



AGENDA
CITY COUNCIL MEETING
AUGUST 11, 2020 @ 7:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Special Meeting on Tuesday, August 11, 2020 at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

The Council meeting will be open to the public. The City of Parker will provide disposable face masks and hand sanitizer. If you feel uncomfortable attending the meeting in person, please send public comments to the City Secretary at PGrey@parkertexas.us. Your comments will be read into the minutes.

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 792, CALLING A BOND ELECTION IN THE CITY ON NOVEMBER 3, 2020 IN THE AMOUNT OF \$9.5 MILLION. [OLSON/SAVAGE/SHELBY/BOND COUNSEL/FINANCIAL ADVISOR]

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

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

3. 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).
4. RECONVENE REGULAR MEETING.
5. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.
6. ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before August 7, 2020 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.



Council Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:	Meeting Date: August 11, 2020
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: City Administrator Olson
Estimated Cost: \$9.5 Million	Date Prepared: August 6, 2020
Exhibits:	• Proposed Ordinance • Parker City Hall TAS Requirements • August 4 Town Hall Sheet Costs • Bond Information • City Hall Elevation Presentation • Parker City Hall Lactation Room Requirements • Parker City Hall Records Evidence Room Requirements • City Hall Plan 16July20 • Parker City Hall Parking Lot Layout

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 792, CALLING A BOND ELECTION IN THE CITY ON NOVEMBER 3, 2020 IN THE AMOUNT OF \$9.5 MILLION. [OLSON/SAVAGE/SHELBY/BOND COUNSEL/FINANCIAL ADVISOR]

SUMMARY

Please review the information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon S. Shelby</i>	Date:	08/06/2020
City Administrator:	<i>Luke B. Olson</i>	Date:	08/07/2020

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF PARKER

We, the undersigned officers of the City of Parker, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a special meeting on August 11, 2020, at the designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Lee Pettie, Mayor

Ed Standridge, Mayor Pro Tem

Diana Abraham

Edwin Smith

Cindy Meyer

Patrick Taylor

Patti Scott Grey, City Secretary

and all of said persons were present except _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

ORDINANCE CALLING A BOND ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

NAYS: _____ ABSTENTIONS: _____

2. A true, full and correct copy of the aforesaid Ordinance passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Ordinance would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Ordinance; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON AUGUST 11, 2020.

City Secretary

Mayor

(City Seal)

ORDINANCE CALLING A BOND ELECTION

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF PARKER

WHEREAS, the City Council (the "Council") of the City of Parker, Texas (the "City") deems it advisable to call the bond election hereinafter ordered (the "Election"); and

WHEREAS, the bond referendum is held in accordance with the provisions of Chapter 1251, Texas Government Code, and various provisions of the Texas Election Code (the "Code"), including Section 42.002 of the Code, and the City is contracting with Collin County, Texas (the "County") for the administration of the Election pursuant to an interlocal agreement with the County (the "Election Contract"); and

WHEREAS, the County, acting through the Collin County Elections Administrator (the "Elections Administrator") in accordance with the Election Contract, will provide for the administration of the Election for residents of the City; and

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

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

Section 1. Findings. The statements contained in the preambles of this Ordinance are true and correct and adopted as findings of fact and operative provisions hereof.

Section 2. Election Ordered; Polling Places. The Election shall be held in the City between the hours of 7:00 a.m. and 7:00 p.m. on November 3, 2020 ("Election Day"). The Election is to be conducted by the County, as provided by Chapter 271 of the Code and the Election Contract. On Election Day, voting for the Election shall occur during the hours stated above at the designated polling places as set forth in **Exhibit A** attached hereto, which exhibit is hereby made a part hereof for all intents and purposes. **Exhibit A** shall be modified to include additional or different Election Day polling places required to conform to the Election Contract and the Code.

Section 3. Early Voting. Early voting shall be administered by the County. Early voting by personal appearance shall begin on October 13, 2020 and conclude on October 30, 2020, and will be conducted at the Early Voting locations on the dates and at the times specified in **Exhibit B** attached hereto. The early voting polling places shall remain open during such hours for early voting by personal appearance for any registered voter of the City at such voting place. **Exhibit B** shall be modified to include additional or different early voting polling places required to conform to the Election Contract and the Code.

Section 4. Election Officials. The appointment of the Presiding Election Judges, Alternate Judges, Early Voting Clerks, the Presiding Judge of the early ballot board and other election officials for the Election shall be made by the Elections Administrator in accordance with the Election Contract and the Code. The Elections Administrator may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary to prepare for the Election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at

the central counting station. The Council hereby authorizes the Mayor, the Mayor Pro Tem and the City Secretary to execute or attest on behalf of the City the Election Contract with the County.

Section 5. Voting by Mail. Applications for voting by mail for all residents of the City shall be submitted by personal delivery not later than October 16, 2020, or shall be mailed to the applicable address below and received (not postmarked) by October 23, 2020. Applications for voting by mail for all residents of the City shall be sent as follows:

Postal Mail:	Collin County Elections Department 2010 Redbud Blvd., Suite 102 McKinney, Texas 75069
Commercial Carrier or Personal Delivery	Collin County Elections Department 2010 Redbud Blvd., Suite 102 McKinney, Texas 75069
Telephone	(972) 547-1990
Fax	(972) 547-1914
Email	election@collincountytx.gov

Section 6. Early Voting Ballots. An Early Voting Ballot Board shall be created to process early voting results of the Election and the Presiding Judge of the Early Voting Ballot Board shall be designated by the Elections Administrator. The Presiding Judge of the Early Voting Ballot Board shall appoint two or more additional members to constitute the Early Voting Ballot Board members and, if needed, the Signature Verification Committee members required to efficiently process the early voting ballots.

Section 7. Qualified Voters. All qualified electors of and residing in the City, shall be entitled to vote at the election.

Section 8. Proposition. At the Election the following PROPOSITION shall be submitted in accordance with law:

CITY OF PARKER, TEXAS SPECIAL ELECTION
CITY OF PARKER, TEXAS PROPOSITION A

Shall the City Council of the City of Parker, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of \$9,500,000, for the public purpose of constructing, improving and equipping a new municipal administration facility and annex facility and related parking facilities; with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

Section 9. Ballots. The official ballots for the Election shall be prepared in accordance with the Code so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid PROPOSITION, with the ballots to contain such provisions, markings and language as required by law, and with such PROPOSITION to be expressed substantially as follows:

CITY OF PARKER, TEXAS SPECIAL ELECTION
CITY OF PARKER, TEXAS PROPOSITION A

FOR	_____	) THE ISSUANCE OF \$9,500,000 OF BONDS BY THE CITY OF PARKER,
		) TEXAS FOR CONSTRUCTING, IMPROVING AND EQUIPPING A NEW
		) MUNICIPAL ADMINISTRATION FACILITY AND ANNEX FACILITY
AGAINST	_____	) AND RELATED PARKING FACILITIES. TAXES SUFFICIENT TO PAY
		) THE PRINCIPAL OF AND INTEREST ON THE BONDS WILL BE
		) IMPOSED.

