



**MINUTES
CITY COUNCIL MEETING
OCTOBER 22, 2024**

CALL TO ORDER – Roll Call and Determination of a Quorum

LOCATION –Parker City Hall – 5:00 PM

The Parker City Council met in a special meeting on the above date at Parker City Hall and Parker City Hall - Fire Department, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettie called the meeting to order at 5:27 p.m. Mayor Pro Tem Jim Reed and Councilmembers Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Councilmember Todd Fecht was absent.

Staff Present: Deputy City Secretary/Court Clerk Lori Newton, Fire Chief Mike Sheff, Assistant Fire Chief Justin Miller, and Fire Division Chief (Admin) Jeff Kendrick

Mayor Lee Pettie recessed the meeting to **Parker City Hall - Fire Department** at 5:28 p.m.

WORKSHOP (5:00 – 7:00 PM)

LOCATION - Parker City Hall - Fire Department

RECONVENE MEETING.

Fire Department (Fire Procedures/Apparatus) by Assistant Fire Chief Justin Miller and Division Chief (Admin) Jeff Kendrick

Mayor Lee Pettie reconvened the meeting at 5:29 p.m.

Mayor Pettie recognized Assistant Fire Chief Justin Miller and Division Chief (Admin) Jeff Kendrick. They reviewed a handout, "Parker Fire Department". [**See Exhibit 1 – Parker Fire Department handout, dated Tuesday, October 22, 2024.**]

Assistant Fire Chief Justin Miller and Division Chief (Admin) Jeff Kendrick, responded to questions.

Mayor Lee Pettie ended the workshop and adjourned at 6:45 p.m.

CALL TO ORDER – Roll Call and Determination of a Quorum (Tentative - Parker City Hall

LOCATION - Parker City Hall – 7:00 PM

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 Pettie called the meeting to order at 7:01 p.m. Mayor Pro Tem Jim Reed and Councilmembers Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Councilmember Todd Fecht was absent.

Staff Present: Deputy City Secretary/Court Clerk Lori Newton, Finance/Human Resources Director Grant Savage (his office), Interim City Attorney Catherine Clifton,

Public Works Director Gary Machado, City Engineer Gary C. Hendricks, P.E., R.P.L.S., Fire Chief Mike Sheff, and Police Chief Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Steve Sallman led the pledge.

TEXAS PLEDGE: Lynnette Ammar led the pledge.

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

No comments

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

1. NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 26, 2024, 10 AM – 2 PM

CANCEL NOVEMBER 5, 2024 REGULAR CITY COUNCIL MEETING
RESCHEDULED DUE TO GENERAL ELECTION TO NOVEMBER 12, 2024

REMINDER – NOVEMBER 5, 2024 – GENERAL ELECTION (EV AND ED INFO) –

Early Voting Dates and Times

Monday, October 21, 2024 – Friday, October 25, 2024 8 a.m. – 5 p.m.

Saturday, October 26, 2024 7 a.m. – 7 p.m.

Sunday, October 27, 2024 11 a.m. – 5 p.m.

Monday, October 28, 2024 – Friday, November 1, 2024 7 a.m. – 7 p.m.

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 13, 2024,
5 PM

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 SEPTEMBER 17, 2024. [REGULAR MEETING]
3. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 19, 2024. [SPECIAL MEETING – EXECUTIVE SESSION ONLY]
4. APPROVAL OF MEETING MINUTES FOR OCTOBER 2, 2024. [SPECIAL MEETING]

MOTION: Mayor Pro Tem Reed moved to approve the consent agenda items 2 through 4 as presented. Councilmember Noe seconded with Councilmembers Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-814 AWARDING CONTRACT FOR THE DUBLIN ROAD WATER LINE PROJECT.

MOTION: Councilmember Noe moved to approve Resolution No. 2024-814 awarding a contract for the Dublin Road Water Line Project to A&M Construction & Utilities, Inc.

of Rowlett, Texas, for the recommended lowest base bid in the amount of \$1,539,552.00 [**See Exhibit 2 – Corrected Resolution No. 2024-814 and Engineering letter, reflecting correct bid tabulation amount**, dated Tuesday, October 22, 2024.]. Councilmember Pilgrim seconded with Councilmembers Noe and Pilgrim voting for and Councilmembers Kercho and Reed voting against (Tie 2-2). Mayor Pettie voting for the motion, breaking the tie vote. Motion carried 3-2.

