



**MINUTES**  
**CITY COUNCIL MEETING**  
**JUNE 2, 2020**

The Council meeting was open to the public. The City of Parker provided disposable face masks and hand sanitizer. Citizens were told, if they felt uncomfortable attending the meeting in person, they should send public comments to the City Secretary at [PGrey@parkertexas.us](mailto:PGrey@parkertexas.us) and their comments would be read into the minutes.

**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 (departed at 8:00 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, Fire Chief Mike Sheff, and Police Chief Richard Brooks

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Janenne Pendleton led the pledge.

TEXAS PLEDGE: Gabriella Abraham 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.

Sheryl Burk, 6806 Estados Drive, said Texas Water Code, Chapter 11. Water Rights prohibits neighboring properties from damaging your property. Ms. Burk indicated her neighbor's berm was adversely affecting her property. She said the stormwater damage created from the berm is an ongoing problem.

Terry Lynch, 5809 Middleton Drive, commented on the 2020-2021 Prebudget Workshop, held Wednesday, May 13, 2020 at 3:30 PM. Ms. Lynch said she found the workshop to be "helpful" and she is eager to hear the "clear and specific direction" given to staff regarding the budget and tax rate at an upcoming council meeting. Ms. Lynch also expressed concern regarding Item #5, proposed Ordinance No. 785, establishing a Stormwater Ordinance and asked that City "Council vote no on the proposed ordinance until it is revised." (See Exhibit 1 – Terry Lynch's email, dated June 2, 2020.)

Stephanie Casson, 5401 Westfield Drive, thanked first-responders and other essential personnel for courageous efforts during these dangerous times. Ms. Casson said a prayer in support of these individuals.

Billy Barron, 6707 Overbrook Drive, said he was "generally in favor of Xeriscaping the medians", but voiced concern, requesting City Staff return "with a rough Return on Investment (ROI) analysis of both traditional and Xeriscaping alternative of the next

median project.” Mr. Barron also expressed support regarding Item #5, proposed Ordinance No. 785, establishing a Stormwater Ordinance and asked that City Council “please approve the Stormwater Ordinance.” (See Exhibit 2 – Billy Barron’s email, dated June 1, 2020.)

## **INDIVIDUAL CONSIDERATION ITEMS**

Mayor Pettle asked that items 3 and 4 be moved forward. City Council agreed.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ACCEPTING DONATION(S) FROM THE PARKER WOMEN’S CLUB (PWC), AS FOLLOWS:  
[PWC]
  - SIX (6) OFFICE DESK CHAIRS TOTALING \$1,449.93 FOR PARKER POLICE DEPARTMENT

Mayor Pettle read the agenda caption, thanking the Parker Women’s Club (PWC) for their generous donation of six (6) office desk chairs totaling \$1,449.93 for Parker Police Department. The Mayor gave PWC members in the audience an opportunity to make a presentation. They said they were good.

MOTION: Councilmember Taylor moved to accept the donation of six (6) office desk chairs totaling \$1,449.93 for Parker Police Department. Councilmember Abraham seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

The Mayor, Council and City Staff thanked the PWC for their generous donation.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ACCEPTING DONATION(S) FROM THE PARKER WOMEN’S CLUB (PWC), AS FOLLOWS:  
[PWC]
  - \$10,000 TO PARKER VOLUNTEER FIRE DEPARTMENT (PVFD)

Mayor Pettle read the agenda caption, thanking the Parker Women’s Club (PWC) for their outstanding donation of \$10,000 to benefit the Parker Volunteer Fire Department (PVFD). The Mayor again gave PWC members in the audience an opportunity to make a presentation. They said they were good.

MOTION: Councilmember Abraham moved to accept the donation of \$10,000 to benefit the Parker Volunteer Fire Department (PVFD). Councilmember Smith seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Once again, the Mayor, Council and City Staff thanked the PWC for their outstanding donation.

1. APPROVAL OF MEETING MINUTES FOR MAY 19, 2020. [SCOTT GREY]

MOTION: Councilmember Taylor moved to approve the May 19, 2020 City Council minutes, as presented. Councilmember Meyer seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2020-630, PROVIDING FOR THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF PARKER AND ELLIS COUNTY FOR COOPERATIVE PURCHASING. [OLSON/SHELBY/MACHADO]

City Administrator Olson explained why the Ellis County Interlocal Agreement is needed prior to moving forward with the Dallas County unit costing of asphalt/roadway materials and repairs term contract, presented at the May 19, 2020 City Council meeting (That item was tabled, as staff received additional information just prior to the May 19<sup>th</sup> meeting. See the May 19, 2020 City Council meeting minutes for additional information.)

MOTION: Councilmember Taylor moved to approve Resolution No. 2020-630, providing for the execution of an Interlocal Agreement (ILA) between the City of Parker and Ellis County for cooperative purchasing. Councilmember Smith seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Items 3 and 4 were moved forward and addressed earlier in the meeting.