Section 10. Compliance with Federal Law. In all respects, the Election shall be conducted in accordance with the Code. Pursuant to the federal Help America Vote Act ("HAVA") and the Code, at each polling place there shall be at least one voting system that is equipped for disabled individuals, and each such voting system shall be a system that has been certified by the Texas Secretary of State as compliant with HAVA and the Code. The City hereby finds that the voting system to be used by the Elections Administrator in administering the Election is such a system, and orders that such voting equipment or other equipment certified by the Texas Secretary of State shall be used by the City in its elections.

Section 11. Debt Obligations. The following information is provided in accordance with the provisions of Section 3.009(b) of the Code.

- (a) The proposition language that will appear on the ballot is set forth in Section 9 hereof.
- (b) The purpose for which the bonds are to be authorized is set forth in Section 8 hereof.
- (c) The principal amount of the debt obligations to be authorized is \$9,500,000.

(d) If the bonds are approved by the voters, the Council will be authorized to levy annual ad valorem taxes, on all taxable property in the City, sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds.

(e) Based upon the bond market conditions at the date of adoption of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 3.00%. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.

(f) If the bonds are approved, they may be issued in one or more series, to mature over a period not to exceed 20 years from the date of issuance of each series of bonds.

(g) The aggregate amount of the outstanding principal of the City's debt obligations as of the date of this Ordinance is \$9,220,000.00.

(h) The aggregate amount of the outstanding interest of the City's debt obligations as of the date of this Ordinance is \$3,168,978.50.

(i) The ad valorem debt service tax rate for the City as of the date of this Ordinance is \$0.0365984 per \$100 of taxable assessed valuation.

Exhibit A

Election Day Hours

November 3, 2020
7:00 am - 7:00 pm

Election Day Polling Locations

To be provided by Collin County pursuant to the Election Contract.

Exhibit B

Early Voting Polling Locations, Dates and Hours

To be provided by Collin County pursuant to the Election Contract.

Voter Information Document - City of Parker, Texas Special Election

Proposition A

The following information is prepared to comply with Tex. H.B. 477 86th Leg., R.S. (2019).

Ballot Information: At the Election, the following language will appear on the ballot:

FOR	_____	) THE ISSUANCE OF \$9,500,000 OF BONDS BY THE CITY OF PARKER,
		) TEXAS FOR CONSTRUCTING, IMPROVING AND EQUIPPING A NEW
AGAINST	_____	) MUNICIPAL ADMINISTRATION FACILITY AND ANNEX FACILITY
		) AND RELATED PARKING FACILITIES. TAXES SUFFICIENT TO PAY
		) THE PRINCIPAL OF AND INTEREST ON THE BONDS WILL BE
		) IMPOSED.

The following table sets forth the estimated principal amount of, and interest due to maturity on, the bonds to be issued if Proposition A passes, and all outstanding obligations of the City secured by and payable from ad valorem taxes.

Principal Amount of Bonds to be authorized	Estimated interest for Bonds to be authorized ⁽¹⁾	Estimated combined principal and interest required to pay on time and in full the Bonds to be authorized ⁽¹⁾	Principal of City's Existing Outstanding Debt (as of 8/11/20)	Remaining interest on City's Existing Outstanding Debt (as of 8/11/20)	Combined Principal and Interest to timely pay City's Outstanding Debt (as of 8/11/20)
\$9,500,000.00	\$4,045,537.50	\$13,545,537.50	\$9,220,000.00	\$3,168,978.50	\$12,388,978.50

- ⁽¹⁾ The interest on the proposed bonds was estimated at a rate of 3.00%, for illustration purposes only, and based on current market conditions and expected timing of the bond issue, and therefore, the interest payable on the proposed bonds may be less than, or more than, the amounts set forth above based on market conditions at the time of sale of the proposed bonds.

Based on the information and assumptions provided in the table above, the estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with a taxable appraised value of \$100,000 to repay the proposed bonds, if approved, is \$0. This estimate assumes annual growth of City's taxable assessed valuation ranging between 3% to 0% through tax year 2031, and holds the City's taxable assessed valuation constant thereafter. This assumes that the proposed bonds will be issued in a manner to account for the City's existing debt repayment schedule payable from ad valorem taxes so as to minimize tax rate increases and the City currently intends to support the payments within the current budget without a tax rate increase.

Bond Election Calendar for Texas Cities

November 2020 Election	Action
August 5	<u>First</u> day to call for Bond Election
August 17	<u>Last</u> day to call for Bond Election
October 4	First day to publish notice of election
October 5	Last day for voter registration
October 13	Last day to post notice of election
October 13	First day of Early Voting*
October 26	Last day to publish notice of election
October 30	Last day of Early Voting
November 3	Election Day
November 6	Earliest day to canvass election
November 17	Last day to canvass election

* Governor Proclamation July 27, 2020: Early voting period will begin on Tuesday, October 13, 2020 and last through Friday, October 30, 2020.

Texas Accessibility Standards for the Elimination of Architectural Barriers
City Hall & Community Room Buildings & Site

302 FLOOR & GROUND SURFACES

Floor & ground surfaces shall be stable, firm & slip resistant & shall comply with 302.

(Carpet or carpet tile shall be securely attached, have a firm cushion/pad/backing or no cushion/pad; shall have a level loop, textured loop, level cut pile or level cut/uncut pile texture; pile height shall be 1/2" maximum; carpet edge trim shall comply with 303; openings in floor such as grates shall not allow passage of a sphere >1/2" diameter; elongated openings shall be placed so that the long dimension is perpendicular to direction of travel)

303 CHANGES IN LEVEL

Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

(Changes in level of 1/4" maximum may be vertical; changes in level of 1/4"-1/2" shall be beveled with a slope not steeper than 1:2; changes >1/2" high shall be ramped & shall comply with 405 or 406.

304 TURNING SPACE

Turning space shall comply with 304.

(Where turning space is required it shall be 60" diameter or 60" x 60" T-shaped turning space; changes in level are not permitted; slopes shall not be steeper than 1:48 or 2%)

305 CLEAR FLOOR OR GROUND SPACE

Clear floor or ground space shall comply with 305.

(Where clear floor space is required it shall be 30" wide x 48" long minimum & may be positioned for forward or parallel approach UNO; changes in level are not permitted; slopes shall not be steeper than 1:48 or 2%)

306 KNEE & TOE CLEARANCE

Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306.

