



MINUTES
CITY COUNCIL MEETING
APRIL 23, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special 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 5:24 p.m. Mayor Pro Tem Jim Reed and Councilmembers Todd Fecht, Randy Kercho, Terry Lynch, and Amanda Noe were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Amy J. Stanphill, Public Works Director Gary Machado, Fire Chief Mike Sheff, Police Chief Kenneth Price, Police Sergeant Ralph Burdick, Police Sergeant Cournye Dixon, Police Investigator Kyle Boles, Police Officer Cameron Turner, Police Officer Vanity Romines, and Police Officer Chris Lemonds

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Ray Hemmig led the pledge.

TEXAS PLEDGE: Peggy Threadgill led the pledge.

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.

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

Government Code Section 551.071 – Consultation with City Attorney concerning Pending or Contemplated Litigation, or a settlement offer, or on a matter in which the duty of the attorney to City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. To Wit: A Proposed Development, Compromise and Settlement Agreement by and among the City of Parker, Texas, Restore the Grasslands, LLC, and following its creation and confirmation by an election, Collin County Municipal Utility District No. 7 pertaining to *Application for the Creation of Collin County Municipal Utility District No. 7*, TCEQ Docket No. 2022-0533-DIS and State Office of Administrative Hearings Docket No. 582-23-01498; and *City of Parker, Texas v. Texas Commission on Environmental Quality*, Cause No. D-1-GN-23-008332 in the 250th Judicial District Court, Travis County Texas.

Mayor Lee Pettle recessed the regular meeting to Executive Session at 5:28 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 7:45 p.m.

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

No action was taken.

Mayor Pro Tem Reed asked everyone to allow Attorney Art Rodriguez to review a PowerPoint presentation and then everyone will get an opportunity to speak or make public comments..

Mayor Pettle noted there would be no vote tonight.

Arturo "Art" D. Rodriguez, Jr., a Municipal Law Attorney and partner with Messer/Fort, PLLC, presented the *City of Parker – Restore the Grasslands (Development, Compromise and Settlement Agreement, April 23, 2024 PowerPoint)*. [See Exhibit 1 – *City of Parker – Restore the Grasslands (Development, Compromise and Settlement Agreement, April 23, 2024 PowerPoint Presentation.)*]

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.

Kathy Sharpe, 5310 Westfield Drive, Parker, Texas, said any agreement should be in writing and signed by all parties. Ms. Sharpe voiced concern in regard to one way in/out emergency access and she said she is not happy with this process and believed it should be reviewed annually.

Christina Glenn, 4807 Shady Knolls, Parker, Texas, thanked City Council for not voting on the matter tonight, providing the presentation, and listening tonight.

Stewart Matthews, 4309 Glen Meadows, Drive, Parker, Texas, said he is glad City Council did not go against the Judge's order; Gregory Lane should not be used; costs of police, fire, school and water increases should be explored and known prior to any agreement; and finally, there should be more open communication. Mr. Matthews said Rule 408 does not apply and residents should have more than 72 hours' notice on such matters.

Rachel Weeks, 432 Parkside Court, Murphy, Texas, voiced concerns regarding how city services will be paid for and how increased traffic would be handled. Ms. Weeks requested the wastewater treatment facility be stopped.

Sumathi Naini, 3107 Bluffs Lane, Parker, Texas, said there has been no details/information on the project or cost/expense to Parker residents. Ms. Naini also commented that the high density is not in keeping with the City of Parker.

Mark Mixon, 6006 Bracknell Drive, asked if this process could be slowed down or density could be decreased. Mr. Mixon said he understood the developer does not live in Parker. Finally, he said he is against any proposed deal on the Huffines development.

Diane Davey, 5009 Willow Point Circle, said she has resided in Parker for almost 40 years, and she is concerned about tax costs related to this development and the impact on City services. Finally, she said she is disappointed in the lack of transparency.

Jerry Gibson, 4304 Springhill Estates Drive, Parker, Texas, said he loves this city (where my parents have lived for 50 years) so much he purchased a home here to rear his family. Mr. Gibson said the development density is too great and the City needs to keep Parker uniquely country. He said he appreciated the city's work.

Emily Plummer, 5908 Gregory Lane, Parker, Texas, said using Gregory Lane for emergency access is inappropriate. This development impacts Gregory Lane's property owners and character.

Linda Nelson, 5802 Corinth Chapel Road, Parker, Texas, see attached. **[See Exhibit 2 – Linda Nelson's Parker Culture & Values comments, dated April 23, 2024.]**

Henrik Ax, 3506 McCreary Road, Parker, Texas, relinquished his time to Buddy Pilgrim.

Lindy M. "Buddy" Pilgrim, 3106 Bluffs Lane, Parker, Texas, said Rule 408 is the worst example of city government. Mr. Pilgrim said keeping information from Parker residents of Parker is shameful. The legal citing for confidentiality does not apply. Mr. Pilgrim said he is not happy with the process. The individual protestants of which he is one of 12, have valuable input and opinions. He said this was all done in secret and negotiated in fear, and he did not like the way the matter had been handled. The Huffines did not spend \$12.5 million to build a trailer park. Mr. Pilgrim asked who negotiated or is negotiating the re-notice of the MUD. Mr. Pilgrim asked City Council to read Mark and Cindy Stachiw's letter. **[See Exhibit 3 – Mark and Cindy Stachiw's letter, dated April 23, 2024.]**

WeiWei Jeang, 2709 Dublin Road, Parker, Texas, stated she has been on the Planning and Zoning Commission for 10 years and she too feels this was negotiated in secret with no input from citizens. Ms. Jeang said she is concerned about the lack of transparency and the City and Mayor should do what is right and follow the law and procedures on this or any settlement.

Duane Hinshaw, 5208 Estate Lane, Parker, Texas, said he and his wife Kimberly have lived in Parker for 30 years. The *Restore the Grasslands* name is not amusing. Dr. Hinshaw said it is good that no vote is being taken tonight. There has been a lack of transparency, and the development density needs to be reduced. He said this is "flood land" with possibly 60 buildable acres. He also cautioned the City to be careful that this development does not set precedent for Southfork Ranch.

Ray Hemmig, 3405 Bluffs Lane, Parker, Texas, stated he has been a Parker resident for 26 years and he is an Individual Protestant. Mr. Hemmig said he is not happy, and he feels he has been excluded. He asked City Council to stop these confidential sessions and noted there should be no vote until after the election and re-notice of the MUD.

Nathan Shea, 3106 Dublin Road, Parker, Texas, said he is a 20 year resident of this City, and he is very concerned about flooding. Mr. Shea said high density will affect property values and Parker needs transparency, not secrecy.

Scott Clark, 6000 Gregory Lane, Parker, Texas, said he was a former United States Navy Sea, Air, and Land (SEAL), who has extensive training in engineering of water ways. Mr. Clark said he and wife are rearing their three children here in Parker and plan to stay. He noted flood risks due to this development and an additional Federal Emergency Management Agency (FEMA) study regarding the flood risk with new buildings would be most helpful as would transparency. He said he appreciated City Council's service to the City.

Ted Lane, 5004 Dublin Creel Lane, Parker, Texas, said he is an Individual Protestant. Mr. Lane voiced concerns regarding the lack of transparency and being left out of all

communication. He said the Huffines' new MUD plan needed to be reviewed, noting flooding is not addressed. He also noted a new FEMA map should be out May 21, 2024. Mr. Lane said there is information out, but he is unclear as to what information is true or what is misinformation.

Stewart Matthews (2nd Time), 4309 Glen Meadows, Drive, Parker, Texas, said the City needs to review the Texas State Property Rights Act. If the City causes residents to be flooded, the City can be sued. Mr. Matthews said the city should postpone this matter until the new FEMA maps are presented, until after the elections, and for further details.

Dawn R. Hedlund, 4001 Rolling Knolls Drive, Parker, Texas, cautioned the City Attorney, stating the City Attorney works for City Council and not the Mayor. Ms. Hedlund suggested a town hall question and answer session on this matter, including a description of the process and a site plan. She asked that City Council not enter into any type of agreement/contract at this time.

Stacy Patrick, 4900 Cheshire Lane, Parker, Texas, said she and her family moved from Parker Lake Estates to Whitestone Estates for more land. Small homes on small lots are not Parker. Mrs. Patrick requested any agreement/settlement be postponed for a thorough 30 – 60 day review.

Laura Hernandez, 5906 Gregory Lane, Parker, Texas, said she was very concerned about flooding, and she felt betrayed by the way things have been handled. She asked that the matter wait for the FEMA maps to be completed.

Lynn Orozco, 5704 & 5700 Gregory Lane, Parker, Texas, said the proposed deal would change her way of life and is not in keeping with Gregory Lane.

Aubree Marino, 3901 Sycamore Lane, Parker, Texas, said there should be better communication. Mrs. Marino said the City could do better and she said she hopes the new website will aid in better communication. The CIP plan is a step forward.

John Chisolm, 2905 Dublin Road, Parker, Texas, said he has lived in Parker for 25 plus years, and he feels blessed to live in Parker, but he is afraid it is changing. Mr. Chisolm said he is confused over the Huffines development. Parker residents need more information before any vote is taken. At the moment, his vote would be to vote no.

Lindy M. "Buddy" Pilgrim (2nd Time), 3106 Bluffs Lane, Parker, Texas, said he and other residents need to see the site plan and they deserve to see the plat layout which the city has. This development will set a precedent for Southfork Ranch. He said he has had concerns regarding development negotiations from the beginning. Mr. Pilgrim said he does not think this agreement is reasonable.