6. **CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 5 FINAL PLAT LOTS 26 & 27, BLOCK F.**

Developer Steve Sallman with the Warner Group, Inc., 4040 N. Central Expressway, Suite 850 Dallas, Texas 75204, reviewed the Kings Crossing Phase 5 Final Plat Lots 26 & 27, Block F and requested City Council approve the final plat.

MOTION: Councilmember Noe moved to postpone action on Kings Crossing Phase 5 Final Plat Lots 26 & 27, Block F. Councilmember Kercho seconded with Councilmembers Kercho, Noe, and Reed voting for and Councilmember Pilgrim against. Motion to postpone carried.

Note: The plat was submitted to the City on the 29th of August, 2024. The Planning and Zoning Commission of the City of Parker approved the foregoing final plat on the 26th of September, 2024, and the City Council of the City of Parker failed to approve, approve with conditions, or disapprove said final plat on or before the 26th day of October, 2024 as required by Tex. Loc. Gov't Code Ann. § 212.009(b). Pursuant to Tex. Loc. Gov't Code Ann. §212.009(d), the City Council of the City of Parker hereby deems the foregoing final plat to be effective as of October 28, 2024 and issues an approval certificate in lieu of the certificate required by Tex. Loc. Gov't Code Ann. § 212.009(c).

Note: Public Works Director Machado provided City Engineer Joe R. Carter, P.E., C.F.M. Kings Crossing Phase 6 – Drainage Analysis Sixth Review Letter, dated February 2, 2024, as requested, during this item. [**See Exhibit 3 – City Engineer Joe R. Carter, P.E., C.F.M. Kings Crossing Phase 6 – Drainage Analysis Sixth Review Letter, dated February 2, 2024.**]

7. **REZONING 1 – [MM SOUTH FORK 241, LLC - APPROXIMATELY 151.316 ACRES]:**

PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

Mayor Lee Pettie opened the public hearing to receive comments regarding a request for zoning on approximately 151.316 acres of land in the City of Parker, Texas, generally located in the Sherwood Herring Survey, Abstract No. 404, east of N. Murphy Road and south of Parker Road, Collin County, Texas to Single-Family Residential (SF), more specifically a request was for rezoning from Special Activities District to Single Family residential for 151.316 acres of the South Fork property on

the east side of Hogge. This does not include the entertainment venue, Mansion or event center at 8:19 p.m.

Vice President of Centurion American Sean Terry reviewed the zoning for MM South Fork 241, LLC - approximately 151.316 acres and requested approval.

Lynnette Ammar, 6903 Audubon Drive, said she represented Brooks Farm Subdivision, which has concerns regarding noise and drainage. Ms. Ammar requested these issues be addressed by South Fork, so Brooks Farm Subdivision is not negatively impacted. Ms. Ammar also said the subdivision is willing to work with South Fork to resolve the issues.

No one else came forward. Mayor Pettie closed the public hearing at 8:32 p.m.

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 876 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

MOTION: Councilmember Pilgrim moved to approve Ordinance No. 876 rezoning the Mm South Fork 241, LLC request for zoning on approximately 151.316 acres of land in the City of Parker, Texas, generally located in the Sherwood Herring Survey, Abstract No. 404, east of N. Murphy Road and south of Parker Road, Collin County, Texas to Single-Family Residential (SF), more specifically a request was for rezoning from Special Activities District to Single Family residential for 151.316 acres of the South Fork property on the east side of Hogge. This does not include the entertainment venue, Mansion or event center. Mayor Pro Tem Reed seconded with Councilmembers Kercho, Pilgrim, and Reed voting for the motion and Councilmember Noe voting against the motion. Motion carried 3-1.

8. **REZONING 2- [MM SOUTH FORK 241, LLC - APPROXIMATELY 54.053 ACRES]:**
PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

Mayor Lee Pettie opened the public hearing to receive comments regarding a request for zoning on approximately 54.053 acres of land in the City of Parker, Texas, generally located in the Joseph Russell Survey, Abstract No. 778, west of N. Murphy Road and south of Parker Road, Collin County, Texas to Single-Family Residential (SF), more specifically a request was for rezoning from Agricultural Open Spaces to Single Family residential for 54.053 acres of the South Fork property on the west side of Hogge at 9:10 p.m.