(Toe clearance shall be 17"-25" deep x 9" high minimum & 30" wide minimum; knee clearance shall be 8" deep minimum @ 27" AFF & 11" deep minimum @ 9" AFF & 30" wide minimum)

307 PROTRUDING OBJECTS

Protruding objects shall comply with 307.

(Objects with leading edges between 27" & 80" AFF shall protrude 4" maximum into the circulation path)

- 308 **REACH RANGES**
Reach ranges shall comply with 308.
(Unobstructed forward reach shall be 15"-48" AFF; 20" deep obstructed forward reach shall be 48" maximum AFF; 20"-25" deep obstructed forward reach shall be 44" maximum AFF. Unobstructed side reach shall be 15"-48" AFF; 10" deep x 34" high obstructed side reach shall be 48" maximum AFF; 10"-24" deep x 34" high obstructed side reach shall be 46" maximum AFF)
- 309 **OPERABLE PARTS**
Operable parts shall comply with 309.
(Operable parts shall be within reach ranges specified in 308 and shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist, and the force required to activate operable parts shall be 5 pounds maximum)
- 402 **ACCESSIBLE ROUTES**
Accessible routes shall comply with 402.
(Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding flared sides, elevators & platform lifts)
- 403 **WALKING SURFACES**
Walking surfaces that are part of an accessible route shall comply with 403.
(Running slope shall not be steeper than 1:20 or 5%; cross slope shall not be steeper than 1:48 or 2%. Clear width shall be 36" minimum; if clear width is >60" provide passing spaces spaced 200' maximum; passing spaces are 60" x 60" clear space or intersection of 2 walking surfaces providing a T-shaped space complying with 304. Floor or ground surfaces shall comply with 302, changes in level shall comply with 303)
- 404 **DOORS, DOORWAYS & GATES**
Doors, doorways & gates that are part of an accessible route shall comply with 404.
(Door openings shall provide a clear width of 32" minimum measured between the stop and face of door when open 90 degrees: openings >24" deep shall provide a clear opening of 36" minimum; there shall be no projections into the required clear width lower than 34" AFF; projections into the clear opening 34"-80" AFF shall not exceed 4". Maneuvering clearances at doors vary with approach direction to door and hardware installed but generally requires 18" clear beyond latch side x 60" deep on pull side of door & 0"-12" clear beyond latch side x 48" deep on push side of door-hardware dependent)
- 405 **RAMPS**
Ramps on accessible routes shall comply with 405.
(Ramps shall having running slope not steeper than 1:12 with a few exceptions; ramps shall have cross-slope not steeper than 1:48 or 2%; rise for any ramp run shall be 30" maximum; clear width between handrails where provided shall be 36" minimum; landings shall be provided at top & bottom of ramps; landings shall be 60" long minimum x width of ramp except landings shall be 60" x 60" minimum where ramps change direction: landings shall not slope >1:48 or 2% in any direction; ramps with >6" rise shall have handrails and edge protection)
- 406 **CURB RAMPS**
Curb ramps on accessible routes shall comply with 406 and portions of 405.
(Landings shall be provided at the top of curb ramps; landing clear length shall be 36" minimum; landing clear width shall be at least as wide as the curb ramp excluding flared sides; curb ramp flared sides shall not be steeper than 1:10; curb ramps & flared sides shall be located so they do not project into vehicular traffic lanes, parking spaces or parking access aisles; additional requirements for diagonal or corner type curb ramps)

502 PARKING SPACES

Car & van parking spaces shall comply with 502.
(Car parking spaces shall be 96" wide minimum; van parking spaces shall be 132" wide minimum & shall have adjacent 60" wide minimum access aisles x length of parking space; van parking spaces may be 96" wide minimum when adjacent access aisle is 96" wide minimum; access aisles shall adjoin an accessible route; two parking spaces may share an access aisle; parking spaces & access aisles shall comply with 302, changes in level are not permitted & slopes steeper than 1:48 or 2% not permitted)

503 PASSENGER LOADING ZONES

Passenger loading zones shall comply with 503.
(Passenger loading zones shall provide vehicular pull-up space 96" wide minimum x 20' long minimum; shall provide access aisles complying with 503 adjacent to the pull-up space & shall adjoin an accessible route & shall not overlap the vehicular way; access aisles shall be 60" wide minimum & shall extend the full length of the vehicle pull-up space they serve; vehicle pull-up spaces & access aisles serving them shall comply with 302, changes in level are not permitted & slopes shall not be steeper than 1:48 or 2%)

504 STAIRWAYS

Stairs shall comply with 504.
(All steps shall have uniform risers heights & uniform tread depths; risers shall be 4"-7"; treads shall be 11" deep minimum; open risers are not permitted, stair treads shall comply with 302, changes in level are not permitted; slope shall be not steeper than 1:48 or 2%; radius at nosings shall be 1/2" radius maximum; nosing may project over tread below 1-1/2" maximum; handrails shall comply with 505; stair treads & landings subject to wet conditions shall not accumulate water)

505 HANDRAILS

Handrails provided along walking surfaces shall comply with 403, required at ramps complying with 405 & required at stairs complying with 504 shall comply with 505.
(Handrails shall be provided on both sides of stairs & ramps; handrails shall be continuous within the full length of each stair flight or ramp run except at handrails on ramps in aisles serving seating in assembly areas; top gripping surface of handrails shall be 33"-38" above walking surfaces, stair nosings & ramp surfaces; clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum; handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops & sides; handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4"-2" & those with a non-circular cross section shall have a perimeter dimension of 4"-6-1/4" & a cross section dimension of 2-1/4" maximum; handrails shall not rotate within their fittings; ramp handrails shall extend above the landing 12" minimum beyond the top & bottom of ramp runs; stair handrails shall extend horizontally above the top landing for 12" minimum beginning directly above the first riser nosing; stair handrails shall extend at the bottom of the stairs at the slope of the stair flight at least one tread depth beyond the last riser)

602 DRINKING FOUNTAINS

Drinking fountains shall comply with 307 & 602.
(Units shall have a clear floor or ground space complying with 305 positioned for a forward approach & centered on the unit; knee & toe clearance shall comply with 306; operable parts shall comply with 309; spout outlets shall be 36" maximum AFF; spout shall be located 15" minimum from the vertical support & 5" maximum front front edge of unit including bumpers; spout shall provide a flow of water 4" high minimum; spout outlets for standing persons shall be 38"-43" AFF)

603

TOILET & BATHING ROOMS

Toilet & bathing rooms shall comply with 603.

(Turning space complying with 304 shall be provided within the room; required clear floor spaces, clearance at fixtures & turning space may overlap; doors shall not swing into the clear floor space or clearance required for any fixture except in a toilet or bathing room for a single occupant; mirrors above lavs or countertops shall be installed with bottom edge of reflecting surface 40" maximum AFF; mirrors not located above lavs or countertops shall be installed with bottom edge of reflecting surface 35" maximum AFF; coat hooks & shelves shall be located within one of the reach ranges in 308; shelves shall be located 40"-48" AFF)

604

WATER CLOSETS & TOILET COMPARTMENTS

Water closets & toilet compartments shall comply with 604.