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

1. PARKS AND RECREATION COMMISSION (P&R) SPECIAL MEETING – WEDNESDAY, APRIL 24, 2024, 5 PM @ DACOSTA RESIDENCE, 6003 SOUTHRIDGE PKWY, PARKER, TX
NATIONAL PRESCRIPTION DRUG TAKE BACK - SATURDAY, APRIL 27, 2024, 10AM-2PM

May 4, 2024 Joint General and Special Election - Early Voting Locations, Dates and Hours

(4 de mayo de 2024 Elección general y especial conjunta - Lugares de Votación Temprana, Fechas y Horas)

| Sunday (Domingo) | Monday (Lunes) | Tuesday (Martes) | Wednesday (Miércoles) | Thursday (Jueves) | Friday (Viernes) | Saturday (Sábado) |
|---|--|--|--|--|--|--|
| April 21 No Voting (21 de abril) (Sin votar) | April 22 Early Voting (22 de abril) (Votación adelantada) | April 23 Early Voting (23 de abril) (Votación adelantada) | April 24 Early Voting (24 de abril) (Votación adelantada) | April 25 Early Voting (25 de abril) (Votación adelantada) | April 26 Early Voting (26 de abril) (Votación adelantada) | April 27 Early Voting (27 de abril) (Votación adelantada) |
| | 8 am – 5 pm |

CITY COUNCIL (CC) – TUESDAY, MAY 7, 2024, 7 PM – CANCELED – RESCHEDULED SPECIAL CITY COUNCIL MEETING – TUESDAY, MAY 14, 2024, 7 PM – CANVASSING

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, MAY 8, 2024, 5 PM

CONCERT IN THE PRESERVE - SATURDAY: MAY 11, 2024, 6 PM – 8 PM

CITY COUNCIL (CC) – TUESDAY, MAY 21, 2024, 7 PM – CANCELED

May 28, 2024 Primary Runoff Election- Early Voting Locations, Dates and Hours

(Elección primaria de segunda vuelta del 28 de mayo de 2024: lugares, fechas y horarios de votación anticipada)

| Sunday (Domingo) | Monday (Lunes) | Tuesday (Martes) | Wednesday (Miércoles) | Thursday (Jueves) | Friday (Viernes) | Saturday (Sábado) |
|--|---|---|---|---|---|---|
| May 19 No Voting (19 de mayo) (Sin votar) | May 20 Early Voting (20 de mayo) (Votación adelantada) | May 21 Early Voting (21 de mayo) (Votación adelantada) | May 22 Early Voting (22 de mayo) (Votación adelantada) | May 23 Early Voting (23 de mayo) (Votación adelantada) | May 24 Early Voting (24 de mayo) (Votación adelantada) | May 25 Early Voting (25 de mayo) (Votación adelantada) |
| | 7am - 7pm | |
| May 26 No Voting (26 de mayo) (Sin votar) | May 27 No Voting (27 de mayo) (Sin votar) | May 28 Election Day (28 de mayo) (Día de elección) | May 29 No Voting (29 de mayo) (Sin votar) | May 30 No Voting (30 de mayo) (Sin votar) | May 31 No Voting (31 de mayo) (Sin votar) | June 1 No Voting (1 de Junio) (Sin votar) |
| | | 7am - 7pm | | | | |

CITY COUNCIL (CC) – TUESDAY, OCTOBER 1, 2024, 7 PM – CANCELED – NATIONAL NIGHT OUT (NNO)

CITY COUNCIL (CC) – TUESDAY, NOVEMBER 5 2024, 7 PM – CANCELED – DUE TO NOVEMBER 5, 2024 GENERAL ELECTION VOTING

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.

2. APPROVAL OF MEETING MINUTES FOR MARCH 26, 2024. [CITY COUNCIL CAPITAL IMPROVEMENT PLAN (CIP) - PHASED APPROACH WORKSHOP]
3. APPROVAL OF MEETING MINUTES FOR APRIL 2, 2024. [CITY COUNCIL CAPITAL IMPROVEMENT PLAN (CIP) - PHASED APPROACH WORKSHOP]
4. APPROVAL OF MEETING MINUTES FOR APRIL 2, 2024. [REGULAR MEETING]

MOTION: Councilmember Noe moved to approve consent agenda items 1 through 3 as presented. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Lynch, Noe, and Reed voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND ANY APPROPRIATE ACTION CONCERNING RESOLUTION NO. 2024-787 ADOPTING THE FY 2023-2024 - FY 28-29 CAPITAL IMPROVEMENT PLAN ATTACHED HERETO AS EXHIBIT "A".

MOTION: Councilmember Lynch moved to approve Resolution No. 2024-787 adopting the FY 2023-2024 - FY 28-29 CAPITAL IMPROVEMENT PLAN attached hereto as Exhibit "A", as amended. Councilmember Fecht seconded with Councilmembers Fecht, Lynch, Noe, and Reed voting for the motion Councilmember Kercho voting against the motion. Motion carried 4-1. **[See Exhibit 4 – Exhibit "A" updated.]**

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-785 AUTHORIZING EXECUTION OF A STANDARD AGREEMENT FOR ENGINEERING RELATED PROFESSIONAL SERVICES WITH THE CITY'S ENGINEER, BIRKHOFF, HENDRICKS & CARTER, LLP, RELATED TO THE WATER LINE RELOCATION AND IMPROVEMENTS ON DUBLIN ROAD, AND AUTHORIZING EXECUTION OF ANY NECESSARY AND RELATED DOCUMENTS. [POSTPONED 2024 0319]

MOTION: Councilmember Noe moved to approve Resolution No. 2024-785 authorizing execution of a standard agreement for engineering related professional services with the city's engineer, Birkhoff, Hendricks & Carter, LLP, related to the water line relocation and improvements on Dublin Road, and authorizing execution of any necessary and related documents.. Councilmember Lynch seconded with Councilmembers Fecht, Kercho, Lynch, Noe, and Reed voting for the motion. Motion carried 5-0. **[See Exhibit 5 – Agreement corrected(Amended Phases).]**

7. CONSIDERATION AND APPROPRIATE ACTION ON ADOPTION OF RESOLUTION NO. 2024-788 ESTABLISHING TML NEWLY ELECTED CITY OFFICIALS' ORIENTATION TRAINING REQUIREMENTS FOR NEWLY ELECTED OR APPOINTED COUNCILMEMBERS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Councilmember Noe moved to approve Resolution No. 2024-788 establishing TML Newly Elected City Officials' Orientation Training requirements for newly elected or appointed councilmembers; providing a repealing clause; providing

a severability clause; and providing for an effective date.. Councilmember Fecht seconded.

Councilmembers Kercho and Lynch voiced concerns about TML newly elected city officials' orientation training.

Councilmembers Fecht and Noe voting for the motion and Councilmembers Kercho, Lynch and Reed voting against the motion. Motion failed 2-3.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-789 SUSPENDING CERTAIN PARK RULES APPLICABLE TO THE PRESERVE, A CITY PARK, PURSUANT TO SECTIONS 97.11 AND 97.14 OF THE PARKER CODE OF ORDINANCES FOR THE CONCERT IN THE PRESERVE ON SATURDAY, MAY 11, 2024, FROM 5:00 P.M. TO 9:00 P.M., UPON SATISFYING CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Councilmember Reed moved to approve Resolution No. 2024-789 suspending certain park rules applicable to The Preserve, a city park, pursuant to Sections 97.11 and 97.14 of the Parker Code of Ordinances for the Concert in The Preserve on Saturday, May 11, 2024, from 5:00 P.M. to 9:00 P.M., upon satisfying certain conditions; and providing an effective date.. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Lynch, Noe, and Reed voting for the motion. Motion carried 5-0.

9. CONSIDERATION AND ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-790 AUTHORIZING THE FUTURE PLACEMENT OF STOP SIGNS SO THERE WILL BE THREE STOP SIGNS AT THE INTERSECTION OF DUBLIN & CREEKSIDE COURT, AND THREE STOP SIGNS AT THE INTERSECTION OF DUBLIN AND EDGEWATER COURT THEREBY CREATING A THREE-WAY STOP AT EACH INTERSECTION.

MOTION: Councilmember Lynch moved to approve Resolution No. 2024-790 authorizing the future placement of stop signs so there will be three stop signs at the intersection of Dublin & Creekside Court, and three stop signs at the intersection of Dublin and Edgewater Court thereby creating a three-way stop at each intersection.

Councilmember Kercho voiced concerns about possibly needing a traffic study prior to the placement of stop signs.

City Administrator Olson noted a 1979 ordinance and that he and counsel would review that ordinance and the transportation code before sign placement.

Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Lynch, Noe, and Reed voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

10. UPDATE(S):

FM2551

City Administrator Olson said due to the weather, Texas Department of Transportation (TxDot) has made little progress, but work is being done at Parker Road and Dillehay.

WEBSITE

Councilmember Lynch stated the project is moving forward.

COMP PLAN

Councilmember Kercho said the Comp Plan is moving forward. The Committee was waiting on the Capital Improvement Plan (CIP) and that passed tonight, so it is now available. The Committee is also waiting on a couple revisions prior to setting up the next meeting.

POLICE VEHICLES

Police Chief Price noted the City received one F150 Pick up a week, week and a half ago, and the City is still waiting on the other F150, which should be here in July or August. The Ford Expedition is being outfitted and should be here soon.

REPORT RFQ ENGINEERING RESPONSES

City Administrator Olson said there were 28 responses to the Engineering Request for Qualification (RFQ). Staff thought we would start reviewing them this week.

FENCES IN EASEMENTS (City Administrator Olson)

City Administrator Olson said he discussed the matter with legal counsel and the City would handle this during the fence permit process. If the fence is to be placed in an easement, the applicant/owner would sign a waiver that the city is not responsible for damage if/when the fence is moved for access/repairs.

ANY ADDITIONAL UPDATES

None

MONTHLY/QUARTERLY REPORTS

City Council accepted the reports hyperlinked below:

[March 2024 - Building Permit /Code Report](#)

[March 2024 – Court Report](#)

[March 2024 – Finance \(monthly financials\) Report](#)

[February / March 2024 – Police Report](#)

[March 2024 – Republic Services Inc., dba Allied Waste Services of Plano](#)

DONATION(S)

11.ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$500).

Murphy Dental and Implant Center donated snacks valued at \$20 to the Police Department.

Maryam Boroujerdi and Mohammad Massoudi donated 1 dozen Bundtinis valued at \$28 to City Staff.

Joni Cobb donated snacks valued at \$40 to the Police Department.

Mayor Pettle, on behalf of herself, City Council, and City Staff, thanked the donors for their kind and generous donations.

FUTURE AGENDA ITEMS

12. FUTURE AGENDA ITEMS

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

There was discussion about scheduling a 2nd City Council meeting in May. City Council is to send staff their schedule or availability.

Hearing no additional requests, the Mayor encouraged everyone to email her any requests.

She noted the next scheduled meeting would be a special meeting on Tuesday, May 14, 2024 for canvassing, as Tuesday, May 7, 2024 has been canceled and rescheduled for Tuesday, May 14, 2024 [Special - Canvassing].

ADJOURN

Mayor Lee Pettle adjourned the meeting at 10:33 p.m.



APPROVED:



Mayor Lee Pettle

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 4th day
of June, 2024.