Vice President of Centurion American Sean Terry (inaudible/not at the microphone) reviewed the zoning for MM South Fork 241, LLC - approximately 54.053 acres and requested approval, restating much of the information in the previous rezoning. Mr. Terry added he has been meeting with neighbors regarding concerns of the area's changing from agricultural or residential.

No one else came forward. Mayor Pettie closed the public hearing at 9:10 p.m.

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 877 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

MOTION: Councilmember Noe moved to postpone the rezoning to the next meeting. There was no second. Motion died for lack of a second.

MOTION: Mayor Pro Tem Reed moved to approve Ordinance No. 877 rezoning the MM South Fork 241, LLC request for zoning on approximately 54.053 acres of land in the City of Parker, Texas, generally located in the Joseph Russell Survey, Abstract No. 778, west of N. Murphy Road and south of Parker Road, Collin County, Texas to Single-Family Residential (SF), more specifically a request was for rezoning from Agricultural Open Spaces to Single Family residential for 54.053 acres of the South Fork property on the west side of Hogge. Councilmember Pilgrim seconded with Councilmembers Pilgrim and Reed voted and Councilmembers Kercho and Noe voting against (Tie 2-2). Mayor Pettie voting for the motion, breaking the tie vote. Motion carried 3-2.

ROUTINE ITEMS

9. UPDATE(S):

FM2551

Public Works Director Gary Machado said Texas Department of Transportation (TxDOT) is behind schedule, but they are moving forward and making progress.

NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD)

No update

COMP PLAN

The COMP Plan is on the Thursday, October 24, 2024, 5:30 p.m. Planning and Zoning (P&Z) Commission agenda.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

No update

PROJECTS IN PROGRESS

ENGINEERING CONTRACT REVIEW

A meeting is being scheduled. Updates will be provided as they become available.

NOISE COMMITTEE

Please see Councilmember Fecht's update attached. [See *Exhibit 4* – Councilmember Todd Fecht's update, dated Tuesday, October 22, 2024.] Councilmember Kercho noted he has reached out to Southfork and Cross Creek Ranch to join the noise committee. Southfork Ranch has responded, but not response from Cross Creek Ranch. The next Noise Committee is scheduled for November 7, 2024 at 5:00 p.m.

ANY ADDITIONAL UPDATES

Extra-Territorial Jurisdiction (ETJ) / Municipal Utility District (MUD) PROPERTY:

Councilmember Pilgrim said he and Mayor Pettie met with a potential investor at the Huffines request. Mr. Pilgrim indicated while there was still a great deal unknown, the potential investor's vision seemed more in line with Parker's.

MONTHLY/QUARTERLY REPORTS

City Council accepted the reports hyperlinked below:

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

[September 2024 – Court Report](#)

[September 2024 – Police Report](#)

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

DONATION(S)

10. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])

Parker Women's Club (PWC) donated \$750 (Check #1740 for shoes) to the Police Department.

Estate Lane (for NNO) donated cash/check \$325 with half going to the Police Department (\$162.50) and half going to the Fire Department (\$162.50).

Sam and April Loera donated chips and cookies valued at \$30 to the Police Department.

Manny (LNU) donated 1 case water and 1 case soda valued at \$15 to the Police Department.

Greg and Julie Regh donated edible arrangements valued at \$25 to the Police Department.

Chip and Linda Justice donated Tiff's Treats valued at \$50 to the Police Department.

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

FUTURE AGENDA ITEMS

11. FUTURE AGENDA ITEMS

Mayor Pettie asked if there were any items to be added to the future agenda. The following items were requested:

City Administrator position

Personnel Manual/Employee Handbook

Hearing no additional requests, she encouraged everyone to email her any requests. She noted the next regularly scheduled meeting for Tuesday, November 5, 2024, has been canceled, due to Election Day voting, and a special meeting has been scheduled for Tuesday, November 12, 2024.

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 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, and duties of a City Attorney,

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

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the regular meeting to Executive Session at 9:59 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettie reconvened the meeting at 11:10 p.m.

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

MOTION: Mayor Pro Tem Reed moved to reject all city attorney applications submitted to the City of Parker. Councilmember Noe seconded with Councilmembers Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

ADJOURN

Mayor Lee Pettie adjourned the meeting at 11:12 p.m.

APPROVED:


Mayor Lee Pettie

ATTESTED:





Patti Scott Grey, City Secretary

Approved on the 12th day
of November, 2024.