(Water closet shall be positioned with a wall or partition to the rear & to one side; centerline of WC shall be 16"-18" from the side wall or partition except that the water closet shall be 17"-19" maximum from side wall or partition in ambulatory accessible toilet compartment; WCs shall be arranged for right or left hand approach; clearance around WC shall be 60" minimum measured from perpendicular side wall & 56" minimum measured perpendicular from rear wall; required clearance shall be permitted to overlap the WC, grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space & clearances required at other fixtures and the turning space, no other fixtures or obstructions shall be located within the WC clearance; top of seat height shall be 17"-19" AFF; seats shall not be sprung to return to lifted position, grab bars for WCs shall comply with 609 & shall be provided on the rear wall & closest side wall; side wall grab bar shall be 42" long minimum located 12" maximum from rear wall & extending 54" minimum from rear wall; rear wall grab bar shall be 36" long minimum & extend from centerline of WC 12" minimum towards corner & 24" minimum in opposite direction; flush controls shall be hand operated or automatic, hand operated flush controls shall comply with 309, flush controls shall be located on the open side of the WC; toilet paper dispensers shall comply with 309 & shall be 7"-9" in front of WC measured to centerline of dispenser, outlet of dispenser shall be 15"-48" AFF & shall not be located behind grab bars, dispensers shall not be controlled delivery type; wheelchair accessible toilet compartments shall be 60" wide minimum measured perpendicular to side wall & 56" deep minimum or 59" deep minimum for wall hung & floor mounted WCs respectively measured perpendicular to rear wall; toilet compartment doors including hardware shall comply with 404, doors shall be located in front partition or side wall or partition farthest from WC, where located in front partition door opening shall be 4" maximum from side wall or partition farthest from WC, where located in side wall or partition door opening shall be 4" maximum from front partition, door shall be self-closing, door pull shall be placed on both sides of door near latch, toilet compartment doors shall not swing into minimum required compartment area; compartments shall be arranged for right or left hand approach to WC; front partition & at least one side partition shall provide toe clearance of 9" minimum AFF & 6" deep minimum beyond compartment-side face of the partition exclusive of partition support members; coat hooks shall be located in one of the reach ranges specified in 308, shelves shall be located 40"-48" AFF)

605

URINALS

Urinals shall comply with 605.

(Urinals shall be stall-type or wall-hung type with rim 17" maximum AFF; urinals shall be 13-1/2" deep minimum measured from outer face of rim to back of the fixture; clear floor space complying with 305 positioned for a forward approach shall be provided; flush controls shall be hand operated or automatic, hand operated flush controls shall comply with 309)

- 606 **LAVATORIES & SINKS**
Lavatories & sinks shall comply with 606.
(Clear floor space complying with 305 positioned for a forward approach & knee & toe clearance complying with 306 shall be provided; lavatories & sinks shall be installed with rim or counter (whichever is higher) at 34" maximum AFF; faucets shall comply with 309; hand-operated metering faucets shall remain open for 10 seconds minimum; water supply & drain pipes under lavatories & sinks shall be insulated or configured to protect against contact; there shall be no sharp or abrasive surfaces under lavatories & sinks)
- 608 **SHOWER COMPARTMENTS**
Shower compartments shall comply with 608.
(Roll-in type shower compartments shall be 30" wide x 60" deep minimum clear inside & shall have a 60" wide minimum entry on the face of the shower compartment; a 30" wide x 60" long minimum clearance shall be provided adjacent to the open face of the shower compartment; grab bars complying with 609 shall be installed on 3 walls, 6" maximum from adjacent walls; controls, faucets & shower spray unit shall be located above the grab bars on any wall but 48" maximum AFF; shower spray unit with minimum 59" long hose that can be used as both fixed-position & hand-held shower head shall be provided; shower spray unit shall have an on/off control; thresholds shall be 1/2" high maximum per 303; enclosures for shower compartments shall not obstruct controls, faucets & shower spray units)
- 609 **GRAB BARS**
Grab bars in toilet & bathing facilities shall comply with 609.
(Grab bars with circular cross section shall have an outside diameter of 1-1/4"-2" & those with a non-circular cross section shall have a perimeter dimension of 4"-4.8" & a cross section dimension of 2" maximum; space between wall & grab bar shall be 1-1/2"; space between grab bar & projecting objects below & at the ends shall be 1-1/2" minimum; space between grab bar & projecting objects above shall be 12" minimum; grab bars shall be installed in horizontal position 33"-36" AFF measured to top of gripping surface; grab bars & adjacent surfaces shall be free of sharp or abrasive elements & shall have rounded edges; grab bars shall not rotate within their fittings; grab bars shall not obstruct the required clear floor space; allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device or supporting structure)
- 802 **WHEELCHAIR SPACES, COMPANION SEATS & DESIGNATED AISLE SEATS**
Wheelchair spaces shall comply with 802.
(Floor or ground surface of wheelchair spaces shall comply with 302; changes in level are not permitted; a single wheelchair space shall be 36" wide minimum, where 2 adjacent wheelchair spaces are provided, each wheelchair space shall be 33" wide minimum; where a wheelchair space can be entered from the front or rear the space shall be 48" deep minimum, where a wheelchair space can be entered only from the side the space shall be 60" deep minimum; wheelchair spaces shall adjoin accessible routes but not overlap accessible routes; companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces which is 36" from front of wheelchair space & floor surface of companion seat shall be same elevation as wheelchair space, companion seats shall be equal in size, quality, comfort & amenities to seating in immediate area, companion seats may be movable)
- 803 **DRESSING, FITTING & LOCKER ROOMS**
Dressing, fitting & locker rooms shall comply with 803.
(Turning space complying with 304 shall be provided within the room; doors shall not swing into the room unless a clear floor or ground space complying with 305 is provided beyond the arc of the door swing; a bench complying with 903 shall be provided within the room; coat hooks provided within the room shall be located within one of the reach ranges specified in 308; shelves shall be 40"-48" AFF)