City of Parker – Restore the Grasslands

Development, Compromise and Settlement Agreement

April 23, 2024

Presented by Arturo D. Rodriguez, Jr.
Partner, Messer Fort, PLLC

How did we get here? (TPDES)

- ▶ Restore the Grasslands (“RTG”) and Harrington/Turner Enterprises (“HTE”) filed WWTP discharge permit (“TPDES”) Permit
- ▶ 52 Protestants admitted
- ▶ Hearing before State Office of Administrative Hearings - February 7-9, 2023
- ▶ TCEQ Hearing & Approval - April 16, 2023
- ▶ Up to 666 LUEs
- ▶ Parker and Others Sought Rehearing
- ▶ Denied by Operation of Law
- ▶ Parker and othersAppealed to Travis County District Court
- ▶ Appeal still pending

How did we get here? (MUD Creation)

- ▶ HTE filed for creation of Collin County MUD No. 7 with TCEQ
- ▶ 39 Determined to be Affected Persons by TCEQ
- ▶ Over 600 homes to be created
- ▶ RTG Seeks to be Petitioner
- ▶ Two Mediations
- ▶ ALJ Requires Re-notice of Petition for Creation
- ▶ Re-Notice and Hearing Pending

Settlement Property

- Two areas
 - Approximately 12.4 acres Inside City of Parker
 - Approximately 103.3 acres In ETJ of Parker
- Inside City's Water CCN

Development, Compromise & Settlement Agreement - Density

- 5 In City Lots
 - 2+ acres
 - Variance sought for Depth and Width Requirements
 - ZBA Application in 90 days
- 255 ETJ Lots
 - Restricted to Single Family Residential + Amenities
 - Max 2.5 homes per gross acre
 - 70' min. Lot width
 - 2,200 sq. ft. of air-conditioned spaces
 - 90% exterior of masonry

Development, Compromise & Settlement Agreement - Other Issues

- ▶ Provide Sewer Service
 - ▶ Cancel TPDES Permit
 - ▶ No Wastewater Treatment Plant by RTC
- ▶ Annexation for 20 years
- ▶ Strategic Partnership Agreement
- ▶ Divided Bridge over Maxwell Creek meets two road access under City Code
 - ▶ No ingress/egress to Gregory Lane
 - ▶ No ingress/egress to Rolling Ridge

Important Provisions

- ▲ Term - 45 years
- ▲ Vesting Rights
- ▲ 30 day cure provision
- ▲ Provisions "run with the land"
- ▲ Filed in real Property Records

Development, Compromise & Settlement Agreement - Litigation

- City of Parker will withdraw from MUD creation docket
- City of Parker will withdraw TPDES Appeal

Reasons for Consideration

- ▶ SB 2038
- ▶ Removal from ETJ
- ▶ No City Platting
- ▶ Density restriction - Over 60% reduction from TPDES Permit
- ▶ Use Restriction

Reasons for Consideration

- ▶ Min. Lot size
- ▶ Min. House Size
- ▶ Masonry Requirements
- ▶ Water and Sewer Services
- ▶ NTMWD Cost Sharing
- ▶ Cancellation of TPDES

Day / Date: **Tuesday, April 23, 2024**

Attention: **City Council, Mayor, and City Administrator**

Subject: **Parker Culture & Values**

Hello Mayor, Members of City Council and Members of City Staff,

My name is **Linda S. Nelson**. I reside at **5802 Corinth Chapel Road in Parker Village**. I have lived in Parker since 2009 for over 15 years and love this city.

My husband (Elvis Nelson) and my mother (Elaine Hand) who reside at the same address and vote in each election were unable to attend this evening due to health reasons but agree with the comments that I am providing.

I want to see all Parker residents, existing and future, continue to enjoy the unique country lifestyle -- that's what each Council member has committed to as they have run for election (or re-election).

I spoke last in this forum in February 2023 to encourage City Council on two key issues:

1. Regarding the work on an **integrated / comprehensive plan** that would provide full line-of-sight of the financial impacts to the City and individual households, the Forum held last week reflected that progress has indeed been made. The with a clear path forward to address questions, close information gaps, provide an 'all-in' view of costs and options for funding. I look forward to seeing the Council complete this very important work.
2. Regarding the work to build **strong, transparent, and sustainable partnerships and agreements**, while some progress has been made, not enough has been made in terms of scope and transparency. The request was for the Council to take a broader view beyond vendors or internal departments but to extend to other entities such as TxDot, NTMWD and Southfork -- and now the **Huffines ETJ development**.

Some members of the City Leadership may question what interest the citizens of Parker have with **Huffines ETJ development**. Maintaining a uniquely country lifestyle for Parker residents not only includes within the legal boundaries of Parker but the nearby areas that directly influence / impact our lifestyles.

The citizens of Parker are opposed to **Huffines ETJ development** because it is contrary to Parker's culture & values. We call on the Council to support the citizens in their opposition to this development however possible. I ask that my comments be included in the Council minutes.

Best regards,

Linda Nelson

From: Cindy Stachiw [REDACTED]

Sent: Monday, April 22, 2024 2:29 PM

To: Lee Pettle <LPettle@parkertexas.us>; Todd Fecht <tfecht@parkertexas.us>; Jim Reed <jreed@parkertexas.us>; Terry Lynch <tlynch@parkertexas.us>; Amanda Noe <anoe@parkertexas.us>; Randy Kercho <rkercho@parkertexas.us>; Luke Olson <lolson@parkertexas.us>

Subject: To be read into the official record at the City Council Meeting of April 23, 2024

Hon. Lee Pettle, Members of the Parker City Council and City Administrator, Based on your recent e-mail we understand that a proposed settlement with Huffines and the Municipal Utility District Proposal is being considered at tomorrow's City Council Meeting. Unfortunately we will be unable to attend the meeting.

We want to express our concern that a settlement is being considered without disclosure to the city at large and town hall meetings to discuss the ramifications of the settlement. As you know, Parker has fought long and hard over the last 20+ years to preserve the country atmosphere of Parker. Any settlement that would change the direction of the city needs more than just a single city council meeting and a larger discussion in the community. This is especially true given the amount of resources and effort already spent by the city and members of the community to oppose the MUD. Having a vote without a larger discussion is particularly troublesome as there is an election next month. The candidates were unable to address this proposed settlement as part of their debate and the electors have no idea what the positions of the various candidates may be. All that can be solved by tabling the proposed settlement for 30 days, to distribute a copy of the proposed settlement to the community and to hold at least one town hall to discuss the proposed settlement. This all could be accomplished before the election -- but any vote on the proposed settlement should be after the election to allow the city residents to elect the members of the council that reflect their views on this settlement.

Finally, if the City Council members have not been given at least one week's advance notice of what the proposed settlement that also would be a serious concern. Our city is not too large to make sure that the City Council members are brought up to speed on such a momentous settlement at least a week in advance. While we understand that there may be a need for confidentiality during settlement talks, once a proposal is on the table that is being considered for adoption, a full airing with both the city council and the community at large is appropriate and necessary. Anything less is not the kind of government that Parker has striven for over its life and should

not be the standard which is used now -- esp. if this settlement is less than a complete surrender by Huffines, a dismissal of the MUD, and development in accordance with Parker's long standing land use plan. We would appreciate this e-mail be read into the record at tomorrow night's meeting.

Mark and Cindy Stachiw
4404 Pecan Orchard Drive
Residents of Parker since October, 1996

[REDACTED]

RESOLUTION NO. 2024-787
(FY 23-24 – FY 28-29 Capital Improvement Plan)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, ADOPTING A CAPITAL IMPROVEMENT PLAN ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Parker desires a capital improvement plan that provides a six-year forecast of the City of Parker's capital project needs and estimated costs for current and future projects; and

WHEREAS, the FY 23-24 – FY 28-29 Capital Improvement Plan attached hereto as Exhibit "A" ("Capital Improvement Plan") provides a six-year forecast of the City of Parker's capital project needs and estimated costs for current and future projects; and

WHEREAS, the Capital Improvement Plan is intended to be a living document to be reviewed and updated at least annually during the budget process; and

WHEREAS, the City Council of the City of Parker, Texas has reviewed and approves the FY 23-24 – FY 28-29 Capital Improvement Plan attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS AS FOLLOWS:

SECTION 1. The FY 23-24 – FY 28-29 Capital Improvement Plan attached hereto as Exhibit "A" is hereby adopted.

SECTION 2. All provisions of the resolutions of the City of Parker, Texas, in conflict with the provisions of this resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution which shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Parker, Texas, on this the 23rd day of April, 2024.



CITY OF PARKER:



Lee Pettle
Lee Pettle, Mayor

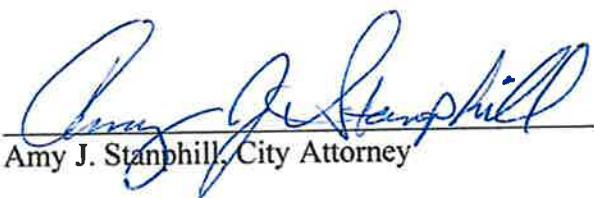
ATTEST:



Patti Scott Grey

Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:



Amy J. Stanphill

Amy J. Stanphill, City Attorney

EXHIBIT “A”

FY 23-24 – FY 28-29 CAPITAL IMPROVEMENT PLAN



City of Parker Texas Capital Improvement Plan FY23-24 - FY28-29

04/23/2024 Rev 1.0

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Introduction

The Parker Capital Improvement Plan (CIP) provides a six-year view into the city's proposed and approved capital expenditures. The CIP is envisioned to be a living document which is updated annually to reflect capital needs and expenditure additions/deletions and/or changes in costs and serve as a point of reference during the city's annual budgeting process. Ultimately, the plan encourages careful project planning and design to avoid costly mistakes and to help Parker reach desired community objectives within its fiscal capacity.

A well-planned maintained and executed capital plan is a wise investment that will enable the city to:

- maximize use of municipal assets
- lower maintenance and replacement costs
- enhance efficiencies in vehicles and equipment
- decrease future expenditures through proactive maintenance and replacement of equipment, facilities, and infrastructure
- assist in identifying the alternative means to finance capital needs and weigh the impact on the City's tax rates against its proposed capital needs
- maintain the attractiveness of Parker as a place to live

The CIP is updated annually to address:

- progress made toward the planned projects, including funding options
- updating the six-year projections
- keeping current with changing information and priorities relating to the city's needs

Adequate funding of capital needs presents many small cities with significant challenges, and Parker is no exception. With appropriate planning and careful use of resources, the City of Parker can address many of its most pressing needs affordably and sustainably.

This plan was developed in close collaboration with the Mayor, City Administrator, Finance Director, City Attorney, Department Directors, City Engineer, and City Council. The effort could only come to fruition with these stakeholders' deep engagement.

Capital Planning Process Goals and Objectives

The Capital Planning Process seeks the following objectives:

- to maintain Parker's physical assets by providing funding in the annual operating budget to protect its capital investments and minimize future maintenance and replacement costs

- to pursue a preventive maintenance program as a cost-effective approach to protecting its capital investments and maximizing the useful life of its capital assets including the procurement of outside services where city staff capacity or expertise appears insufficient to perform such preventative maintenance
- to identify and preserve the infrastructure and equipment needed to achieve exemplary levels of public services and quality of life possible by annually updating the six-year Capital Improvement Plan to ensure adequate investment in the City's capital assets

Definition of a Capital Asset

Capital assets for purposes of the CIP are defined in Resolution 2022-706. Capital assets are real or personal property that have a value equal to or greater than the capitalization threshold defined and have an estimated life of longer than one year. Capital assets include land, land improvements, buildings and building improvements, machinery and equipment, computer equipment, vehicles and heavy equipment, infrastructure, and construction in progress.

