



**MINUTES**  
**CITY COUNCIL MEETING**  
**JULY 20, 2021**

**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. Mayor Pro Tem Cindy Meyer and Councilmembers Diana M. Abraham (present by phone until 8:15 PM), Terry Lynch, Jim Reed, and Michael Slaughter were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, Interim City Attorney Scott D. Levine, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E., Fire Chief Mike Sheff, and Police Chief Richard Brooks

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: John Birkhoff led the pledge.

TEXAS PLEDGE: Richard Williams 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.

No comments

**ITEMS OF COMMUNITY INTEREST**

- COMPREHENSIVE PLAN (COMP) COMMITTEE - WEDNESDAY, JULY 21, 2021, 6 PM – CANCELED

Mayor Pettle confirmed with Comprehensive Plan (COMP) Committee Chair Michael Slaughter the July meeting is canceled. Mr. Slaughter said meetings would resume in August.

- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, AUGUST 11, 2021, 6 PM -VIRTUAL ONLY

The Mayor stated the (P&R) Commission meeting would be virtual, and the access code is or will be at the top of the agenda for that meeting on the City's website at [www.parkertexas.us](http://www.parkertexas.us) when that agenda becomes available.

- PROJECTED 2021 TAX RATE PLANNING CALENDAR – CHANGED

Mayor Pettle noted the Projected 2021 Tax Rate Planning Calendar is in the Council packet, so everyone has the projected dates. Budget and Tax Rate items are routinely handled July – September. Finance/Human Resources Director Grant Savage noted changes; said the City should have certified numbers by Thursday, July 22<sup>nd</sup>; a public hearing on Tuesday, August 31 and Tuesday, September 7 with the voting projected for Tuesday, September 7 as well.

**CONSENT AGENDA** Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

1. APPROVAL OF MEETING MINUTES FOR JUNE 15, 2021. [SCOTT GREY]
2. REPUBLIC WASTE MONTHLY REPORT(JUNE). [BERNAS]
3. DEPARTMENT REPORTS- BUILDING/CODE (JUNE), COURT(JUNE), FINANCE (monthly financials) (JUNE), POLICE(JUNE) AND WEBSITE(JUNE)

MOTION: Councilmember Slaughter moved to approve consent agenda items 1 and 3, removing item #2, Republic Waste June Monthly Report, for further discussion. Councilmember Lynch seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

## **INDIVIDUAL CONSIDERATION ITEMS**

2. REPUBLIC WASTE MONTHLY REPORT(JUNE). [BERNAS]

Councilmember Lynch voiced concern, regarding the reported service issues and their explanations. She inquired about City logs for comparison. City Administrator Olson will provide additional requested information to Council.

Mayor Pro Tem Meyer said service is slow.

MOTION: Councilmember Lynch moved to approve consent agenda item # 2 Republic Waste June Monthly Report. Councilmember Slaughter seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2021-670, RATIFYING INTERIM CITY ATTORNEY. [PETTLE/OLSON]

MOTION: Councilmember Slaughter moved to

- o approve the appointment of the Law Firm Banowsky & Levine, P.C. as Interim Municipal Attorney;
- o approve, adopt, ratify and confirm the actions of the law firm Banowsky & Levine, P.C. taken pursuant to the authority granted herein, or having occurred prior to the date hereof and otherwise in accordance with this resolution; and
- o agree the interim Municipal Attorney shall have all duties and powers of the City of Parker Municipal Attorney including, but not limited to, those duties listed in Section 30.30 of the Code of Ordinances of the City of Parker, Texas in accordance with Resolution No. 2021-670;

Councilmember Reed seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ADVERTISING REQUEST FOR QUALIFICATIONS (RFQS) FOR CITY ATTORNEY. [PETTLE/OLSON/SAVAGE]

Mayor Pettle reviewed the advertising/RFQ process and noted the responses are due by Friday, August 20, 2021, 4:00 PM Central Standard Time (CST) as shown on the RFQ.

MOTION: Councilmember Lynch moved to approve advertisement for City Attorney Legal Services RFQs. Councilmember Slaughter seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2021-671 AWARDING THE 2021 ANNUAL MOWING CONTRACT. [MACHADO/OLSON/ LEVINE/BANOWSKY]

Mayor Pettle said she received a request to change the order of the agenda. Council considered item #8.

Public Works Director Machado noted Yellowstone Landscape was the low bidder with a bid of \$55,039.38.