Parker Fire Department



Exhibit 1



Current Members

- Chief Sheff
- Assistant Chief Miller (Operations)
- Division Chief Kendrick (Administration)
- 3 Captains (Responsible for 3 Shifts)
- 9 Lieutenants (Responsible for their crew)
- 11 Engineers
- 14 Firefighters
- 35 Career Firefighters

Truck 811



Engine 811



Engine 811 (2025 – 2026)

- Engine 811 will be replaced within the next year.
- New Engine 811 is pending being built with Rosenbauer.
- Expected time from contract execution was 2 years
- New Engine will replace both Engine 811 and 812 which was already purchased by Daeco.

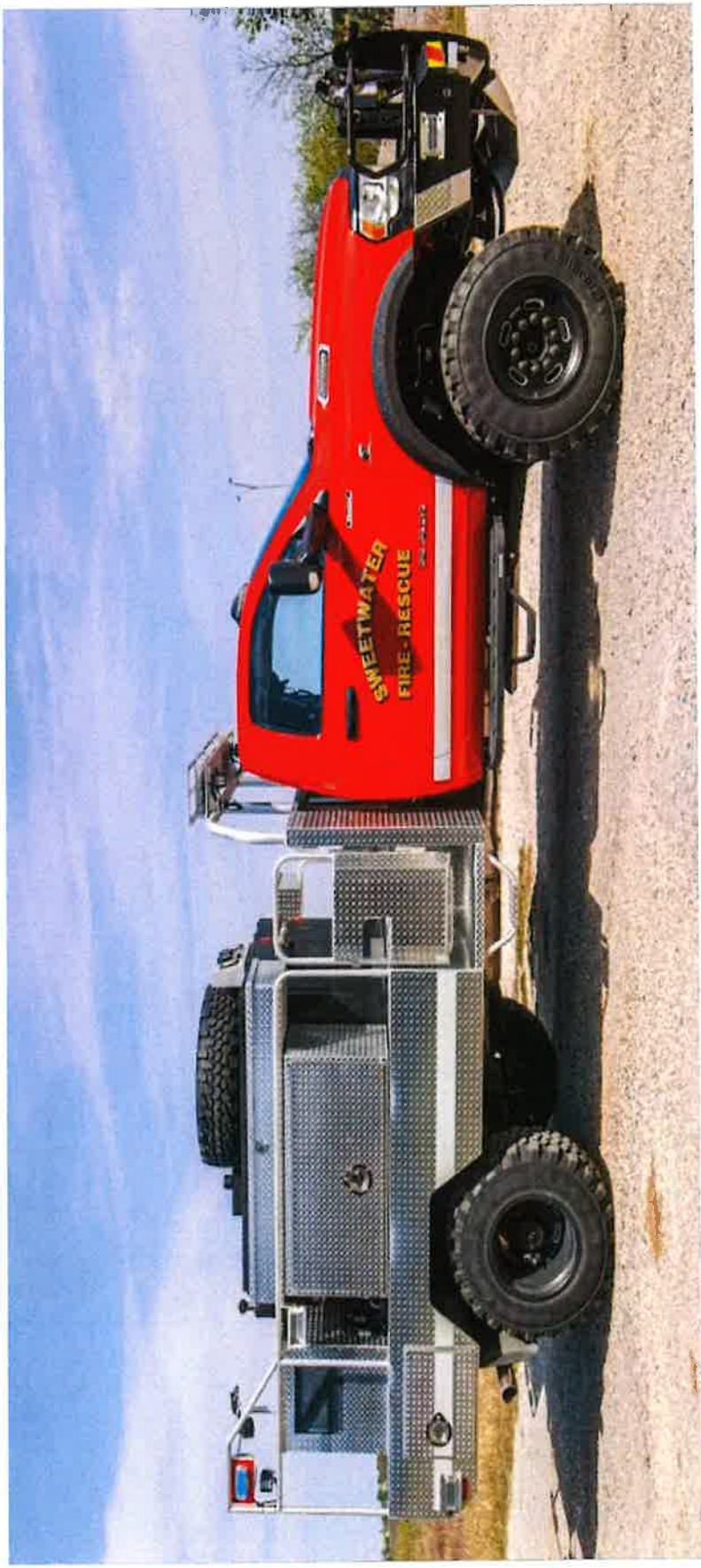


Brush 811

New Brush 811 prebuild will take place on Nov 14th. This is with the Siddens Martin Group.