Per Resolution 2022-706, capitalization thresholds and estimated useful lives of capital asset categories are as follows:

| Asset Description | Capitalization Threshold | Estimated Useful Lives |
|-----------------------------------|--------------------------|------------------------|
| Land | \$1 | |
| Land Improvements | \$12,500 | 20 Yrs |
| Buildings & Building Improvements | \$25,000 | 30 Yrs - 40 Yrs |
| Vehicles and equipment | | |
| • Computer Equipment | \$25,000 | 3 Yrs – 10 Yrs |
| • Vehicles & Heavy Equipment | \$1 | 5 Yrs – 20 Yrs |
| • Machinery & Equipment | \$2,500 | 5 Yrs – 10 Yrs |
| Infrastructure | \$25,000 | 20 Yrs |

Donated capital assets are recorded at their estimated fair market value at the time of acquisition plus ancillary charges. Assets acquired with grant funds will be capitalized based on the grant agreement.

Water and Sewer assets are capitalized and have useful lives based upon the underlying asset type (primarily building & building improvements, infrastructure, and machinery & equipment)

The Capital Improvement Plan will address capital projects with a cost of \$25,000 or greater. Other projects affecting these assets will be included in total.

Capital Improvements Planning Process

The annual capital planning process is a process by which the city identifies the need to acquire new capital assets, repair or replace existing assets, and the proposed financing of each. It is an

annual process conducted with the Mayor, City Administrator, Finance Director, City Attorney, Department Directors, City Engineer, and City Council. The process includes the following steps:

- conduct an annual review of the capital asset requirements of the city as well as proposals addressing the needs of the city's infrastructure and/or the acquisition and maintenance of capital assets
- review proposals for possible approval by City Council
- make recommendations and consider project scope and funding regarding the above
- review in conjunction with the Annual budgeting process
- staff prepares and presents an annual summary
- update the Capital Improvement Plan based on the annual review

Approved projects are those that have been approved by City Council by its adoption of a resolution. Approved projects include the Council-adopted resolution number. Proposed costs reflect an estimation of the total costs to be incurred for each Capital Project. Once a project is approved and if bids received by the City exceed the proposed estimate by more than 10%, the project may not commence prior to re-consideration and approval by City Council and/or its citizens, if so required.

The CIP may be used for identifying potential funding needs, sources, and re-allocations. It is a tool to help monitor our progress in achieving our stated goals and report on completion success. It is a template to communicate an overall scope of the city's future project needs.

The CIP is a living plan, as such, proposals as well as approved capital expenditures are subject to change based on new service delivery needs, special financing opportunities, emergency needs, compliance with unfunded mandates, and changing economic conditions. Every effort is made to make the six-year plan as accurate, thorough, and predictable as possible.

References to "Fund XX" in the Project Schedules refer to particular accounting funds maintained by the City. They are largely funded by the City's existing revenue sources inclusive of ad valorem taxes, sales taxes and water and wastewater fees. Other funding references are generally from external sources stemming typically from Federal, State, or County funds made available to municipalities.

Current Fiscal Year Approved & Proposed Capital Projects (FY23-24)

The following schedule reflects both Approved & Proposed Projects targeted for expenditures during the current fiscal year as identified in the Annual CIP Process. This inventory of the upcoming year's approved & proposed capital projects is a tool to be used in budget planning, staff resourcing, and a way to monitor the implementation of the Capital Plan. See "Capital Improvement Planning Process" for a description of Approved and Proposed.

Current Year Capital Projects

| Category | Project | Status | Proposed Costs | Funding Source | Grant \$ Funding | Grant Source | | | |
|---|--|-------------|------------------|----------------|------------------|--------------|--|--|--|
| Buildings and Improvements | | | | | | | | | |
| Water Department Building | Design and construct the Water Department Building located at the Dillehay Pump Station | IN DESIGN | 1,200,000 | Fund 62 | | | | | |
| City Facilities | Evaluate, design, and construct/or renovate existing facilities to provide for needs of the city. | IN PLANNING | TBD ¹ | Fund 65 | | | | | |
| Buildings & Improvements Total | | | 1,200,000 | | | | | | |
| Vehicles and Equipment | | | | | | | | | |
| Police and Public Works | Replace Police and DPW Vehicles with Leased vehicles (Included in FY23-24 Budget) | IN PROGRESS | 120,000 | Fund 22 | | | | | |
| Police | Tasers, In-Car and Body Worn Cameras (Resolution 2024-782, approved 2/20/2024) \$213,688.73 total spread evenly over 5 years) | IN PROGRESS | 42,738 | Fund 01 | | | | | |
| ALL | Other Vehicles & Equipment <\$25k (Included in FY23-24 Budget) | IN PROGRESS | 16,500 | Fund 22 | | | | | |
| ALL | Other Computer Equipment < \$25k (Included in FY23-24 Budget) | IN PROGRESS | 105,000 | Fund 28 | | | | | |
| Vehicles & Equipment Total | | | 284,238 | | | | | | |
| Infrastructure | | | | | | | | | |
| Streets | | | | | | | | | |
| <i>Maintenance (Patch)</i> | | | | | | | | | |
| Annual Street Maintenance | Based on City staff and engineering Street Maintenance Assessment | IN PLANNING | 129,796 | Fund 61 | | | | | |
| Patch portions of Curtis Road, Dublin Road, Lewis Lane and Moss Ridge | Asphalt on Curtis Road (Dillehay to Southridge Pkwy). Repair asphalt roadway on Dublin Road S-curve between Creekside and Edgewater. Repair a portion of Asphalt roadway on Lewis Lane. Replace selected concrete panels on Moss Ridge. (Approved Res No 2024-779 3/19/2024) | IN PROGRESS | 250,204 | Fund 61 | | | | | |
| | Subtotal | | 380,000 | | | | | | |

Current Year Capital Projects

| Repair | | | | | |
|--------------------------------|--|--|---------------------------------|-----------|-------------|
| Lewis Lane (ALL) | Complete jurisdiction analysis and obtain written agreement on the responsibilities of entities. | | IN PLANNING | | Fund 61 |
| Gray Lane | PCI 25; 2211'x19' Remix | | IN PLANNING | 677,249 | Fund 61 |
| | <i>Subtotal</i> | | | 677,249 | |
| | <i>Streets Total</i> | | | 1,057,249 | |
| Drainage | | | | | |
| Annual Drainage Maintenance | Based on City Staff and Engineering Drainage Maintenance Assessment | | IN PLANNING | | Fund 63 |
| | <i>Drainage Total</i> | | | - | |
| Water and Sewer System | | | | | |
| Dillehay / FM2551 | Replacing and relocating FM2551/Dillehay Water Lines (Various Approvals - see project detail) | | IN PROGRESS | 1,200,000 | CC Funds |
| Dublin Road Water Lines Eng | Design new Water Infrastructure plan for Dublin Road (North and South) | | IN PLANNING | 252,000 | ARPA |
| Dublin Road - South Water Line | Remove and replace existing water lines along Dublin Road - South | | IN PLANNING | 1,200,000 | ARPA & Fund |
| Water Impact Fee Study | 2023-2033 Water Impact Fee Analysis (Approved Res No 2023-734 6/6/2023) | | COMPLETE (With REVIEW in 6 mo.) | 24,368 | Fund 60 |
| NTMWD Delivery Point No.2 | Connecting the lines from Dillehay (Central) Pump Station to NTMWD | | IN PLANNING | TBD | Fund 62 |
| | <i>Water & Sewer System Total</i> | | | 2,676,368 | 2,364,598 |
| | <i>Total All</i> | | | 5,217,855 | |
| | <i>Government (General) Funds</i> | | | 1,341,487 | |
| | <i>Proprietary (Water & Sewer) Funds</i> | | | 3,876,368 | 2,364,598 |

¹ The city has \$976,635 allocated in the facilities fund (Fund 65) as of Sept. 30, 2023. Capital allocations toward city facility projects are contingent upon project scope and estimated cost and will ultimately be refined based on contractor bids.

Capital Project Schedule (FY23-24 through FY28-29)

The FY23-24 through FY28-29 Capital Project Schedule is a working document that aims to identify all known proposed capital expenditures which may arise over the next six years. Early identification allows more time to weigh their expected benefits against their costs and to consider financing alternatives. Projects are listed in these categories: Facilities, Vehicles and Equipment, Streets, Drainage, Water Infrastructure, Parks and Public Spaces. While this schedule cannot possibly identify all possible future capital needs, it can allow the city to forecast, prioritize and schedule planned capital expenditures over a six-year horizon.

The Capital Project Schedule incorporates the Current Fiscal Year Approved & Proposed Capital Projects schedule in addition to potential capital needs over the following five-year period. Overall, it presents a six-year view of Approved & Proposed Capital Projects and the associated individual and cumulative estimated costs. See “Capital Improvement Planning Process” for description of Approved and Proposed.

Capital Project Schedule

Buildings and Improvements

| Building | Project | Proposed Costs | | | | | Potential Source | Potential Grant \$ | Potential Grant Source |
|-----------------------------|---|-----------------------|----------------|----------------|----------------|----------------|-------------------------|---------------------------|-------------------------------|
| | | FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 | | | |
| Water Department Building | Design and construct the Water Department Building located at the Dillehay Pump Station | 1,200,000 | | | | | 1,200,000 | Fund 62 | |
| City Facilities | Evaluate, design, and construct and/or renovate existing facilities to provide for needs of city. | | | | | | - | Fund 65 | |
| Annual Building Maintenance | Based on Facilities Maintenance Assessment | | | | | | - | Fund 65 | |
| | Building & Improvements Total | 1,200,000 | | | | | - | 1,200,000 | |

Vehicles and Equipment

| Department | Project | Proposed Costs | | | | | Potential Source | Potential Grant \$ | Potential Grant Source |
|-------------------------|---|-----------------------|----------------|----------------|----------------|----------------|-------------------------|---------------------------|-------------------------------|
| | | FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 | | | |
| Police and Public Works | Replace Police and DPW Vehicles with Leased Vehicles | 120,000 | 130,000 | 150,000 | 150,000 | 160,000 | 870,000 | Fund 22 | |
| Public Works | Add Dump truck | | | | 150,000 | | 150,000 | Fund 01 | |
| Police | Tasers, In-Car and Body Worn Cameras (Approved Res No 2024-782, 2/20/2024) \$213,688.73 total spread evenly over 5 years) | 42,738 | 42,738 | 42,738 | 42,738 | 42,738 | 213,690 | Fund 01 | |
| Fire | Replace 2002 Smeal Fire Truck-Pumper (02-811) Approved Res No 2023-755 9/19/2023 w/delivery est 605 Days | 875,293 | | | | | 875,293 | Fund 22 | |
| Fire | Replace 2010 Ford F-750 Brush Truck (10-811) Approved Res No 2023-754 8/15/2023 delivery w/1 23-24 mo. | | | | | | 180,000 | Fund 22 | |