MOTION: Councilmember Lynch moved to approve Resolution No. 2021-671, awarding the 2021 annual mowing contract to Yellowstone Landscape for an amount not to exceed \$55,039.38. Councilmember Reed seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2021-672, RATIFYING CENTRAL PUMP STATION/GROUND STORAGE RESERVOIR & NTMWD METER STATION CHANGE ORDER NO. 1. [OLSON/LEVINE/BANOWSKY/MACHADO]

City Engineer Birkhoff reviewed the project and Change Order No. 1 with Gracon Construction, Inc. for the construction of the Central Pump Station/Ground Storage Reservoir and North Texas Municipal Water District (NTMWD) Meter Station. Change Order No. 1 resulted in a credit to the City in the amount of \$3,169.38, and a change in the contract amount from an original contract amount of \$5,551,800.00 to a revised contract amount of \$5,548,630.62.

MOTION: Councilmember Slaughter moved to approve Resolution No. 2021-672 ratifying Central Pump Station/Ground Storage Reservoir and NTMWD Meter Station Change Order No. 1. Councilmember Reed seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 803, REGARDING PERFORMANCE BONDS. [OLSON/LEVINE/BANOWSKY/MACHADO]

The City has encountered issues with developers completing required public improvements.

Public Works Director Machado indicated the passage of Ordinance No. 803, requiring performance bonds should help the City receive security and leverage.

Mayor Pettle requested pages 87b and 90b of the Council packet, which is the ordinance and code provided for the ordinance, be amended in (J) *Assurance For Completion And Maintenance.*, (4) *Security for Completion of Improvements.*, (a) 3.(b), to include "and City Engineer", as follows:

(b) *Estimated Cost and Security Approval* - Security shall be issued in the amount of one hundred and ten percent (110%) of the cost to construct and complete all required public improvements to the City's standards as estimated by the applicant's professional engineer, and as approved by the City Administrator **and City Engineer**. Security shall be subject to the review and approval of the City Attorney. The applicant shall reimburse the City for all related legal costs for review (this reimbursement shall be paid in full prior to filing of the final plat).

MOTION: Councilmember Slaughter moved to approve Ordinance No. 803, requiring Performance Bonds, amending (J) *Assurance For Completion And Maintenance*., (4) *Security for Completion of Improvements*., (a) 3.(b), to include "and City Engineer", as shown above. Mayor Pro Tem Meyer seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 804, ELECTING FOR THE CITY OF PARKER TO MAKE CURRENT SERVICE AND PRIOR SERVICE CONTRIBUTIONS TO THE CITY'S ACCOUNT IN THE BENEFIT ACCUMULATION FUND OF THE TEXAS MUNICIPAL RETIREMENT SYSTEM AT THE ACTUARILLY DETERMINED RATE OF TOTAL EMPLOYEE COMPENSATION. [OLSON/LEVINE/BANOWSKY/SAVAGE]

Texas Municipal Retirement System (TMRS) Senior Regional Manager Colin Davidson explained the Ordinance would make current service and prior service contributions to the city's account in the benefit accumulation fund of the Texas Municipal Retirement System at the actuarially determined rate of total employee compensation, removing the decades old cap.

Finance/Human Resources Director Savage said the change is already reflected in the budget.

MOTION: Councilmember Abraham moved to approve Ordinance No. 804, electing for the City of Parker to make current service and prior service contributions to the City's account in the benefit accumulation fund of the Texas Municipal Retirement System at the actuarially determined rate of total employee compensation. Councilmember Lynch seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2021-671, AWARDING THE 2021 ANNUAL MOWING CONTRACT. [MACHADO/OLSON/ LEVINE/BANOWSKY]

This item was reviewed and approved earlier.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2021-672, RATIFYING CENTRAL PUMP STATION/GROUND STORAGE RESERVOIR & NTMWD METER STATION CHANGE ORDER NO. 1. [OLSON/LEVINE/BANOWSKY/MACHADO]

This item was reviewed and approved earlier.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON EXCUSING COUNCIL MEMBER DIANA ABRAHAM'S ABSENCE FROM SCHEDULED COUNCIL MEETINGS ON 7/20, 8/3 AND 8/17 DUE TO MANDATED TRAVEL FOR WORK. [PETTLE/ LEVINE/BANOWSKY]

MOTION: Councilmember Reed moved to approve excusing Councilmember Abraham from regularly scheduled Council meetings 8/3 and 8/17, due to her mandated travel/work schedule, if needed. Councilmember can join the Council Meetings via telecommunications if/when possible. Councilmember Slaughter seconded with Councilmembers Lynch, Meyer, Reed, and Slaughter voting for the motion. Councilmember Abraham abstained. Motion carried 4-0-1.