5. DISCUSSION, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 785, ESTABLISHING A STORMWATER ORDINANCE. [MACHADO/SHELBY] [TABLED – 11192019 and 12172019]

Public Works Director Machado indicated he and staff once again made the inquiries about a waiver and were told that was not an option for Parker.

City Attorney Shelby said the City of Parker has a Stormwater Permit and the next step would be to approve the proposed Ordinance. Mr. Shelby indicated the proposed ordinance had been slightly modified to reflect requested changes.

MOTION: Councilmember Taylor moved to approve Ordinance No. 785, establishing a stormwater ordinance. Mayor Pro Tem Standridge seconded with Councilmembers Abraham, Meyer, Smith, Standridge, and Taylor voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ADOPTING AND APPROVING MEDIAN XERISCAPE (LANDSCAPING) FOR ALL NEW DIVIDED HIGHWAY MEDIANS WITHIN THE CITY LIMITS FROM PARKER'S CURRENT TRADITIONAL MEDIAN TREATMENT OF GRASS/TREE LANDSCAPED MEDIANS. [MEYER]

Councilmember Meyer presented information on Median Xeriscape (Landscaping).

Mayor, Council and City Staff discussed pros and cons of Median Xeriscape (Landscaping) and decided to have City Staff do a cost analysis of Median Xeriscape (Landscaping) and bring that information back to Council mid-September for review.

Mayor, Council and City Staff discussed distant, future medians such as Parker Road and Dillehay Drive. Mayor Pro Tem Standridge, the City's Transportation contact, said he thought this direction is premature.

MOTION: Councilmember Meyer directed City Staff to do a cost analysis of future Median Xeriscape (Landscaping) and the cost of maintaining those medians and finally bring that information back to Council mid-September for review Councilmember Taylor seconded with Councilmembers Abraham, Meyer, Smith, and Taylor voting for the motion. Mayor Pro Tem Standridge voting against the motion, stating once again he thought this direction would be premature. Motion carried 4-1.

## ROUTINE ITEMS

### 7. FUTURE AGENDA ITEMS

#### UPDATE(S):

- **LAND SWAP (WATER TOWER)**

City Administrator Luke Olson and Director of Public Works Gary Machado explained the City would be “swapping” one lot in Parker Ranch Estates with another lot in Parker Ranch Estates for a future water tower. The land swap agreement is advantageous for both First Texas Homes, Inc. and the City of Parker, Texas and no money is involved. They indicated the new lot would better fit the needs of the City, stating it would not require special road access nor easements across the residents’ backyards. It would also allow more direct waterlines.

- **THE RESERVE AT SOUTHRIDGE (Ord. No. 747 – 2017 0509) AND AESTHETICA PRELIMINARY PLAT (APPROVED 2019 0115)**

**THE RESERVE AT SOUTHRIDGE** (Ord. No. – 2017 0509) - Director of Public Works Machado stated The Reserve at Southridge was annexed May 9, 2017 and the final plat was accepted/approved by City Council November 8, 2017. Even though infrastructure has been in place for some time, there were no permits requested until recently. Now, two (2) permits have been submitted. One permit was reviewed and rejected and the second has just been received and it is under review and evaluation. Mr. Machado indicated the first one has a garage on top and the second was a 14,000 sq. foot single family residence. Again, Mr. Machado said the permit was under review to make sure it followed the City’s Building Codes/Zoning ordinances.

**AESTHETICA PRELIMINARY PLAT (APPROVED 2019 0115)**

Mr. Machado indicated Aesthetica Preliminary Plat was accepted/approved by City Council January 15, 2019. Currently, the subdivision has plans for four (4) houses and is located off Parker Road at Springhill Estates Drive. The development is in progress.

- **DRAINAGE COMMITTEE [MEYER]**

Drainage Committee Chair Cindy Meyer started by saying this project is a work in progress and the Drainage Committee, consisting of herself as Chair, Sheryl Burk, Rick Debus, Antje Duncan, Cindy Frost and Terry Lynch, has not had an opportunity to visit other areas reported to have drainage issues such as Sycamore, EasyAcres, Estate Lane and Dublin Road, in part due to COVID-19. The Committee focused on three (3) areas thus far, Poco Estados, Moss Ridge and Cottonwood North. In these areas, water has been entering homes

or threatening to do so. This is causing health and safety concerns. The Drainage Committee plans to cover the entirety of Parker to identify problems and propose recommendations. Drainage Committee Chair Meyer said this is an ongoing project and work is in progress. She said the Drainage Committees plans to give the Mayor, Council, City Staff and residents quarterly updates. (See Exhibit 3 – Councilmember/Drainage Committee Chair Meyer’s email (*Drainage Committee plan outline including maps*), dated June 3, 2020.)