Capital Project Schedule

| | | | | | | |
|------|--|----------------|------------------|----------------|----------------|----------------------------------|
| Fire | Replace 2016 Ford F-250 (16-812) | | 60,000 | | 60,000 | Fund 22 |
| ALL | Other Vehicles & Equipment <\$25k (Included in FY23-24 Budget) | 16,500 | 12,000 | 18,000 | 12,000 | 70,500 Fund 22 |
| ALL | Other Computer Equipment < \$25k (Included in FY23-24 Budget) | 105,000 | | | | 105,000 Fund 28 |
| | Vehicle & Equipment Total | 284,238 | 1,240,031 | 270,738 | 342,738 | 214,738 172,000 2,524,483 |

Infrastructure

| Street Segment | Expenditure | Proposed Costs | | | | Grand Total | Potential Source | Potential Grant \$ | Potential Grant Source |
|----------------|-------------|----------------|---------|---------|---------|-------------|------------------|--------------------|------------------------|
| | | FY23-24 | FY24-25 | FY25-26 | FY26-27 | | | | |
| Streets | | | | | | | | | |

Maintenance (Patch)

| | | | | | | | | | |
|---|---|----------------|----------------|----------------|----------------|----------------|----------------|------------------|---------|
| Annual Street Maintenance | Based on City staff and engineering Street Maintenance Assessment | 129,796 | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 | 2,029,796 | Fund 61 |
| Patch portions of Curtis Road, Dublin Road, Lewis Lane and Moss Ridge | Asphalt on Curtis Road (Dillehay to Southbridge Pkwy). Repair asphalt roadway on Dublin Road S-curve between Creekside and Edgewater. Repair a portion of Asphalt roadway on Lewis Lane. Replace selected concrete panels on Moss Ridge. (Approved Res No 2024-779 3/19/2024) | 250,204 | | | | | | 250,204 | Fund 61 |
| | Subtotal | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 | 2,280,000 | |

Repairs

| | | | | | | | | |
|--|---|-----------|--|-----------|--|--|-----------|---------|
| Dublin Road South (Betsy to South Limit) | Remix straight segments 5300'x22', Reconstruct S-Curve 600'x22', Asphalt w/ Glas Pave | 1,785,950 | | | | | 1,785,950 | Fund 61 |
| Dublin Road North (Parker to Betsy) | Remix complete section. 7957'x22', Asphalt w/ Glas Pave | | | 2,985,223 | | | 2,985,223 | Fund 61 |

Capital Project Schedule

Capital Project Schedule

| | | | | | | |
|-----------------------------|--|------------------|------------------|------------------|------------------|------------------|
| Dublin Road South S-Curve | Engineering Study and construction of a drainage improvement for S-Curve | 250,000 | | | 250,000 | Fund 63 |
| Drainage Total | | 250,000 | - | - | - | 250,000 |
| Infrastructure Total | 1,057,249 | 5,435,762 | 2,375,575 | 5,634,615 | 2,592,198 | 4,016,834 |

Water and Sewer Systems

| Project | Expenditure | Proposed Costs | | | | | Potential Source | Potential Grant \$ | Potential Grant Source |
|-------------------------------------|---|------------------|----------|------------------|------------------|----------------|------------------|--------------------|------------------------|
| | | FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 | FY28-29 | Grand Total | |
| FM2551 / Dillehay | Replacing and relocating FM2551/Dillehay Water Lines (Various Approvals - see project detail) | 1,200,000 | | | | | | 1,200,000 | CC Funds |
| Dublin Road Water Lines Engineering | Design new Water Infrastructure plan for Dublin Road (North and South) | 252,000 | | | | | | 252,000 | ARPA |
| Dublin Road – South Water Lines | Remove and replace existing water lines along Dublin Road - South | 1,200,000 | | | | | | 1,200,000 | ARPA & Fund 62 |
| Dublin Road North Water Lines | Replacing Dublin Road – North Water Lines | | | | | | | 1,373,880 | 971,553 |
| Water Impact Fee Study | 2023-2033 Water Impact Fee Analysis Approved Res No 2023-734 6/6/2023 | 24,368 | | | | | | 24,368 | Fund 60 |
| NTMWD Delivery Point No. 2 | Connecting the lines from Dillehay (Central) Pump Station to NTMWD | TBD | | | | | | | Fund 60 |
| Bois D' Arc Lane | 8-inch Water Line | | | | | | | 415,916 | Fund 62 |
| Elevated Storage Tank | Design and Build 2 nd Water Tower at Chaparral | | | | | | | 5,016,250 | Fund 62 |
| | Water & Sewer Total | 2,676,368 | - | 1,373,880 | 5,016,250 | 415,916 | - | 9,482,414 | 2,423,553 |

Capital Project Schedule

Capital Project Schedule Summary

| | Proposed Costs | | | | | From Other Sources |
|--|------------------|------------------|------------------|-------------------|------------------|--------------------------|
| | FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 | |
| Buildings and Improvements¹ | 1,200,000 | - | - | - | - | 1,200,000 |
| Vehicles and Equipment | 284,238 | 1,240,031 | 270,738 | 342,738 | 214,738 | 172,000 |
| Infrastructure (Streets & Drainage) | 1,057,249 | 5,435,762 | 2,375,575 | 5,634,615 | 2,592,198 | 4,016,834 |
| Water and Sewer Systems | 2,676,368 | - | 1,373,880 | 5,016,250 | 415,916 | 9,482,414 |
| Total / All | 5,217,855 | 6,675,793 | 4,020,193 | 10,993,603 | 3,222,851 | 4,188,834 |
| From Other Sources | 2,423,553 | | | | | |
| Government (General) Funds | 1,341,487 | 6,675,793 | 2,646,313 | 5,977,353 | 2,806,936 | 4,188,834 |
| Proprietary (Water & Sewer) Funds | 3,876,368 | | | | | |
| From Other Sources | 2,423,553 | | | | | |

¹ Totals shown reflect estimates for the Water Department Building and assumes the funding source to be the Proprietary Fund.

Fund 65 (Capital Facilities Fund) has a balance of \$976,635 as of September 30, 2023. The total cost of future municipal facilities (which may be partially funded by fund 65) is TBD and not reflected in this table.

Capital Projects

Building and Improvement Projects

There are several municipal facility capital projects currently under consideration and planning. The following section provides an overview of these proposed projects.

Project: New Water Department Building at the Dillehay Pump Station

Status: Proposed - In Planning/Design - Construction planned for FY23-24

Department: Public Works Water Department

Project Scope: This project scope is to design and build a new Water Department Facility located on the same property as the new Dillehay pump station. The building is envisioned to be a 12,000 sqft. metal building with a brick façade. The building will have an enclosed office space within the larger building and several large garage doors to allow for equipment maintenance. - The scope of work for FY23-24 is to complete the design and construction of the building.

Background: The water department personnel have been operating out of the Old Parker Fire Station and the old white metal garage building (located adjacent to the old fire station). These buildings have offices, restrooms, work benches, tools and equipment, storage, and work facilities. The buildings have reached the end of their useful life and are not fit for reuse or renovation. The Old Fire Station is a metal building with a brick façade that was built in 1982. The old white garage is of similar vintage and is showing signs of age. Relocating the water department offices, storage, and shop facilities to the location near the Dillehay pump station will enable these buildings to be vacated, allowing for their demolition, making way for alternative uses of the land.

Funding: This is a project for administration of our Water System. Funding may be from Fund 62 (Utility Construction Fund).

Timeline: The project should commence imminently.

Project: City Facilities

Status: Under Review

Department: All City Government

Project Scope: After the departmental needs have been reviewed and prioritized, funding options identified, and a plan of action defined for proceeding, the next steps can begin.

Background:

The Parker Police Department has operated out of a portable building for several years. The building was purchased in February 2024 eliminating the monthly rent.

Parker City Hall is challenged to meet the space needs of the Parker Administrative Staff and the Council and Municipal Court Chambers. The space lacks proper ADA accessibility, sufficient parking, and has constrained meeting, office, and storage space.

Several options have been considered over the years and in the recent past voters have rejected proposals on two separate occasions. For the last several years, the city has allocated funds to a Facilities Fund for the purpose of addressing these needs. The balance as of September 30, 2023, was \$976,635.

Funding: This project may be funded through the Capital Facilities Fund (Fund 65).

Timeline: TBD

Building and Improvement Maintenance

Parker owns a portfolio of at least 7 buildings of various ages, as noted below, providing the most recent dates of assessment and/or replacement.

| Facility | Address | PCA 360 Audit | Roof Assessed | Roof last Replaced | HVAC Replaced | Septic Replaced | Generators Replaced |
|---------------------------------|---------------------|----------------------|----------------------|---------------------------|----------------------|------------------------|----------------------------|
| Parker City Hall | 5700 E. Parker Road | | 2022 | | 2015-2018 | | |
| Parker Fire Department | 5700 E. Parker Road | | 2022 | | 2008 | 2023 | 2009 |
| Parker Police Dept. | 5700 E. Parker Road | | N/A | | 2014 | | |
| Parker Water Dept. | 5700 E. Parker Road | | 2022 | | 2020 | | |
| East Water Storage Facility | Parker Road | | | | | | 2007 |
| Central Water Storage Facility | Dillehay | | | 2021 | 2020-2021 | | 2021 |
| Elevated Water Storage Facility | 5700 E. Parker Road | | | | | | |
| Record Storage Building | 5700 E. Parker Road | | | | | | |

Infrastructure Projects (Streets and Drainage)

Infrastructure Capital Improvement planning is driven by the mission to provide a safe and reliable street and drainage system for residents and visitors. The plan considers both scheduled maintenance and repair of poor streets and other surface drainage issues.

Streets identified in the 2021 Street Condition Survey with a rating of below fair condition are included in the infrastructure projects. For each street, additional information, including average daily traffic, number of properties on the street, other areas utilizing the street, alternate route available, drainage conditions, and previous work on the street, was reviewed by the CIP team.

Many of the projects for streets, drainage, and water are interrelated and are considered as one within the Capital Improvement Plan for specific projects. Below is a recap of projects grouped by the major project.

Street maintenance refers to patching portions of asphalt or concrete. Street repair refers to one of three methods to renovate a large section or complete street. They include:

| | |
|-------------|---|
| Reconstruct | 12' flexbase material, 1.5" asphalt, glass pave, and 2" asphalt |
| Remix | remix existing roadbed w/ cement, placing 1" asphalt with glass pave and 1.5" asphalt |
| Overlay | 2" overlay with glass pave between existing and new |

Project: FM2551 (from FM2514 to FM2170)

Status: Approved - IN PROGRESS

Department: Public Works Water Department

Project Scope: Reconstruction and widening of FM2551 from 2 lanes to a 6-lane thoroughfare. TXDOT has oversight of the construction. The city is responsible for the movement of water lines and utilities and providing input to project managers for the safety of residents.

Background: The continued local housing growth and development has resulted in a significant increase in the traffic volume on this road during recent years. Dillehay (2551) has been planned for expansion at both the county and state levels for quite some time. The scheduled

widening of the road is taking place now. Parker has an obligation to fund the water infrastructure portion of the project.

Funding: Collin County has committed to provide \$1,200,000 in funding for this project and the city has entered into Interlocal Agreements to aid in performing the work needed. Our city engineer, Birkhoff & Assoc. has been contracted to perform the engineering services related to the movement of utilities.