- 804 **KITCHENS & KITCHENETTES**
Kitchens & kitchenettes shall comply with 804.
(Kitchen work surface shall be 34" maximum AFF; sinks shall comply with 606; where provided kitchen appliances shall comply with 804.6 which includes clear floor or ground space complying with 305 at each kitchen appliance, appliance controls shall comply with 309; clear floor or ground space shall be positioned adjacent to dishwasher door, open dishwasher door shall not obstruct clear floor space for dishwasher or sink; if a range or cooktop is provided with a forward approach the clear floor or ground space shall provide knee & toe clearance complying with 306, location of controls shall not require reaching across burners, underside shall be insulated to prevent burns, abrasions or electrical shock; ovens with side-hinged doors shall have work surface positioned on latch side of oven door, ovens with bottom-hinged doors shall have work surface positioned adjacent to one side of the door, ovens shall have controls on front panels; combination refrigerators & freezers shall have at least 50% of freezer space 54" maximum AFF, clear floor space positioned for a parallel approach to a refrigerator/freezer with the centerline of the clear floor space offset 24" maximum from the centerline of the dedicated space)
- 808 **COURTROOMS**
Courtrooms shall comply with 808.
(Where provided, areas that are raised or depressed & accessed by ramps or platform lifts with entry ramps shall provide unobstructed turning space complying with 304; each jury box & witness stand shall have, within it defined area, clear floor space complying with 305; judges' bench, clerks' station, bailiffs' stations, deputy clerks' station, court reporters' stations & litigants' and counsel stations shall comply with 902)
- 811 **STORAGE**
Storage shall comply with 811.
(Clear floor or ground space complying with 305 shall be provided; storage elements shall comply with one of the reach ranges specified in 308; operable parts shall comply with 309)
- 902 **DINING SURFACES & WORK SURFACES**
Dining surfaces & work surfaces shall comply with 902.
(Clear floor or ground space complying with 305 positioned for a forward approach shall be provided including knee & toe clearance complying with 306; tops of dining & work surfaces shall be 28"-34" maximum AFF)
- 903 **BENCHES**
Benches shall comply with 903.
(Clear floor or ground space complying with 305 shall be provided at the end of the bench and parallel to the short axis of the bench; seats shall be 42" long minimum & 20"-24" deep x 17"-19" high AFF; bench shall be attached to wall or provide back support 42" long minimum & extend from 2" maximum above seat to 18" minimum above seat surface; back support shall be 2-1/2" maximum from the rear edge of the seat; bench shall be capable of handling 250 pounds of vertical or horizontal force; surface of seat shall be slip resistant and not accumulate water where installed in wet locations)

SALES & SERVICE COUNTERS

Check-out aisles & sales & service counters shall comply with 904.

(All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403; the accessible portion of the sales & service counter top shall extend the same depth as the sales or service counter top; a portion of the counter surface that is 36" long minimum x 36" high maximum AFF shall be provided for a parallel approach with a clear floor or ground space complying with 305 positioned for a parallel approach adjacent to a 36" minimum length of counter OR a portion of the counter surface that is 30" long minimum & 36" high maximum AFF shall be provided for a forward approach with a clear floor or ground space complying with 305 positioned for a forward approach including knee & toe space complying with 306 under the counter; where counter or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided)



5700 E. Parker Rd., Parker, TX. 75002
(972) 442-6811 (972) 442-2894 fax
www.parkertexas.us

The City of Parker plans to utilize a Construction Manager at Risk (CMAR). The Construction Manager will bid the project based on their total estimate for which the CMAR can build the building. If the bids come in below the voter approved amount, the City of Parker would not have to issue any more debt than the bid price unless there is an authorized change order. However, the City of Parker could not issue more debt than what is approved by the residents of Parker. Below is an estimated cost breakout of the price per square foot times the total square footage. The prices below contain a design contingency, general liability insurance, general contractors bond, and overhead. If we don't need these funds, we will not expend them and will return them, they will not be used for any other purpose.

	<i>Price Per Sq. Ft</i>	<i>Sq. Ft.</i>	<i>Totals</i>
<i>City Hall</i>	\$240.73	20,775	\$5,001,165.75
<i>City Hall Annex</i>	\$294.59	3,397	\$1,000,722.23
<i>Site Costs</i>	\$117.64	24,172	\$2,843,594.08
Total			\$8,845,482.06

There will be additional items not included in the price per square feet of the building, which will need to be added:

- Engineering
- Access Control System
- Data & Internet Technology
- Security Cameras
- Audio and Visual Aides
- Fixed Furniture
- Partial Funded Generator

The above items can be expensive when you start outfitting a whole facility. Therefore, the City of Parker is asking for \$9.5 million to complete the total project.

Schedule 1 - 7.29.2020

City of Parker, Texas

\$9.5 million Project Proceeds - November 2020 Bond Election

Level Aggregate Debt Service - 20 year Repayment

A	B	C	D	E	F	G	H	I	J	K	L	M
FYE	Valuation	Growth	Existing Debt Service	Less: Utility Supported Debt Service	Existing Tax Supported Debt Service	Principal	Interest	Capitalized Interest	Debt Service	Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate ⁽¹⁾	FYE
2020	\$ 1,043,291,538		\$ 989,230	\$ 556,100	\$ 433,130	\$ -	\$ -	\$ -	\$ -	\$ 433,130	0.0482	2020
2021	1,150,000,000	10%	971,210	551,975	419,235	-	435,420	(90,000)	345,420	419,235	0.0372	2021
2022	1,184,500,000	3%	972,647	553,275	419,372	-	289,469	-	344,469	764,792	0.0659	2022
2023	1,220,035,000	3%	968,583	549,350	419,233	55,000	286,519	-	431,519	763,702	0.0639	2023
2024	1,244,435,700	2%	890,216	555,125	335,091	145,000	281,725	-	461,725	766,610	0.0629	2024
2025	1,269,324,414	2%	856,997	554,525	302,472	180,000	273,318	-	663,318	764,197	0.0614	2025
2026	1,282,017,658	1%	654,825	552,400	102,425	390,000	261,665	-	661,665	765,742	0.0609	2026
2027	1,294,837,835	1%	654,200	549,700	104,500	400,000	249,644	-	664,644	766,165	0.0604	2027
2028	1,307,786,213	1%	653,025	551,525	101,500	415,000	235,705	-	765,705	766,144	0.0598	2028
2029	1,320,864,075	1%	562,100	562,100		530,000	219,849	-	764,849	765,705	0.0592	2029
2030	1,334,072,716	1%	561,400	561,400		545,000	203,550	-	763,550	764,849	0.0585	2030
2031	1,334,072,716	0%	560,100	560,100		560,000	186,809	-	761,809	763,550	0.0584	2031
2032	1,334,072,716	0%	558,200	558,200		575,000	169,551	-	764,551	761,809	0.0583	2032
2033	1,334,072,716	0%	560,600	560,600		595,000	151,704	-	766,704	764,551	0.0585	2033
2034	1,334,072,716	0%	562,200	562,200		615,000	133,340	-	763,340	766,704	0.0586	2034
2035	1,334,072,716	0%	558,100	558,100		630,000	114,460	-	764,460	763,340	0.0584	2035
2036	1,334,072,716	0%	558,300	558,300		650,000	94,990	-	764,990	764,460	0.0585	2036
2037	1,334,072,716	0%	562,600	562,600		670,000	74,930	-	764,930	764,990	0.0585	2037
2038	1,334,072,716	0%	561,000	561,000		690,000	54,280	-	763,040	764,930	0.0585	2038
2039	1,334,072,716	0%				710,000	11,136	-	766,136	764,280	0.0585	2039
2040	1,334,072,716	0%				730,000		-		763,040	0.0584	2040
2041	1,334,072,716	0%				755,000		-		766,136	0.0586	2041
			\$ 13,215,533	\$ 10,578,575	\$ 2,636,957	\$ 9,840,000	\$ 3,761,103	\$ (90,000)	\$ 13,511,103	\$ 16,148,060		

(1) Tax collection rate of 98%. Actual rate for FY 2020.

