this ambitious plan at a level that would match the estimates voiced by our own citizens who are career-driven in the commercial construction industry.

Other more urgent needs such as flood control, and road restorations are at the top of our immediate needs yet seem to be ignored in favor of massive excess space construction. Building FOR the future, IN THE FUTURE brings to bear construction considerations that allow for timely expansion and is not only prudent but places the cost burden on those most likely to enjoy the benefits.

With this in mind, I once again ask the Council to initiate community involvement in the design and planning for this much needed facility so we maintain our commitment to be "Uniquely Country" and serve our growing community across the foreseeable future.

Very truly yours,



Joe Cordina
Mayor, City of Parker
2008-2012



From: [Elvis](#)
To: [Patti Grey](#)
Subject: City Council Meeting: 2/18 - - Public Comments
Date: Tuesday, February 18, 2020 5:14:47 PM

Hi Ms. Grey,

I plan to attend this evening's City Council meeting (2/18) and speak during the public comments period. Below are my planned comments. I am requesting that these comments also be included in the official minutes (appendix) for tonight's meeting.

My name is Elvis J. Nelson. I reside at 5802 Corinth Chapel Road in the Parker Village HOA.

At first I was all in favor of the new building upon reading the genera; description. But upon close examination of the plans, limited justification, supporting evidence, drawings, I have concluded I am strongly against this particular plan as currently presented. Some of the reasons include:

1. I looked at the pictures (dated Sep 2018) and they seem no worse than houses I have owned where similar repairs were accomplished. I think the building should not be torn down but after the staff moves to a new building, it should be re-evaluated for storage of other possible uses.
2. It states the current design is 20,000 sq ft, but I calculate 20,360 for the main building and 3,400 for the Community Center, for a total of 23,760. Since we do not have any cost breakdown, using the numbers we have, this \$589 per sq ft.
3. There seem to be too many dedication conference or meeting rooms, but the design should accommodate muti-use meeting areas. Rather the dedicate and name rooms for a single purpose, chances are few will be in use at the same time, thus a room used in the morning should be used for something else in the afternoon or evening.
4. I would like to see quantitative support for the number of these objects, that I have counted or noted:
 - a. Offices 19
 - b. Conference/ Meeting Rooms 6
 - c. Bathroom commodes 22 (Women 9, Men 13)
 - d. Parking spots on cement 134
 - e. Kitchen/Breakrooms 3
 - f. Nine foot wide hallways
5. The Community Center is too far from the main building, reducing more productive usage. Considering the main building expansion reserved areas, there is ample room to plan it adjacent to the main building and increase its usage significantly. Thus, the meeting room, kitchen, bathrooms, storage, and even the heating and air conditioning could be molded into the main building plan and undoubtedly scaled back.

Once these items are addressed, I would be ready to vote for it.

Elvis J Nelson

[REDACTED]

Terry Lynch ~ 5809 Middleton Dr.

I would like to encourage the council to table action on approving a bond election for this project and take the time to answer questions that have been raised and not yet addressed.

Two critical aspects that have not yet been addressed:

- 1) Overall size and cost of the project. Council has not provided estimated costs of the individual components and has not responded to questions regarding the amount of space proposed and use of offices vs open space

Perhaps the council should consider community involvement and establish a steering committee of residents primarily with building knowledge and experience, along with the city administrator, to review the building plan and comments, identify changes that would reflect best practices of businesses, work to agreement on changes, and then have the architect update the plan.

- 2) Financial projections of the maintenance and operations showing impact on property tax in current and future years. Council has not provided projections showing the impact of the new facilities as well as and staff growth anticipated.

At the last long term planning session the police projected an addition of 9 staff, fire reported a need for full time administrative staff and increase staffing on shifts, and administration projected 8 additions over the next ten years. This along with a significantly larger building and amenities are causes of concern to residents.

I would ask council to direct projections be made to provide a tool for decision making on the project and to enable transparency to the residents.

I am in support of a building for our staff, but not as presently proposed. I hope that council will obtain and disclose the information that has thus far not been disclosed before council approves the plan and related bond election.

From: [Andy Redmond](#)
To: [Patti Grey](#)
Subject: Citizen response to 2 18 20 council meeting
Date: Tuesday, February 18, 2020 4:27:19 PM

Hello Ms. Grey:

Please introduce the following to be read as a citizen input, as I'm unable to attend the council meeting tonight.

//////////

Dear Mayor Pettle and Council:

RE: Vote on proposed municipal complex/ bond issue added to election ballot(s).

I'm Andy Redmond of 7275 Moss Ridge.

I would urge each of you to **vote no** on a bond proposal for the election ballot, which would fund a proposed municipal building.

Further, I would suggest the municipal building proposal to be tabled indefinitely, until a comprehensive plan is created.

If the comprehensive plan suggests a new municipal building is needed, complete transparency is suggested to garner citizen support. The plan would drive need for a building, including building design, size, cost etc. vs. a "build it and they will come" approach. Such a plan is similar to a business plan for a corporation. Corporations carefully consider large expenditures and the incurrence of debt, justified only by need and direct support to the business plan.

Parker will likely continue to grow, but as it ages-- the city will encounter large infrastructure expenditures to maintain expected city services (streets, water, sewer, drainage, building maintenance, etc.). A sound comprehensive plan will plan for future budgetary concerns and resulting expenditures as required.