Completion should take around 6-9 months pending parts and materials.

Brush 811 (2025)



Brush 811 Cont:

- Old Brush811 will go up for auction or sale upon the arrival of New Brush 811. We are looking at the best options for this process at the moment.
- Brush 811 is utilized for special events: Southfork Fireworks, Plano Fire works, and Murphy Maize Daize.
-

Tac 811

Tac 811 was approved for replacement this last budget cycle.

We are looking for options for this at the moment to provide the City and customers the best price and service possible.



Questions

- **Why do we respond with a Truck or Engine on a medical call?** We respond as first responders within our City to best serve our citizens. This response is quick and we can start patient care before the responding ambulance arrives.
- **How many Fire Dept members are on staff each day?** Our staffing is 3 members per day with a minimum of 2 members. There are times when members are asked to work extra at there full-time jobs or members become ill and we are not meeting our 3 member requirement.
- **How the schedule works?** We operate an A,B,C shift schedule. Each shift works 24 hours and has off 12 days until there next scheduled shift. Each member is allotted 1000 hours per year.
- **Future plans for staffing.** Our goal is to have full-time members within 3 years. We are the only part-time agency that operates at a full-time capacity in Collin County.

Corrected

RESOLUTION NO. 2024-814
(Dublin Road Water Line Project Bid Award)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH A&M CONSTRUCTION & UTILITIES, INC., FOR THE DUBLIN ROAD WATER LINE PROJECT; PROVIDING FOR THE EXPENDITURE OF FUNDS THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has solicited, received, and evaluated competitive proposals for the Dublin Road Water Line Project; and

WHEREAS, the City Engineer has received, reviewed, and recommended that the herein described proposals are the most advantageous to the City considering the relative importance of price and other evaluation factors included in the competitive sealed proposals;

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

SECTION 1. The items in the following competitive sealed proposal for materials, equipment, supplies, and services shown in the competitive sealed proposals received by the City are hereby and approved as being the most advantageous to the City considering the relative importance of price and the other evaluation factors included in the competitive sealed proposal.

<u>CONTRACTOR</u>	<u>AMOUNT</u>
A&M Construction & Utilities, Inc.	\$1,539,552.00

SECTION 2. That by acceptance and approval of the above numbered items of the submitted proposals, the City accepts the offer of the persons submitting the proposals for such items and agrees to purchase the materials, equipment, supplies, or services in accordance with the terms, specifications, quantities, and for the specified sums contained in the bid invitations, bid, and related documents.

SECTION 3. That should the City and person submitting approved and accepted items wish to enter into a formal written agreement as a result of the acceptance, approval, and awarding of the proposals, the Mayor, or their designee, is hereby authorized to execute the written contract, provided that the written contract is in accordance with the terms, conditions, specifications, standards, quantities, and specified sums contained in the bid and related documents herein approved and accepted.

SECTION 4. By the acceptance and approval of the above enumerated bids, the City Council hereby authorizes the expenditure of funds therefor in the amount and in accordance with the approved bids.

SECTION 5. By the acceptance approval of the above bid, the City Council hereby authorizes the expenditure of funds therefor in the amount and in accordance with the approved bid.

SECTION 6. This resolution shall take effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER,
COLLIN COUNTY, TEXAS, THIS 22ND DAY OF OCTOBER 2024.**



APPROVED:
CITY OF PARKER

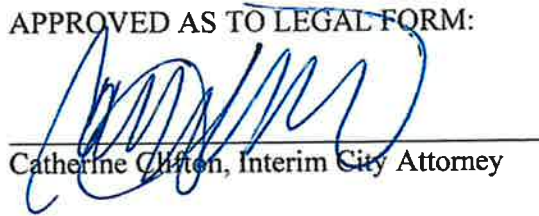

Lee Pettie, Mayor

ATTEST:



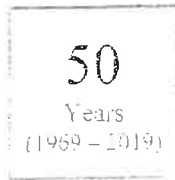
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:



Catherine Clifton, Interim City Attorney

Corrected



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.
DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E.
JUSTIN R. IVY, P.E.
COOPER REINBOLD, P.E.
CHASE CRAWFORD, R.P.L.S.