Timeline: Construction Start: Fall 2023. End: Summer 2026

Project: Dublin Road – South (Betsy to South City Limit)

Status: Proposed – IN DESIGN

Department: Public Works

Project Scope: This project estimate includes the replacement of the road surface, addressing a critical S-Curve, and replacement of a water line. This is a multi-year project. The first phase of this project is to replace the water lines, which may include an engineering study and acquiring right of way on some properties. Drainage improvement needs for the S-Curve will be determined and addressed. Right-of-way study will be completed as needed.

Background: The Street Condition Survey identified the majority of this street with a very poor rating of 30.

This is a significant collector street for subdivisions and private streets in the southern portion of Dublin Road. In addition, many people take this street to travel north and south as an alternative to FM2551 (Murphy Rd). A traffic study in 2021 showed an average traffic volume of 1,456 vehicles per day.

A city water line lies along and under this street. These lines are aging and undersized and need to be replaced. Such replacement should be coordinated with the reconstruction of the road. The current roadway is approximately 20' wide. The width of this street may be increased to 22'-24' wherever possible. The street has an S-curve that experiences accidents with drivers running off the street. The design will consider options to improve the safety of the road. A drainage review will also be performed to determine that the streets will include proper drainage after construction.

Funding: This street project may be funded with money from Capital Street Construction Fund (Fund 61), drainage costs may be funded from the Capital Drainage Fund (Fund 63), and the

Water Line is projected to be funded using available American Rescue Plan Act of 2021 (ARPA) funds.

Timeline: This project should commence imminently after the water lines are replaced, and the necessary drainage study is complete. The S-Curve drainage plan should be implemented in conjunction with the road reconstruction project.

Project: Dublin Road – North (Parker Road to Betsy)

Status: Proposed – IN PLANNING

Department: Public Works

Project Scope: This project includes replacing the road surface and water lines. It will mirror that of South Dublin Road.

Background: The Street Condition Survey identified this street to have a poor rating of 45-50.

This is a significant collector street for subdivisions and streets in the northern portion of Dublin Road. In addition, many people take this street for traveling north and south as an alternative to FM2551. A traffic study in 2021 showed an average traffic volume of 1,640 vehicles per day.

In 2020, maintenance was performed on the street, providing important stabilization in areas that were in poor condition. However, the street has shown early signs of wear that need to be addressed.

A city water line lies along and under this street. These lines are aging and undersized. These lines need to be replaced. Such replacement should be coordinated with the reconstruction of the road. The current roadway is approximately 20' wide. The width of this street may be increased to 22'-24' wherever possible. The street has an S-curve that experiences accidents with drivers running off the street. The design will consider options to improve the safety of the road. A drainage review will also be performed to determine that the streets will include proper drainage after construction.

Funding: This street project may be funded with money from Capital Street Construction Fund (Fund 61), drainage costs may be funded from the Capital Drainage Fund (Fund 63), and the Water Line may be funded through the Utility Construction Fund (Fund 62).

Timeline: Target of FY25-26 for water lines and FY26-27 for the road.

Project: Lewis Lane

Status: Proposed

Department: Public Works

Project Scope: The goal for FY23-24 is to complete a jurisdiction analysis and perform maintenance on southern portions of Lewis Lane.

The portions that are within Parker's responsibility will be targeted for reconstruction in future years working with Lucas and Collin County to coordinate their segments at the same time. A drainage review will be performed prior to commencing work to ensure no significant drainage issues need to be addressed.

Background: The Street Condition Survey rated the total of Lewis Lane with a 40 PCI rating, one in poor condition. This is a collector street with increasing populations from residents in subdivisions within Parker and Lucas. In addition, this street is a north/south alternative for FM2551 (Dillehay)

This street is the responsibility of multiple entities (Parker, Lucas, and Collin County). The Developer of Kings Crossing reconstructed a portion of the street (Kings Crossing Phase 3N to Phase 3S) in 2022. The remaining portions of the street are maintained by adding asphalt to patches, which deteriorate when rains occur.

Funding: This project may be paid through the Capital Street Construction Fund (Fund 61).

Timeline: Target dates to complete jurisdiction analysis and first segment in FY23-24 with the remaining portion of road FY24-25.

Project: Gray Lane

Status: Proposed - IN PLANNING

Department: Public Works

Project Scope: Road reconstruction

Background: Gray Lane was evaluated by the Street Condition Survey with a very poor rating of 25

Funding: This project may be paid through the Capital Street Construction Fund (Fund 61).

Timeline: Target FY23-24

Water and Sewer System Projects

Water Improvement planning is driven by the need to maintain our water systems in working condition, providing safe and sufficient water for residents as needed. Water improvements include the needs of our water lines, standalone or interconnected with storage tanks, valves, hydrants, and water towers.

The city has several water infrastructure projects in the planning stage. The goal of these projects is to continue to provide a water distribution system that meets the necessary volume and peak demand projections associated with future growth projections of our city. The projects scoped here are derived from the Water Impact Fee Report 2023-2033 .

Water infrastructure improvements connected to streets are identified in the Infrastructure Projects above.

Project: Water Impact Fee Study

Status: Approved - COMPLETE (with pending request by City Council to review in 6 months)

Department: Water Utility Department

Project Scope: The city contracted with our city engineer to assist City staff in providing a 2023-2033 Impact Fee Analysis to provide the Capital Improvement Plan of the water distribution system and a Water Impact Fee Study outlining Capital Improvements of the system and a calculation of the Water Impact Fee.

Background: The City of Parker owns and operates their water distribution system comprised of pump stations, ground storage reservoirs, elevated storage tanks, and pipeline infrastructure. This system is being improved and expanded to meet the needs of the water demands imposed by the current residents and future residents of Parker. Chapter 395 of the Texas Local Government Code requires that political subdivisions create a Capital Improvement Plan and its costs if it wishes to impose “impact fees” on new development.

The Water Impact Fee Report 2023-2033 was completed and on December 19, 2023, the council approved Ordinance 862.

Funding: This is a Water System project. The costs of this project may be paid through the Utility Impact Fee Fund (Fund 60)

Timeline: Target FY23-24 (1st Quarter)

Project: NTMWD Delivery Point #2

Status: Approved - IN PROGRESS

Department: Water Utility Department

Project Scope: Attach the Central Pump Station to the NTMWD delivery point. The bulk of this work has already been completed. This is to make the final connection.

Background: The city completed construction of the Central Pump Station in FY22-23. For the station to be fully operational, it must be attached to the NTMWD delivery point.

Funding: This is a Water System project. These funds are part of the Utility Construction Fund (Fund 62).

Timeline: contingent upon completion of a NTMWD contract amendment.

Project: Build a Secondary Elevated Water Tower at Chaparral Road

Status: Proposed - targeting FY26-27

Department: Water Utility Department

Project Scope: To construct a secondary elevated water tower and 16" water pipe infrastructure to connect to the existing water distribution system.

Background: The Water Impact Fee Report 2023-2033 recommends constructing a secondary water tower to meet the projected water demand of residents based on future growth projections.

An Elevated storage tank within the Parker water distribution system is required by TCEQ to maintain system pressure. The Parker secondary elevated storage tank is expected to be sized to meet the maximum hourly demand working in conjunction with the pump stations, while maintaining system pressures.

The City currently has one 1.0-MG elevated storage tank located on Parker Road, adjacent to City Hall, with a high water level at 800-ft MSL. The Chaparral Elevated Storage Tank and water line project would consist of constructing an elevated storage tank with approximately 385 linear feet of 16-inch waterline connected between the new elevated tank and the existing 16-inch waterlines. The utilized capacity during the CFR period was calculated to be 63.0%

Funding: This project may be funded through the Utility Impact Fee Fund (Fund 60) and Utility Construction Fund (Fund 62)

Timeline: Commence construction on or before FY26-27.

Reference Reports for Capital Needs

| Category | Plan Reference Title | Last Updated |
|----------------------------|---|-----------------------------|
| City Vision | Comprehensive Plan | In revision |
| Buildings and Improvements | Facilities Maintenance Plan | (update annually) |
| Infrastructure | Street Maintenance Plan | (update annually) |
| Infrastructure | Street Condition Survey | 2021 (update every 5 years) |
| Infrastructure | Drainage Maintenance Plan | (update annually) |
| Water and Sewer System | Water Impact Fee Report 2023-2033 | 2023 (update every 5 years) |
| Vehicles and Equipment | Equipment Capital Replacement Schedule | 2023 (update annually) |
| Vehicles and Equipment | Technology Replacement Schedule | (update annually) |

Financing the CIP

CIP Projects are funded through general fund revenues and other resources available to the City. Funding considerations go beyond individual projects. The city's funding strategies will consider several variables, including amounts available in project funds, other City needs, debt, and the impact on taxpayers. Below, we will address the city's sources of funds and current funding.

Sources of Funds

Operational Revenue: Revenues generated in the

- Government (General) Fund through ad valorem taxes, sales taxes or fees.
- Proprietary (Water & Sewer) Fund primarily through water & wastewater revenues.

Local Sales Tax – The city charges a 2% Sales Tax. The General Fund receives a 1% sales tax. In May 2023, the voters elected to adopt a 1% sales tax dedicated to repairing and maintaining existing city streets in accordance with Chapter 327 of the Texas Tax Code. The new tax went into effect on October 1, 2023. These revenues are directly applied to the Street Maintenance Fund. This tax expires after four years unless a new election is held to reauthorize the tax.

Impact Fees – The city charges a **Water Impact Fee** on new Single-Family Residences based on a Water Impact Fee Study. New residential homes pay a fee based on the size of their water meter. The use of these funds is restricted to financing capital improvements required by new developments in accordance with Chapter 395 of the Texas Local Government Code.

Developer Contributions: Contributions of capital infrastructure in conjunction with new development in the city.

Intergovernmental: Funds supplied through other governmental agencies such as TxDOT, Collin County, State, and/or Federal government.

Other Grants and Donations: Funds received from other organizations and individuals.

Bonds: Bonds refer to debts of the City arising from Municipal Bonds issued by the City.

There are different kinds of borrowing, each with its advantages and disadvantages.

- **General Obligation Bonds (GO):** Debt instruments authorized by a positive vote among registered voters.
- **Certificates of Obligation (CO):** Debt instruments authorized by a positive vote of City Council.

- **Revenue Bonds:** Debt instruments, the repayment of which depends on the revenue stream generated by the city's water & wastewater system.