Let's keep our city "uniquely Parker," providing minimalistic government and city services.

Thanks to each of you for serving our City and the opportunity to provide my input.

Regards,
Andy Redmond

From: [Van Andrews](#)
To: [Patti Grey](#)
Subject: 18 February, 2020 Council Meeting Questions in Proposed Municipal Complex
Date: Tuesday, February 18, 2020 1:12:03 AM

Hello,

We are new to Parker, and have a couple of questions on the proposed municipal complex.

I understand the need to grow space for police and city administration. However, growing from what I believe is a total of 6,688 square feet (Current + Lease) to 20,000 feet makes me question why that much this fast:

- A. With space more than tripling, Is the staff growing too?
- B. Would you consider building a smaller space, eliminating the community center and playground (there are several options for this in adjacent towns), and then using additional funds to improve roadways and drainage areas?
- C. Prior to moving to Parker, we looked at Lucas as well, and chose Parker because of its quaint, small-town atmosphere. How does Parker keep that, given the proposal for such a large building?

Thanks,

Van

5419 Westfield Drive (King's Crossing)
Parker, TX

Sent from my iPhone

From: [Lucy Estabrook](#)
To: [Patti Grey](#)
Subject: Please read aloud at City Council Meeting 2/18/20
Date: Monday, February 17, 2020 9:26:00 PM

Dear Parker City Staff, Mayor, City Council, and Parker Neighbors,

I am dismayed at the proposed \$14 million dollar municipal complex for many reasons. Here are a few.

Like you, I am employed, and expect an appropriate, comfortable work environment. A simple, well-lit country style building, reflecting what Parker says about itself on every page of its web site, **Uniquely Country**. A simple municipal building that will not indebted the city for a generation, and raise every home owner's taxes by many hundreds of dollars, for at least 20 years.

While we may need a larger city staff building, we do not need to incur huge debt, and taxes for it. We do not need to add still more debt and taxes with a Community Building, Outdoor Pavilion in the Parker Preserve Park, Restrooms, and Playground. Who is going to clean the park restrooms every day, and repair as needed? How much will this cost?

After the Parker Preserve trail was completed, someone on the team asked me what I thought. I struggled with a reply. I asked him if they'd visited the 48 mile trail through downtown Fort Worth, and spoken with the City of Fort Worth. The person replied he'd never heard of the 48 mile trail, in a flood plain, just like Parker, less than an hour away. That explains the high expense and underachievement in Parker. The 48 mile trail in Fort Worth is used by many families, walking, jogging, biking, riding horses, etc. There isn't much in the way of restrooms, playgrounds, or pavilions, but there sure are a lot of families having a wonderful time together.

If the Mayor, City Council, and Parker citizens want more, we can build park amenities the same way the 25 mile Trinity Trail from Wylie through Lucas was built, and is maintained: with a group of volunteers. 25 miles of trail, restrooms and pavilions at 3 separate parks, was all built by volunteers. The group pays someone to clean the restrooms, mow, and much more. No one in Parker pays taxes for those parks and upkeep, and everyone in Parker is welcome to use them.

Let's build a simple, comfortable city staff building, without spending a fortune.

Thank you.

I'd prefer not to have my name read aloud, unless it's required.

Respectfully yours,

L Estabrook

From: [Z Marshall](#)
To: [Patti Grey](#)
Subject: New City Hall
Date: Monday, February 17, 2020 9:34:08 PM

Patti

I am unable to attend the City Council meeting.

Please pass onto Council and include in public comments.

Honorable Mayor & City Council.

There seems to be a lot of misinformation circulating around our City about the proposed new City Hall.

The primary source appears to be from a faceless group of citizens that will not identify themselves individually, but as "Concerned Parker Citizens"

I asked that they identify themselves after sending me an unauthorized, very bias negative email solicitation, in the middle of the night.

I got no response on that question. Seems to be an underhanded way to communicate their message.

Are any of you on Council part of this group?

Correct me if I am wrong, but I think last month all of you voted in favor of having staff prepare whatever needs to be done to place this project for bond approval on our our next election ballot.

A common primary complaint this group has raised are that their concerns have not been addressed.

There has been meetings, open workshops, and an open house forum.

This City Hall complex has also been on the Council agenda many times for the past almost three years. Citizen input has been solicited at all of these meetings.

The proposed new City Hall are the result of those meetings and numerous other meetings with Police, Staff, Council members and others.

Obviously, no recommended solution for this project or any other issue that comes before you will please everyone.

As stated before, I fully support a new City Hall complex and know you will make the right decision for our community.

It's time we move forward to let our CITIZENS decide if they want our outstanding Police Department, confident Staff, and to have both inside and outside space options for our Community to use and enjoy.

Thank you for your service.

Sent from Z iPhone

[REDACTED]

From: [Scott & Therese Livesay](#)
To: [Patti Grey](#)
Subject: Please include in Tuesday, Feb 18th City Council Meeting
Date: Sunday, February 16, 2020 9:51:23 AM

Patti:

Please have the following read at the Feb 18th City Council Meeting, and entered into the record. I apologize, but I will be out of town and unable to attend.
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
<hr/>	
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