11. DISCUSSION, CONSIDERATION AND ANY APPROPRIATE ACTION ON THE MUNICIPAL COMPLEX. [LYNCH/REED]

Councilmember Reed reviewed a PowerPoint, updating information from the Municipal Complex Informational and Interactive meetings. (See Exhibit 1 – Lynch/Reed's PowerPoint, Parker Municipal Complex, dated July 20, 2021.)

Councilmembers Lynch and Reed requested the formation of a Municipal Complex Advisory Committee be added to the Future Agenda Items (FAI).

No action.

## ROUTINE ITEMS

12. FUTURE AGENDA ITEMS

UPDATE(S):

• CAPITAL IMPROVEMENT PROGRAM (CIP) COMMITTEE [LYNCH/REED]

- DRAINAGE
- INFRASTRUCTURE

Councilmember Lynch said City Engineer Birkhoff and Public Works Director Machado provided the CIP Committee with a detailed City Street inventory and a description of their condition. Mrs. Lynch noted there would be a CIP Committee meeting this Thursday, July 22, 2021, 3:30 – 5:00 PM to discuss the condition of City streets and other issues. The meeting is posted and open to public.

• CODE BOOK [MEYER]

Mayor Pro Tem Meyer said there is no update at this time.

• COMPREHENSIVE PLAN COMMITTEE [SLAUGHTER]

Councilmember Slaughter said there is no additional update at this time. (See earlier remarks.)

• EMERGENCY COMMUNICATION COMMITTEE [ABRAHAM]

Councilmember Abraham left the meeting. No update at this time .

• FACILITY [PETTLE/COUNCIL]

Please see update above.

• LEGISLATIVE UPDATES [OLSON]

City Administrator Olson said the Texas Senate has passed a property tax bill for school districts and he is gathering a list of legislation from this session.

- NEW RESIDENT PACKET [MEYER]

Mayor Pro Tem Meyer said there is no update at this time.

- NEWSLETTER [MEYER]

Mayor Pro Tem Meyer said there is no update at this time.

- NOISE COMMITTEE [OLSON]

City Administrator Olson reported no complaints filed.

- NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) [OLSON]

City Administrator Olson said he and Interim City Attorney Banowsky are currently working on a customer contract with NTMWD.

- PUMP STATION [MACHADO]

Public Works Director Machado indicated the Pump Station is on schedule. There were a few delays due to material shortages, but the station is on schedule to be open late October/early November. Mr. Machado also noted the current reflective roof is not the final, permanent roof for those bothered with its glare.

- RISK AND RESILIENCE ANALYSIS AND EMERGENCY RESPONSE PLAN UPDATE [MACHADO/BIRKHOFF]

Public Works Director Machado said the City of Parker met its requirements, regarding the Risk and Resilience Analysis and Emergency Response Plan, due to the U.S. Environmental Protection Agency (EPA) by June 30, 2021, and work is in progress on the Response Plan, due by December 31, 2021.

- SALES TAX [MEYER]

Mayor Pro Tem Meyer said there is no update at this time.

- SUBDIVISION(S) [MACHADO]

Public Works Director Machado said Parker Ranch Estates Phase 5 and Whitestone Estates phase 5 and 6 Preliminary Plats were scheduled for the Planning and Zoning (P&Z) Commission this Thursday, July 22, 2021, 7:00 PM and King's Crossing Phase 3 is in progress.

- THOROUGHFARE & OTHER MAPS UPDATE [MACHADO]

City Administrator Olson and Public Words Director Machado said work is in progress. The process is taking longer than anticipated as they are correcting and verifying information as they go, which requires reviewing past ordinances, etc.

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

The following items were suggested to be added to the Future Agenda Items (FAIs):

1) Formation of advisory committee on Municipal Complex [LYNCH/REED]

- 2) Water Rate Study Consultant w/referrals from Birkhoff [SLAUGHTER], and
- 3) Review of outside vendors/professions services contracts [SLAUGHTER].

Mayor Pettle asked if there were any additional items to be added to the future agenda. Hearing no requests, she encouraged everyone to email her any future requests. She noted the next regularly scheduled meeting would be Tuesday, August 3, 2021.

**EXECUTIVE SESSION** - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

**13. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**

- Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:51 p.m.

**14. RECONVENE REGULAR MEETING.**

Mayor Lee Pettle reconvened the meeting at 9:14 p.m.

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

No action was taken.