Current Funding

Government (General) Funds are supported from several sources, which include:

Transfers: The city has established a pay-as-you-go approach to addressing capital needs using special funds. A portion of the city's General Fund and Proprietary Fund Operational Revenues are allocated each year to these funds during the annual budgeting process. They can only be used for the purpose specified without subsequent city council approval. Funds to which transfers are made include:

| <u>Funds</u> | | |
|--------------|----------------------------------|---|
| # | Title | Purpose |
| 22 | Equipment Replacement Fund | Equipment Replacement Fund - Purchase or lease of city vehicles |
| 24 | Technology Replacement Fund | Replacement of existing technology equipment |
| 61 | Capital Street Construction Fund | Construction or maintenance of street projects. |
| 63 | Capital Drainage Fund | Construction or maintenance of drainage-related improvements. |
| 65 | Capital Facilities Fund | Land acquisition, construction, renovation, and equipping of city facilities. |

Sales Tax: This includes the 1% sales tax dedicated for street repair and maintenance. These amounts are directly reported to the Street Construction Fund. The city anticipates approximately \$380,000 in fiscal 2023-24.

Proceeds from the sale of city property within these funds are directly allocated to these funds. The equipment replacement fund reflects \$140,000 proceeds from the sale of city property.

Proprietary Funds (Water/Wastewater)

Utility Impact Fees Fund (Fund 60): This fund is funded by the Water Impact Fees from New Single Family Residential homes. As of September 30, 2023, the Utility Impact Fees Fund had a balance of \$2,024,621

Utility Construction Fund (Fund 62): This fund was initially funded from the \$6,075,000 proceeds of the 2018 combination tax and revenue bond plus interest earned to construct facilities needed for water services operations. The balance in this fund at September 30, 2023 is \$506,000. Future additions to this fund may come from revenues collected in anticipation of future capital needs, debt from the sale of revenue bonds, and grants as may become available.

American Rescue Plan Act of 2021 (ARPA): The provisions of this act provided supplemental funds to the city in FY21 and FY22. These funds can only be used for specified purposes, including investment in water infrastructure. **Funding must be obligated by the end of calendar year 2024 and expended by the end of calendar year 2026.** As of September 30, 2023, the City has \$1,223,553 of these funds to be allocated for qualified capital projects. City Council has the authority to spend these funds within the authority of the act.

County Funds: The city has an agreement to receive funds from Collin County for purpose of the 2551/Dillehay Project. For more information, refer to that project.

Existing Debt Obligations

| Bond | Interest Rate | Maturity | Original Balance | Outstanding Balance | Remaining Principal + Interest |
|--|----------------------|-----------------|-------------------------|----------------------------|---------------------------------------|
| Government Activities (General Fund) | | | | | |
| 2015 Certificate of Obligation | 2.09% | 2025 | 1,485,000 | 320,000 | 326,688 |
| 2019 General Obligation Refinancing Bond | 3.00% | 2028 | 1,285,000 | 585,000 | 624,285 |
| Total | | | 2,770,000 | 905,000 | 950,973 |
| Business Type Activities (Water/Wastewater) | | | | | |
| 2018 Combination Tax & Revenue Bond | 3.00-4.00% | 2038 | 6,075,000 | 5,755,000 | 7,786,050 |
| 2019 General Obligation Refinancing Bond | 3.00% | 2028 | 1,200,000 | 540,000 | 596,540 |
| Total | | | 7,275,000 | 6,295,000 | 8,382,590 |
| Total Long-Term Debt | | | 10,045,000 | 7,200,000 | 9,333,563 |

Balances as of September 30, 2023

Long Term Debt

The Capital Plan is a means for identifying projects that may be accomplished through the use of debt financing.

Long-term debt is an important financing source for capital projects that cannot be accommodated within the annual operating budget. The Capital Plan is a means for identifying projects that are candidates for debt financing.

The amount of annual debt service to be authorized is an important consideration in determining options for long term debt. Best practices recommend that annual debt service should range from 2% of operating revenues at the low end to no more than 10% of operating revenues at the high end. Below is the current year debt ratio calculation.

Debt Ratio Calculations

| Bond | FY23-24 | | |
|--|----------------|-------------------|------------|
| | Debt Service | Budgeted Revenues | Debt Ratio |
| Government Activities (General Fund) | | | |
| 2015 Certificate of Obligation | 165,016 | | |
| 2019 General Obligation Refinancing Bond | 170,256 | | |
| Total | 335,272 | 9,388,506 | 4% |
| Business Type Activities (Water/Wastewater) | | | |
| 2018 Combination Tax & Revenue Bond | 395,950 | | |
| 2019 General Obligation Refinancing Bond | 158,994 | | |
| Total | 554,944 | 6,639,678 | 8% |

Another factor when considering adding debt is the impact on the city bond rating. The current city rating from [S&P Global rating is AA+](#)

Projected Cash Needs

Below is a recap of the projected cash needs over the CIP period. These projections identify the point at which additional funds may be needed.

General Fund

| | | Projected | | | | | |
|---------------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|---------|
| | | FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 | FY28-29 |
| <i>CIP Fund Activity</i> | | | | | | | |
| Sales Tax - Street Mtce * | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 | 380,000 |
| Other Receipts | 165,000 | - | - | - | - | - | - |
| CIP Plan Projects | (1,804,749) | (6,801,512) | (2,603,575) | (5,934,615) | (4,059,190) | (4,188,834) | |
| Net Activity | (1,259,749) | (6,421,512) | (2,223,575) | (5,554,615) | (3,679,190) | (3,808,834) | |
| Beginning CIP Funds | 3,350,660 | 3,915,911 | (680,601) | (1,079,176) | (4,808,791) | (6,662,982) | |
| Transfers to CIP | 1,825,000 | 1,825,000 | 1,825,000 | 1,825,000 | 1,825,000 | 1,825,000 | |
| Ending CIP Funds | 3,915,911 | (680,601) | (1,079,176) | (4,808,791) | (6,662,982) | (8,646,816) | |

*Values are based on an estimate of sales tax revenues

Proprietary Funds

| | | <i>Projected</i> | | | | | |
|---------------------|---------------------------|------------------|----------------|----------------|----------------|----------------|----------------|
| | | <i>FY23-24</i> | <i>FY24-25</i> | <i>FY25-26</i> | <i>FY26-27</i> | <i>FY27-28</i> | <i>FY28-29</i> |
| CIP Activity | | | | | | | |
| | Water Impact Fee Receipts | 75,000 | - | | | | |
| | Grants | 2,400,000 | - | | | | |
| | CIP Plan Projects | (3,815,800) | - | (1,200,000) | (5,016,250) | - | - |
| | Net Activity | (1,340,800) | - | (1,200,000) | (5,016,250) | - | - |

Refer to Appendix B for a projection of the activity and fund balances for the Plan period and recap of assumptions used in producing the projections.

Capital Planning Cycle

The Capital Planning Cycle is held in coordination with the Annual Budget Cycle.

In anticipation of the annual budget cycle the Mayor, City Council, and Staff will make the necessary updates to the CIP.

Appendix A

Capital Assets per the Audited Financial Statements as of September 30, 2023.

A summary of changes in governmental activities capital assets for the year end was as follows:

| | Beginning Balances | Increases | Decreases/ Reclassifications | Ending Balances |
|--|-----------------------|---------------------|---------------------------------|----------------------|
| Capital assets, not being depreciated: | | | | |
| Land | \$ 843,484 | \$ - | \$ - | \$ 843,484 |
| Construction in progress | 77,176 | - | - | 77,176 |
| Total capital assets not being depreciated | 920,660 | - | - | 920,660 |
| Capital assets, being depreciated/amortized: | | | | |
| Land improvements | 212,367 | - | - | 212,367 |
| Buildings and improvements | 2,616,328 | - | - | 2,616,328 |
| Vehicles and equipment | 3,631,707 | 241,928 | - | 3,873,635 |
| Infrastructure | 53,208,149 | 1,537,749 | - | 54,745,898 |
| Right-to-use leased assets | 277,248 | 85,891 | - | 363,139 |
| Total capital assets, being depreciated/amortized | 59,945,798 | 1,865,568 | - | 61,811,367 |
| Less accumulated depreciation/amortization: | | | | |
| Land improvements | (113,890) | (10,618) | - | (124,508) |
| Buildings and improvements | (1,035,221) | (61,183) | - | (1,096,404) |
| Vehicles and equipment | (2,541,487) | (433,431) | - | (2,974,918) |
| Infrastructure | (24,771,189) | (2,032,338) | - | (26,803,527) |
| Right-to-use leased assets | (196,856) | (51,173) | - | (248,029) |
| Total accumulated depreciation/amortization | (28,658,643) | (2,588,743) | - | (31,247,386) |
| Net capital assets being depreciated/amortized | 31,287,155 | (723,175) | - | 30,563,981 |
| Governmental Capital Assets | \$ 32,207,815 | \$ (723,175) | \$ - | \$ 31,484,641 |

A summary of changes in business-type activities capital assets for the year end was as follows:

| | <u>Beginning Balances</u> | <u>Increases</u> | <u>Decreases/ Reclassifications</u> | <u>Ending Balances</u> |
|---|-------------------------------|----------------------------|---|-----------------------------|
| Capital assets, not being depreciated: | | | | |
| Land | \$ 323,666 | \$ - | \$ - | \$ 323,666 |
| Construction in progress | <u>6,140,345</u> | <u>59,922</u> | <u>-</u> | <u>6,200,267</u> |
| Total capital assets not being depreciated | <u>6,464,011</u> | <u>59,922</u> | <u>-</u> | <u>6,523,933</u> |
| Capital assets, being depreciated: | | | | |
| Water and sewer system | 23,752,566 | 1,628,831 | - | 25,381,397 |
| Vehicles and equipment | <u>162,131</u> | <u>-</u> | <u>-</u> | <u>162,131</u> |
| Total capital assets being depreciated | <u>23,914,697</u> | <u>1,628,831</u> | <u>-</u> | <u>25,543,528</u> |
| Less accumulated depreciation | | | | |
| Water and sewer system | (6,831,792) | (642,345) | - | (7,474,137) |
| Vehicles and equipment | <u>(159,749)</u> | <u>(2,567)</u> | <u>-</u> | <u>(162,316)</u> |
| Total accumulated depreciation | <u>(6,991,541)</u> | <u>(644,912)</u> | <u>-</u> | <u>(7,636,453)</u> |
| Net capital assets being depreciated | <u>16,923,156</u> | <u>983,919</u> | <u>-</u> | <u>17,907,075</u> |
| Total Capital Assets | <u>\$ 23,387,167</u> | <u>\$ 1,043,841</u> | <u>\$ -</u> | <u>\$ 24,431,008</u> |

Appendix B

Below is a projection of the General Fund activity for the Plan period and recap of assumptions used. No growth in the number of homes, assessed home value, or average home value was assumed with the intent to provide a conservative future fund projection.