Maximum	0.0659
Increase Above FY 2020	0.0177
Increase Above FY 2021	0.0287

PROPOSED NORTH ELEVATION - CITY HALL

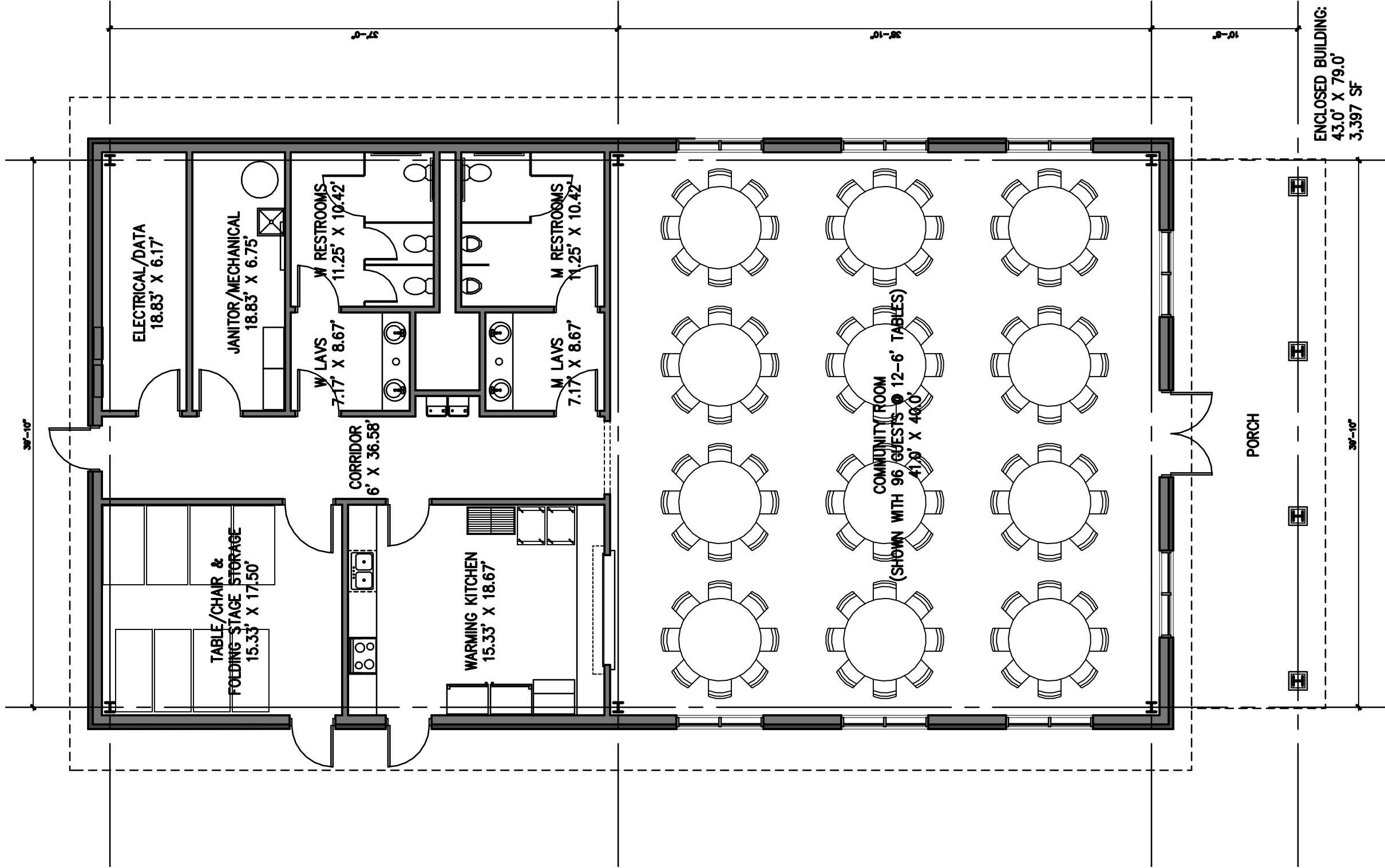
1/8" = 1'-0"

PROPOSED WEST ELEVATION - CITY HALL

1/8" = 1'-0"

PROPOSED FLOOR PLAN - COMMUNITY ROOM

1/8" = 1'-0"



Texas Government Code 619 Right to Express Breastmilk in the Workplace

619.001 DEFINITION

In this chapter, "public employer" means a county, a municipality, or any other political subdivision of this state.....

619.002 RIGHT TO EXPRESS BREAST MILK

An employee of a public entity is entitled to express breast milk at the employee's workplace.

619.003 POLICY ON EXPRESSING BREAST MILK

A public employer shall develop a written policy on the expression of breast milk by employees under this chapter, which must state that the public employer shall support the practice of expressing breast milk and make reasonable accommodations for the needs of employees who who express breast milk.

619.004 PUBLIC EMPLOYER RESPONSIBILITIES

A public employer shall 1) provide a reasonable amount of time for an employee to express breast milk each time the employee has the need to express the milk and 2) provide a place, other than a multiple user bathroom, that is shielded from view and free from intrusion from other employees and the public where the employee can express breast milk.

619.005 DISCRIMINATION PROHIBITED

A public employer may not suspend or terminate the employment of, or otherwise discriminate against, an employee because the employee has asserted the employee's rights under this chapter.

619.006 NO CAUSE OF ACTION CREATED

This chapter does not create a private or state cause of action against a public employer.

Texas Government Code 165 Breast-Feeding, Subchapter A Breast-Feeding Right & Policies

165.003 BUSINESS DESIGNATION AS "MOTHER-FRIENDLY"

A business may use the designation "mother-friendly" in its promotional materials if the business develops a policy supporting the practice of worksite breast-feeding that addresses the following: 1) work schedule flexibility, including scheduling breaks & work patterns to provide time for expression of milk, 2) the provision of accessible locations allowing privacy, 3) access nearby to clean, safe water source and a sink for washing hands and rinsing out any needed breast-pumping equipment, and 4) access to hygienic storage alternatives in the workplace for the mother's breast milk.