**16. ADJOURN**

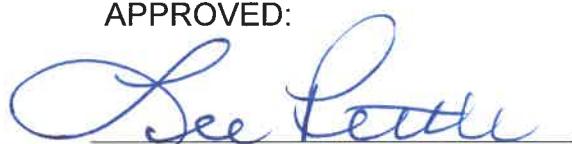
Mayor Lee Pettle adjourned the meeting at 9:15 p.m.



ATTESTED:

  
\_\_\_\_\_  
Patti Scott Grey, City Secretary

APPROVED:

  
\_\_\_\_\_  
Mayor Lee Pettle

Approved on the 3rd day  
of August, 2021.



# Parker Municipal Complex

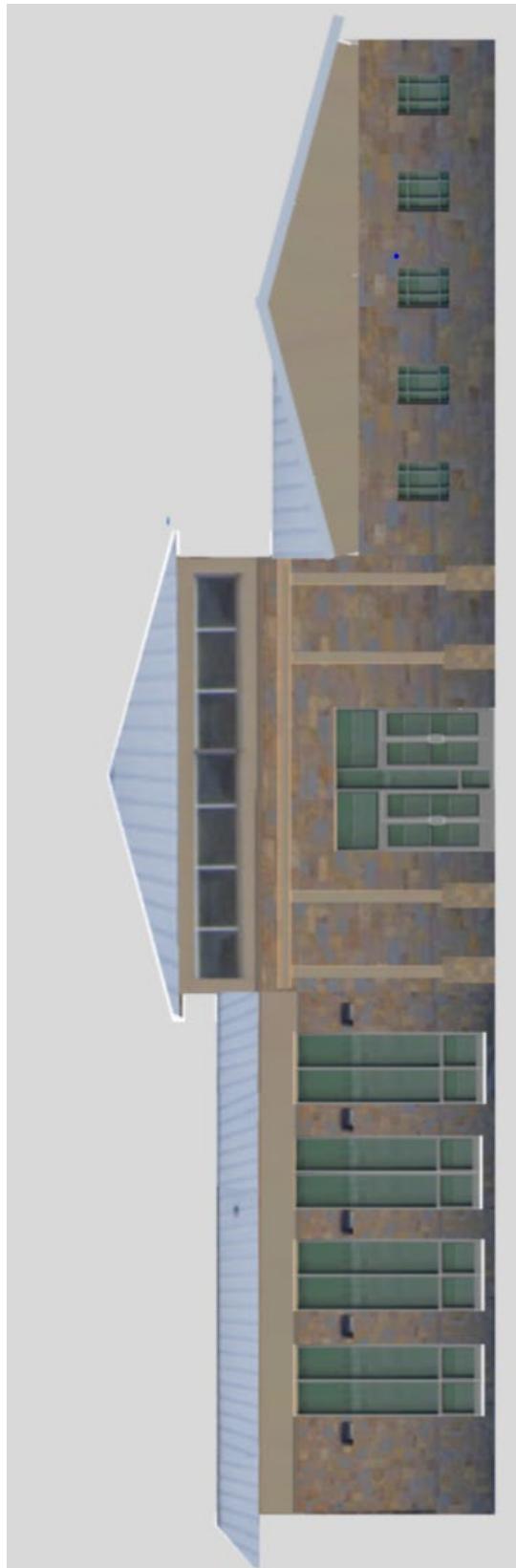


Exhibit 1



# Parker Municipal Complex

## Background

- Parker has Grown and the Current Facilities are Inadequate for the City's Needs
- Lots of Time has Been Spent to Review the Situation
- Unfortunately, the Previous Proposal (and Bond) was *not Accepted by the Community*

## Needs

- Pinpoint the Problem
- Evaluate the Current Condition
- Establish the Future State
- **Evaluate Options and Make Recommendations (in the past – one proposal)**
- **Develop Roadmap and Align with City Outlook (~8000 residents)**
- Initiate Construction Plan



# Parker Municipal Complex

A Number of Very Good Ideas Have Been Proposed Over the Past Two Months

Ideas are being Reviewed and the viability of Repurposing of the Current Facility

The Community is Getting Involved

However, We also need to utilize the **Specialized Skills** of our residents to Solidify the Proposals  
(Although “NEEDS” documents have been drafted they have not been Verified)

- Needs Assessment
- Architectural Input
- Engineering Evaluation/Confirmation
- Construction Experience
- Document Municipal Ordinance Compliances



# Parker Municipal Complex

We Realize Doing the Same Thing Will Not Result in a Different Outcome !

**This Project Needs more citizen involvement through a committee  
to make this project a success!**