Councilmember Taylor departed the meeting at 8:00 p.m.

- ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF DUE (Each valued at between \$0 - \$500). [PETTLE]
  - DFW Muslim Community through Bushra Hameed, Parker, Texas, 12 lunches, water and dessert
  - Leslie Proch, Parker, Texas, fresh baked cookies

Mayor Pettie on behalf herself, Council, City Staff, thanked each of the donors for their kind and generous donations, stating how greatly these gifts are appreciated.

Mayor Pettie asked if there were any items to be added to the future agenda.

Councilmember Smith said he would like to add the Comprehensive Plan or COMP Plan to the June 16, 2020 City Council meeting agenda, if possible. Mayor Pettie that would be fine. Hearing no additional requests, she encouraged everyone to email her any requests. She noted the next regularly scheduled meeting would be Tuesday, June 16, 2020.

**EXECUTIVE SESSION** – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

Mayor Pettie asked City Council if anyone needed to recess into executive session at this time and hearing no requests the Mayor proceeded to the next item on tonight's agenda. **(Items 8-10 were not needed when the Executive Session section was removed.)**

# 11. ADJOURN

Mayor Lee Pettie adjourned the meeting at 8:45 p.m.



ATTESTED:

  
Patti Scott Grey, City Secretary

APPROVED:

  
Mayor Lee Pettie

Approved on the 16th day  
of June, 2020.

Terry Lynch, 5809 Middleton Dr.

Comments to Parker City Council Members RE:

**20/21 Budget**

I attended the city's Pre-Budget workshop on May 13 as an observer. I found it helpful to hear department heads from the city outline for you their needs and wants and provide information about those items. In the meeting the city staff asked you for guidance on the tax rate. No guidance was provided.

I believe that you need to give this guidance to the city staff prior to them preparing the budgets especially in this time of health and economic uncertainty.

I am asking you to have this placed on an upcoming council meeting for discussion and to provide clear and specific direction to the city staff about the budget.

I also ask that you consider providing direction that the maintenance & operations budget be based upon a "no-new-revenue" rate or lower. Then requests for additional budget funds would be evaluated by you individually weighing the cost to homeowners against the benefits to the city.

**Proposed Stormwater Regulations**

At the December 17 city council meeting, you city council members expressed concern with the restrictions on residents in the ordinance as presented. You asked for two things:

1. Request a waiver of these regulations and if not granted,
2. Revise the ordinance to better fit the City of Parker

I ask you to request a report on the 1<sup>st</sup> item.

On the 2<sup>nd</sup> item, the new ordinance does not do what was requested.

With respect to the ordinance I would like to remind council members and city staff that laws/rules/ordinance must not only be written in a clear, cogent, enforceable manner, but written with the absolute intent to enforce them vigorously starting on day one.

If the idea is to simply have rules "on the books" to make regulators happy, it is only inviting selective enforcement that will end up costing the city a lot of money in litigation.

It would be better for the city council to yell to high heaven that TCEQ wants rules that no one intends to follow.

I ask that council vote no on the proposed ordinance until it is revised.

**Patti Grey**

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**From:** Billy Barron [REDACTED]  
**Sent:** Monday, June 1, 2020 3:21 PM  
**To:** Patti Grey  
**Subject:** Comments for June 2nd 2020 City Council Meeting

Hi Mayor and Council,

Please read this at the meeting. I wish to comment on two items.

First, I am generally in favor of Xeriscaping the medians. It will save on maintenance costs, water usage and pollution. However, the signs for Murphy's median makeover said it cost \$1.2 million dollars so I am concerned about the upfront cost. I would like to see Council issue a directive to City Staff to come back with a rough ROI analysis of both traditional and Xeriscaping alternatives of the next median project. If the ROI of Xeriscaping is reasonable, then that is the way the City should go.

Second, please approve the Stormwater Ordinance. I am uncomfortable with the legal liability of not having it passed as I consider the objections raised to date to be relatively minor. However, if it needs to be revised, then immediately start a new effort to do so.

Thanks for listening to my opinion,

Billy Barron  
6707 Overbrook

**Committee Members:** Sheryl Burk, Rick Debus, Antje Duncan, Cindy Frost, Terry Lynch and Cindy Meyer

## **Drainage Committee Plan**

### **Objective and Mission:**

Adequate drainage for all subdivisions in Parker.