US Department of Labor Fair Labor Standards Act Section 7(r) as amended by the Patient Protection and Affordable Care Act

Space requirements: An employer shall provide 1) a place other than a bathroom 2) shielded from view 3) free from intrusion from coworkers and the public 4) that may be used by an employee to express breast milk. An employer may temporarily designate a space or make a space available when needed by the employee; the location must be functional as a space for expressing milk.

Note: The above Codes provide limited detail as to the place required for expressing breast milk other than that it may not be a multiple user bathroom. Therefore, we turn to other resources to provide guidance on best practices for appropriate provisions in the space.

US Department of Health and Human Services, Office on Women's Health, "Business Case for Breastfeeding" Program

Lactation Room components: Room locks from the inside, includes standard 110V electrical outlet, comfortable chair possibly with a footstool or a recliner, small table or counter to hold the breast pump, sink with hot & cold water for washing hands, pump attachments and milk collection containers, small refrigerator for storing milk, soft lighting, bulletin board for photos & notes of support, telephone, computer terminal with internet access and a storage area for breast pump equipment.

AIA Best Practices for Lactation Room Design by Liz York, FAIA

One Lactation Room per 100 female employees, amenities should include a 24" deep tabletop or working surface to accommodate bottles, pumping equipment and laptops (some women continue working while pumping), a chair (cushy lounge chair may be desirable but a supportive, adjustable task chair with casters to roll under the counter is better), electrical outlets for the pump & laptop, a microwave for sterilizing pump equipment, sink for washing bottles & pump parts, a refrigerator for milk storage, good lighting with uniform ambient lighting and task lights above the sink & work area, shades or opaque glass if there are windows, good acoustics such as insulation, carpet tile flooring & fabric wall panels to reduce echoes & create calming environment, and a solid door with an occupancy indicator.

Human Resources MIT, Dedicated Lactation Rooms (website)

Door that locks, electrical outlet, good lighting & ventilation, comfortable chair preferably with adjustable height and good back support, countertop or table for breastpump & supplies, 'occupied' sign for the door, wastebasket, chemical cleaners for surfaces & routine maintenance, sink for washing hands, pumps & tubing, refrigerator/freezer to store milk & cold packs, reservation system (electronic calendar, sign-in sheet or dry-erase board), lockable storage for personal belongings, computer terminal, internet access & telephone, clock, small mirror to check & readjust clothing before returning to work, artwork, soft lighting, educational resources including bulletin boards, pamphlets & books.

Texas Police Chiefs Association Guidelines

5.01 RECORDS ROOM

Records Room should be a secure, locked room with very limited access.

Juvenile records may be allowed in the same room but must be maintained separately.

12.04 PROPERTY/EVIDENCE STORAGE AREA

Room should be a secure, locked room with very limited access.

Room should have 'solid' walls of at least gypsum board, preferably wood or masonry, and should extend at least above any lay-in ceilings & preferably to the roof deck or floor deck above to prevent easy crawl-over entry.

Room doors should be solid core, swinging in to prevent removal of hinge pins and therefore the door itself from outside the room, with good quality locks and/or deadbolts.

Other items may include alarm systems, video monitoring, separate lockable storage areas for guns, drugs & money inside the room.