| | | <i>Budget</i> | | <i>Projected Before Capital Improvements</i> | | | |
|---|--|----------------|----------------|--|----------------|----------------|----------------|
| | | <i>FY23-24</i> | <i>FY24-25</i> | <i>FY25-26</i> | <i>FY26-27</i> | <i>FY27-28</i> | <i>FY28-29</i> |
| <i>General Fund Financial Activity</i> | | | | | | | |
| Revenues | | 6,983,356 | 6,997,174 | 6,850,073 | 6,906,032 | 6,963,945 | 6,921,990 |
| Expenditures | | 5,148,923 | 5,358,197 | 5,409,607 | 5,674,692 | 5,952,897 | 6,142,979 |
| Expenditures | | 1,834,433 | 1,638,977 | 1,440,466 | 1,231,340 | 1,011,048 | 779,010 |
| Transfers In | | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 |
| Transfers Out | | (1,825,000) | (1,825,000) | (1,825,000) | (1,825,000) | (1,825,000) | (1,825,000) |
| Net Change in Fund Balance (Before CIP Activity) | | 39,433 | (156,023) | (354,534) | (563,660) | (783,952) | (1,015,990) |
| <i>General Fund Balance</i> | | | | | | | |
| Non Restricted Funds | | 6,904,507 | 6,748,484 | 6,393,949 | 5,830,289 | 5,046,337 | 4,030,347 |
| Expenses) | | 5,148,923 | 5,358,197 | 5,409,607 | 5,674,692 | 5,952,897 | 6,142,979 |
| <i>Projected Growth</i> | | | | | | | |
| # New Properties | | | - | - | - | - | - |
| Assessed Value | | | 0% | 0% | 0% | 0% | 0% |
| Average Home Value | | | 0% | 0% | 0% | - | - |
| Expenses | | | 5% | 5% | 5% | 5% | 5% |
| Other Revenues | | | 3% | 3% | 3% | 3% | 3% |
| <i>Values and Related Tax</i> | | | | | | | |
| Assessed Value | | 1,698,917,381 | 1,698,917,381 | 1,698,917,381 | 1,698,917,381 | 1,698,917,381 | 1,698,917,381 |
| Average Home Value | | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| Average Home Tax Burden | | 3,227 | 3,210 | 3,092 | 3,092 | 3,092 | 3,031 |
| % Change | | | | | | | |
| Tax Rate (NNR Projected) | | 0.322680 | 0.321036 | 0.309188 | 0.309174 | 0.309151 | 0.303121 |
| M&O | | 0.302978 | 0.303121 | 0.303121 | 0.303121 | 0.303121 | 0.303121 |
| I&S (adjusted w/ debt) | | 0.019702 | 0.017915 | 0.006067 | 0.006053 | 0.006030 | - |

Proprietary Fund activity for the Plan period and recap of assumptions used.

| | | <i>Projected</i> | | | | | |
|--|--|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | <i>FY23-24</i> | <i>FY24-25</i> | <i>FY25-26</i> | <i>FY26-27</i> | <i>FY27-28</i> | <i>FY28-29</i> |
| Proprietary Fund Financial Activity | | <i>Projected before Capital Improvements</i> | | | | | |
| Revenues | | 6,008,200 | 6,571,580 | 7,189,988 | 7,868,880 | 8,614,257 | 9,432,720 |
| Water & Sewer | | 5,432,200 | 5,975,420 | 6,572,962 | 7,230,258 | 7,953,284 | 8,748,612 |
| Sanitation | | 576,000 | 596,160 | 617,026 | 638,621 | 660,973 | 684,107 |
| Expenses | | 5,265,717 | 5,792,289 | 6,371,518 | 7,008,669 | 7,709,536 | 8,480,490 |
| Operating Income | | 742,483 | 779,291 | 818,470 | 860,210 | 904,721 | 952,230 |
| Non-Operating Revenue(Expense) | | | | | | | |
| Income Before Transfers | | 742,483 | 779,291 | 818,470 | 860,210 | 904,721 | 952,230 |
| Capital Contributions | | | | | | | |
| Transfers | | (80,000) | (80,000) | (80,000) | (80,000) | (80,000) | (80,000) |
| Change in Net Position | | 662,483 | 699,291 | 738,470 | 780,210 | 824,721 | 872,230 |
| Change in Net Investment In Capital Assets | | | | | | | |
| Net Change in Net Position (Restricted & Unrestricted) | | 662,483 | 699,291 | 738,470 | 780,210 | 824,721 | 872,230 |
| Net Position (Restricted & Unrestricted) | | | | | | | |
| Ending | | 9,598,526 | 10,297,817 | 11,036,287 | 11,816,498 | 12,641,219 | 13,513,449 |
| Minimum Fund Balance (12 Mo Expenses) | | 5,265,717 | 5,792,289 | 6,371,518 | 7,008,669 | 7,709,536 | 8,480,490 |
| Remaining Funds | | 4,332,809 | 4,505,529 | 4,664,770 | 4,807,828 | 4,931,682 | 5,032,959 |
| Projected Growth | | | | | | | |
| Revenues | | | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% |
| Water Rates | | | 10.0% | 10.0% | 10.0% | 10.0% | 10.0% |
| Expenses | | | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| Average Home Usage | | | | | | | |
| Purchased Water Usage | | | | | | | |
| Purchased Water Cost | | | | | | | |
| Depreciation | | | | | | | |
| Debt Service | | 556,478 | 554,945 | 552,645 | 551,755 | 551,452 | 550,539 |

Revision History

| | |
|---------------------|------------------------|
| Revision 1.0 | Initial Release |
|---------------------|------------------------|

RESOLUTION NO. 2024-785

(Dublin Rd Water Line Project Professional Engineering Services Agreement)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER APPROVING THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT OF THE CITY OF PARKER AND BIRKHOFF, HENDRICKS & CARTER FOR WATER LINE RELOCATION AND IMPROVEMENTS ON DUBLIN ROAD; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Parker desires to protect the health, safety and welfare of its citizens; and

WHEREAS, the City Council deems it in the best interest of the citizens of the City of Parker to have the Dublin Road water line relocation and related improvements performed, and

WHEREAS, upon receiving City Council authorization, staff obtained a scope of services for engineering services performed by the City's Engineer, Birkhoff, Hendricks & Carter, LLP, and estimated probable costs related to the water line relocation and related improvements on Dublin Road; and

WHEREAS, the City of Parker finds that the terms and conditions of the agreement attached hereto as Exhibit A are in the public interest and should be approved;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AS FOLLOWS:

SECTION 1. The recitals contained in the preamble of this resolution are incorporated into the body of this resolution as is set out fully herein.

SECTION 2. The terms and conditions of the Agreement are approved.

SECTION 3. The Mayor is hereby authorized to execute the Agreement and all other necessary documents in connection therewith on behalf of the City of Parker.

SECTION 3. That all provisions of any and all resolutions of the City of Parker found to be in conflict with the provisions of this Resolution be, and the same are hereby, repealed to the extent of the conflict, and all other provisions of the resolutions of the City of Parker not in conflict with the provisions of this Resolution shall remain in full force and effect.

DULY PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas on this the 23rd day of April 2024.



CITY OF PARKER:



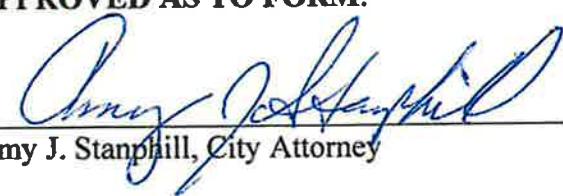
Lee Pettle, Mayor

ATTEST:



Patti Scott Grey, City Secretary

APPROVED AS TO FORM:



Amy J. Stanphill, City Attorney

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date last written below by their respective officers thereunto duly authorized.

BY:
CITY OF PARKER, TEXAS

Lee Pettie
Mayor

Date: 4/30/2024

ATTEST:



Patti Scott Grey
City Secretary

BY:
ENGINEER
Birkhoff, Hendricks & Carter, L.L.P.


Craig Kerkhoff, P.E.
Managing Partner

Date: 4/25/24

APPROVED AS TO FORM AND LEGALITY

By: _____
Amy J. Stanphill
City Attorney

EXHIBIT A

STANDARD AGREEMENT FOR ENGINEERING RELATED PROFESSIONAL
SERVICES WITH BIRKHOFF, HENDRICKS & CARTER, LLP, RELATED TO THE
WATER LINE RELOCATION AND IMPROVEMENTS ON DUBLIN ROAD

CITY OF PARKER, TEXAS

STANDARD AGREEMENT FOR ENGINEERING RELATED PROFESSIONAL SERVICES

This AGREEMENT is between the City of Parker, a Texas Type A General Law municipality ("CITY"), and Birkhoff, Hendricks & Carter, L.L.P., authorized to do business in Texas, ("ENGINEER"), for a PROJECT generally described as: Dublin Road Waterline Replacement – Project No. <CPN here>.

Article I Scope of Services

The Scope of Services is set forth in Attachment A. Negotiated changes to this Agreement, if any, are included in Attachment C.

Article II Compensation

The ENGINEER's compensation shall be in the amount up to two hundred fifty-two thousand six hundred and 00/100 dollars (\$252,600.00) as set forth in Attachment B. Payment shall be considered full compensation for all labor (including all benefits, overhead and markups), materials, supplies, and equipment necessary to complete the Services.

Engineer shall provide monthly invoices to City. The Engineer shall provide the City sufficient documentation, including but not limited to meeting the requirements set forth in Attachment D to this AGREEMENT, to reasonably substantiate the invoices.

Payments for services rendered shall be made in accordance with the Texas Prompt Payment Act (Texas Government Code Ch. 2251).

Acceptance by Engineer of said payment shall release City from all claims or liabilities under this Agreement for anything related to, performed, or furnished in connection with the Services for which payment is made, including any act or omission of City in connection with such Services.

Article III Term

Time is of the essence. Unless otherwise terminated pursuant to Article VI. D. herein, this Agreement shall be for a term beginning upon the effective date, as described below, and shall continue until the expiration of the funds or completion of the subject matter contemplated herein pursuant to the schedule, whichever occurs first. Unless specifically otherwise amended, the original term shall not exceed five years from the original effective date.

Article IV **Obligations of the Engineer**

A. General

The ENGINEER will serve as the CITY's professional engineering representative under this Agreement, providing professional engineering consultation and advice and furnishing customary services incidental thereto.

B. Standard of Care

The ENGINEER shall perform its services:

- (1) with the professional skill and care ordinarily provided by competent engineers practicing under the same or similar circumstances and professional license; and
- (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer.

C. Designation of Engineer's Personnel

- (1) The ENGINEER and CITY shall agree upon the designation of the ENGINEER's "Project Manager" prior to starting work on contract.
- (2) ENGINEER shall inform CITY in writing of a proposed change to their designated project manager prior to making the change or immediately upon receiving notification that the designated project manager is separating employment with the ENGINEER.
- (3) ENGINEER shall provide resumes to the CITY of the proposed replacement project manager(s), who shall have similar qualifications and experience as the outgoing person, for review and approval.

D. Subsurface Investigations

- (1) The ENGINEER shall advise the CITY with regard to the necessity for subcontract work such as special surveys, tests, test borings, or other subsurface investigations in connection with design and engineering work to be performed hereunder. The ENGINEER shall also advise the CITY concerning the results of same. Such surveys, tests, and investigations shall be furnished by the CITY, unless otherwise specified in Attachment A.