- Find a way to alleviate the conditions that lead to flooded homes (first & foremost as it is a health and safety issue)
- Develop a plan to correct existing drainage ditches that aren't functioning properly
- Improve our requirement/procedures for new developments and the impact they have on existing subdivisions.
- Develop policies for:
  1. City/Homeowner Responsibilities: Who is responsible for what
  2. City/Homeowner Communications: Residents don't know what they are responsible for – particularly new development homeowners. Older subdivisions may have many new residents and their assumption is drainage is a city responsibility (like in Plano, Allen, or most surrounding cities)

### **Drainage Responsibility ...**

**Responsibilities need to be feasible. Putting all the responsibility on the homeowner OR the city isn't realistic regardless of technically where that responsibility lies – simply because the end goal isn't achievable.**

#### Homeowner's responsibility

- Within the boundaries of their property, provide for the natural flow of water to be directed to the bar ditch
- Keep bar ditch free of debris and silt so the flow of water is not impeded

#### City's responsibility

- Ensure there are adequate and proper channels for both incoming water and outgoing water in neighborhoods
- For new construction, the city should inspect and verify the ditches after all construction is complete and there is no negative impact on the new home or the neighbors.
- For established neighborhoods, the city should annually inspect ditches throughout the city, communicate with homeowners and enforce annually.
- Inspect bar ditches for debris, silt deposits, and checking for correct depth for sufficient flow and prevent backflow or backup on homeowners property



### **How we'll accomplish our Goal:**

- Identify Problem areas – Still In Progress
- Determine causes and options – In Progress
- Consult with our city engineer
- Consult with our attorney
- Present recommendations

### **Identifying Problem Areas:**

Our focus is on four subdivisions that have flooding problems:

- Cottonwood North – Limited area at the end of Wagon Wheel and Old Gate, affecting 4 or 5 homes.
- Poco Estados – The entire subdivision is affected to some degree, with the north end having the most flooding
- Moss Ridge – The entire subdivision is affected, with South side impacted the most
- Easy Acres -- Kara Lane seems to have the most severe issues

While there are other areas of Parker where drainage is not good, these four just mentioned have severe issues where health and safety is a factor.

### **Resident Input:**

#### **Cottonwood North:**

The problem - We began with the smallest of the impacted areas, Cottonwood North. The drainage committee held an evening meeting with the impacted residents to hear from them and followed up with a Saturday hike through the area to identify the bottlenecks on drainage.

The Whitestone development is part of the problem as a portion of the Cottonwood North drainage is impeded. Gary contacted Steve Salman and to-date, nothing has been done.

The other portion of the problem is on a homeowner's land and together with the neighbors, we'll try to work something there.

The Solution - Opening up the blockage and The proper grading of the existing bar ditches is something the city will need to be involved with to some degree.

### Poco Estados:

A different approach was used for this area since a living room meeting was not appropriate to handle so many residents. A plat for each homeowner's property to 27 homes with a note asking each homeowner to indicate where storm water flows across their property (where it enters and exits) along with any other pertinent information they would share. I received back 19 responses, out of 27 requests.

**(show map on screen)**

Although the drainage work that was done 18-20 years ago helped, it is not adequate to handle the tremendous runoff occurring from the ETJ which surrounds the subdivision.

The flooding problem occurs at a bottleneck at the corner of Estados Drive and Poco where the flood waters are coming in from the RV Storage Park, farmland that extends east to the tree line and from the north – all coming together at a single point and funneling down a trench next to a home and to Estados. This prevents the water in the bar ditch heading south from existing and creates a backflow to the north and across the road into one resident's home.

Solution: Possibly the Farm Field property owner and Geo at Ft Paintball will be the solution for alleviating the flow into the subdivision – which will solve much of the flooding problem.

There are other situations that are scattered throughout the subdivision such as undersized culverts and deep accumulation of silt. There is also the problem along Lewis Lane as we're all aware of and is waiting to be addressed.

### Moss Ridge:

This is our next subdivision to work. All residents will be contacted. Probably use the same method as Poco Estados since one-on-one is the best way to get the information from homeowners. After all the responses are compiled, we'll reconvene and go through them.

This is the largest and by far the most complicated of the problem areas. Residents have made some suggestions which may be viable which I've passed along to Gary.

The Solution - Still unknown, however, Correct culvert sizes, and proper grading of the existing bar ditches -- something the city will need to be involved with to some degree.

### Easy Acres:

This has not been identified by the committee as of yet. However, during the last significant rainfall, I drove around the city and was rather astounded at the water on Kara Lane. The city has done significant work in the past to alleviate the drainage problem and it appears the homeowners have not kept up their ditches.

I am going to suggest that we include this area to resident meetings to see if there is buy-in from the neighborhood.

**Conclusion:**

We've been working with Gary to identify and talk about possible solutions.

Once we've covered the three areas, we'll sit down with our City Engineer and possibly Brandon come up with next steps.



Shepherds

Lewis

Lewis Ln

254

Poco Dr

Estados Dr

E Parker Rd

Southridge Pkwy

Estados Dr

Kimi Ln

E Parker Rd

Andys Ln

2514

E Parker Rd

ay Ln







2D