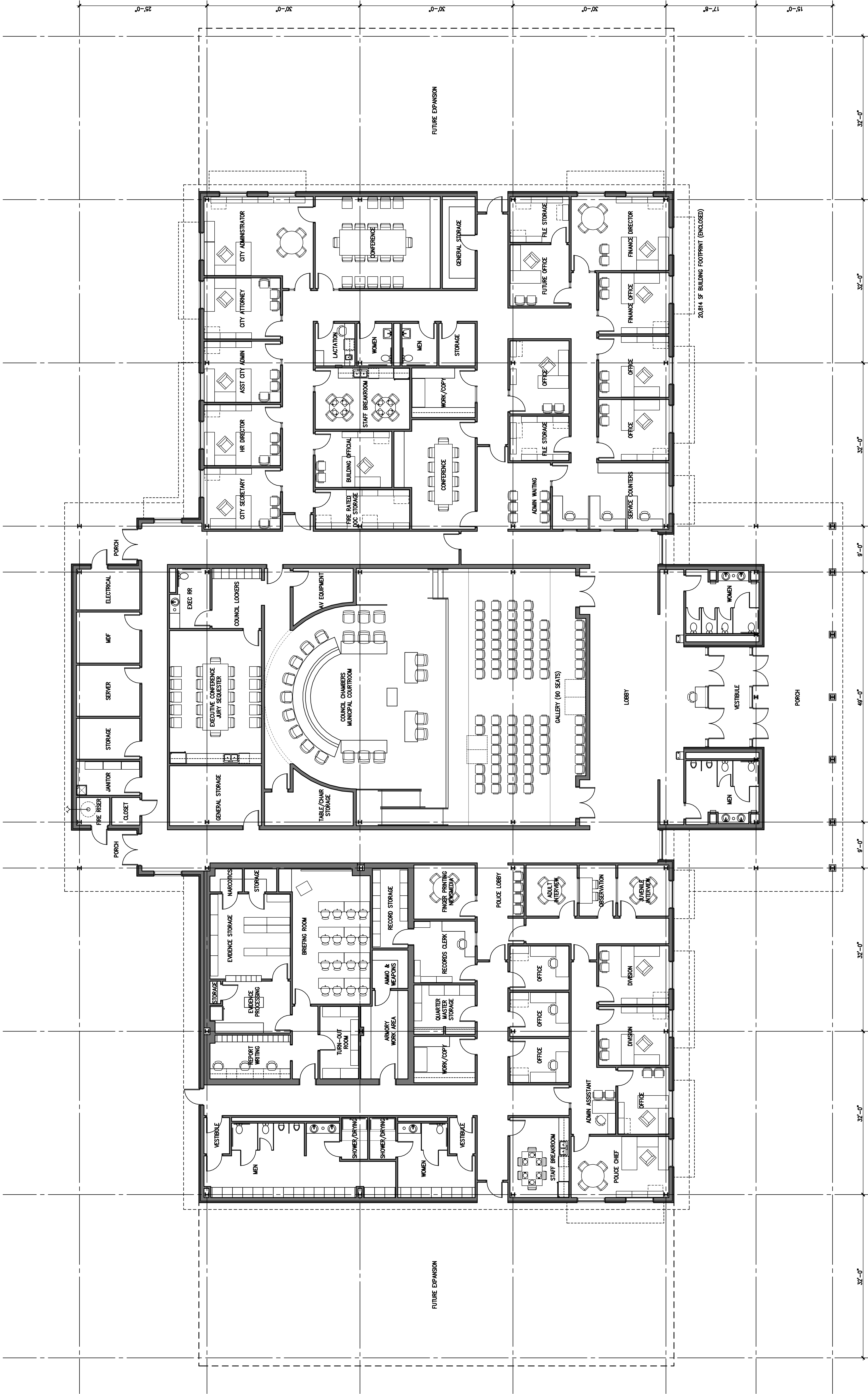
NEW

PARKER CITY HALL COMPLEX

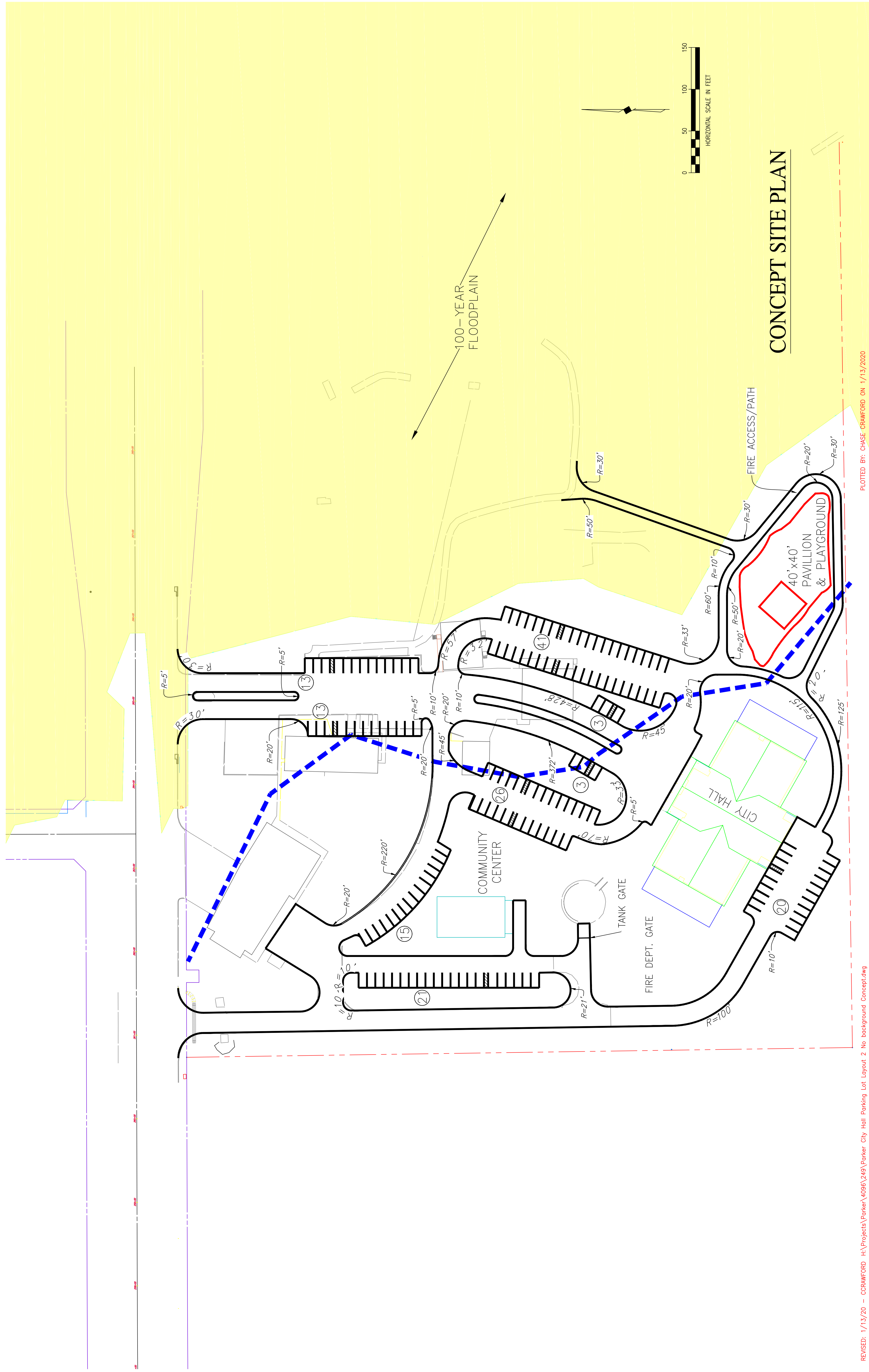
5700 E PARKER ROAD
PARKER, TEXAS 75002



CITY HALL



PROPOSED FLOOR PLAN - CITY HALL



CITY COUNCIL
FUTURE AGENDA ITEMS

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
2020			
Monthly	Home Rule Charter Commission (HRCC)	Pettie	Last Update 7/2; 8/6; 8/27; 9/3; 9/17,10/15;11/19;12/17; 1/21; 2/4
TBD	International Building Codes	Machado	2018 0920 PWD GM working on update
TBD	Annual Codification Supplement	C'Sec	Last update 2019 0604 CC Mtg
TBD	2020 City Fee Schedule	Savage	2015-2016 Approved 2/29; added 2016-17 to FAI; last Update 2019 0604; BP Update 2019 0917
TBD	Electronic Agenda - in process	Olson	MLP added 2019 0624; Discussed 2019 061&12 Long Term Planning; Demo 2019 1107 AM; 2019 1217 Update; Possibly live 10/2020
Feb, May , Aug, Nov	Republic Waste Quarterly Report	Bernas	1st Qtr 2020 0616 CC Agenda
Feb, May , Aug, Nov	Fire Department Quarterly Report	Sheff/Miller/Flo wers	1st Qtr 2020 0616 CC Agenda
Feb, Apr-May , Aug, Nov	Investment Quarterly Report	Savage	2nd Qtr 2020 0804 CC Agenda
TBA	Drainage Committee	Meyer	Last Update 2019 0903; 2020 0121 ; 0204 ; 0602
TBA	Facility/Transportation Committee	Standridge	2019 0827; 1119; (T) 2020 0204 CC Agenda; 2020 0721 (F); 2020 0804 (F)
TBA	Emergency Communication Committee	Abraham	Last Update 2019 0917 ; 2020 0121 ; 0204 ; 0616
TBA	COMP Plan Committee	Olson/Smith	2019 0903 CC Agenda; 2020 0616; 2020 0721; 1st Mtg 2020 0810
TBA	Capital Improvement Program (CIP) Committee	Taylor	Last Update 2019 0917; 2020 0121; 0616
TBA	Noise Committee	Olson/?	2019 0827 CC Agenda; 2019 1217 CC Agenda
August 18, 2020	Republic Services	Bernas/Olson	2020 0804 CMDA requested
August	P&R Commission one (1) year review	Pettie/Shelby	See email.
Aug/Sept	DMN - Designating Official Newspaper		1015 Res2019-620 Designating Official Newspaper - Exp. 9/30/2020