October 16, 2024

Mr. Gary Machado
Director of Public Works
City of Parker
5700 E. Parker Road
Parker, Texas 75002

Re: Dublin Road Water Line

Dear Mr. Machado:

We have checked the bids received at 3:00 p.m., Thursday, October 3, 2024, for the Dublin Road Water Line project. Eight contractors submitted bids on this project, and we are enclosing one (1) copy of the Bid Summary and itemized Bid Tabulation for the City's reference and files.

A&M Construction & Utilities, Inc., of Rowlett, Texas submitted the lowest base bid in the amount of \$1,539,552.00.

We have previous construction project experience with this contractor who has experience with projects similar to the Dublin Road Water Line, and checked outside references provided by the contractor. Based on the information available to us, we recommend the City accept the base bid from A&M Construction & Utilities, Inc., and award them a construction contract in the amount of \$1,539,552.00.

We are available to discuss this project and our recommendations further at your convenience.

Sincerely,


Craig M. Kerkhoff, P.E.

Enclosures

TABULATION OF BIDS

Date: October 3, 2024

Project: CITY OF PARKER
8-INCH DUBLIN WATER LINE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

Meeting Date: 10/22/2024 Item 5.

BID OF
A&M Construction & Utilities, Inc.
4950 Graham Dr.
Rowlett, TX 75088
Maricela Banda, President
972-412-0255
mbanda@amconstructionllp.com

BID OF
Excel 4 Construction, LLC
P.O. Box 4739
Fort Worth, Texas 76164
Luis Conchas
817-457-3399
luis.conchas.XI4@aol.com

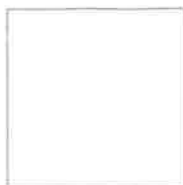
BID OF
La Banda, LLC
523 Naomi Avenue
Dallas, Texas 75217
Arturo Banda
214-549-2147
lbanda@lbanda.com

Dallas Texas 75252
Antonio Evangelista
972-330-6767
foresightextending@gmail.com

BASE BID - SEGMENT 1 (SOUTH CITY LIMIT TO BETSY LANE)

Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
1	1	L.S.	Mobilization, Bonds and Insurance	\$73,000.00	\$ 73,000.00	\$36,000.00	\$ 36,000.00	\$75,000.00	\$ 75,000.00	\$65,000.00	\$ 65,000.00
2	6,183	L.F.	Furnish & Install 8-inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class III Embedment and All Fittings	\$77.00	\$ 476,091.00	\$102.00	\$ 630,666.00	\$79.00	\$ 488,457.00	\$114.00	\$ 704,862.00
3	219	L.F.	Furnish & Install 6-inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class III Embedment and All Fittings	\$72.00	\$ 15,768.00	\$97.00	\$ 21,243.00	\$80.00	\$ 17,520.00	\$109.00	\$ 23,871.00
4	157	L.F.	Furnish & Install 4-inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class III Embedment and All Fittings	\$55.00	\$ 8,635.00	\$82.00	\$ 12,874.00	\$60.00	\$ 9,420.00	\$97.00	\$ 15,229.00
5	6	Ea.	Furnish & Install 8-inch Resilient Sealed Gate Valve	\$2,850.00	\$ 17,100.00	\$3,100.00	\$ 18,600.00	\$4,400.00	\$ 26,400.00	\$2,800.00	\$ 16,800.00
6	12	Ea.	Furnish & Install 6-inch Resilient Sealed Gate Valve	\$1,600.00	\$ 19,200.00	\$2,100.00	\$ 25,200.00	\$2,900.00	\$ 34,800.00	\$1,900.00	\$ 22,800.00
7	1	Fa.	Furnish & Install 4-inch Resilient Sealed Gate Valve	\$1,400.00	\$ 1,400.00	\$1,700.00	\$ 1,700.00	\$2,000.00	\$ 2,000.00	\$1,600.00	\$ 1,600.00
8	5	Fa.	Cut, Plug & Abandon East Water Line	\$900.00	\$ 4,500.00	\$1,500.00	\$ 7,500.00	\$1,000.00	\$ 5,000.00	\$900.00	\$ 4,500.00
9	3	Fa.	Connect to Existing 6-inch Water Line	\$4,000.00	\$ 12,000.00	\$6,100.00	\$ 18,300.00	\$3,000.00	\$ 9,000.00	\$9,500.00	\$ 28,500.00
10	2	Fa.	Connect to Existing 8-inch Water Line	\$4,200.00	\$ 8,400.00	\$6,300.00	\$ 12,600.00	\$3,500.00	\$ 7,000.00	\$9,600.00	\$ 19,200.00
11	12	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$6,100.00	\$ 73,200.00	\$7,300.00	\$ 87,600.00	\$8,000.00	\$ 96,000.00	\$6,400.00	\$ 76,800.00
12	11	Ea.	Remove & Salvage of Existing Fire Hydrant, including Valve and Fitting	\$1,900.00	\$ 20,900.00	\$600.00	\$ 6,600.00	\$500.00	\$ 5,500.00	\$200.00	\$ 2,200.00
13	40	Ea.	Transfer Weir Service	\$2,100.00	\$ 84,000.00	\$1,600.00	\$ 64,000.00	\$2,000.00	\$ 80,000.00	\$1,800.00	\$ 72,000.00
14	68	L.F.	Furnish & Install 2-inch Service Line (DR9)	\$200.00	\$ 13,600.00	\$47.00	\$ 3,196.00	\$75.00	\$ 5,100.00	\$197.00	\$ 13,396.00
15	7	S.Y.	Remove & Replace Concrete Pavement, including Sawcut	\$150.00	\$ 1,050.00	\$276.00	\$ 1,932.00	\$200.00	\$ 1,400.00	\$450.00	\$ 3,150.00
16	7,536	S.Y.	Remove Asphalt Pavement, including Sawcut	\$20.50	\$ 154,488.00	\$21.00	\$ 158,256.00	\$20.00	\$ 150,720.00	\$6.50	\$ 48,984.00
17	68	S.Y.	Removal & Replace Gravel Driveway	\$60.00	\$ 4,080.00	\$36.00	\$ 2,448.00	\$45.00	\$ 3,060.00	\$52.00	\$ 3,536.00
18	7,536	S.Y.	Furnish & Lay Asphalt Pavement including Base	\$52.00	\$ 391,872.00	\$66.00	\$ 497,376.00	\$66.00	\$ 497,376.00	\$71.50	\$ 538,824.00
19	1	L.S.	Furnish Tremie Safety System Plan	\$2,600.00	\$ 2,600.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$600.00	\$ 600.00
20	6,152	L.F.	Trench Safety System Implementation	\$1.00	\$ 6,152.00	\$1.00	\$ 6,152.00	\$3.00	\$ 18,456.00	\$1.00	\$ 6,152.00
21	6,836	S.Y.	Furnish & Establish Hydramulch	\$6.00	\$ 41,016.00	\$2.00	\$ 13,672.00	\$5.00	\$ 34,180.00	\$2.50	\$ 17,090.00
22	1	L.S.	Furnish Erosion Control Plan	\$4,500.00	\$ 4,500.00	\$1,000.00	\$ 1,000.00	\$5,000.00	\$ 5,000.00	\$800.00	\$ 800.00
23	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$26,000.00	\$ 26,000.00	\$6,300.00	\$ 6,300.00	\$25,000.00	\$ 25,000.00	\$5,500.00	\$ 5,500.00
24	1	L.S.	Furnish Traffic Control Plan	\$15,000.00	\$ 15,000.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$400.00	\$ 400.00
25	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$65,000.00	\$ 65,000.00	\$58,000.00	\$ 58,000.00	\$20,000.00	\$ 20,000.00	\$3,000.00	\$ 3,000.00
TOTAL BASE BID AMOUNT: (ITEMS 1 THROUGH 25)				\$1,539,552.00	\$ 1,697,215.00	\$ 1,697,215.00	\$ 1,697,215.00	\$ 1,697,215.00	\$ 1,697,215.00	\$ 1,697,215.00	\$ 1,697,215.00

\$1,539,552.00



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 COOPER E. REINBOLD, P.E.

February 2, 2024

Mr. Gary Machado
 City of Parker
 5700 E. Parker Rd.
 Parker, Texas 75002

Re: Kings Crossing Phase 6 – Drainage Analysis
 Sixth Review

Dear Mr. Machado:

This letter summarizes observations and recommendations from our sixth review of a Drainage Analysis for Phase 6 of Kings Crossing (117.5-acres), submitted by Pape-Dawson Engineers. The fourth review was only published as a draft and a meeting was held at Birkhoff, Hendricks & Carter, LLP with representatives of Pape-Dawson Engineers to go over the draft review. We received permission to review this submittal on January 30, 2024. The Drainage Analysis for Phase 6 of the Kings Crossing development is on Muddy Creek.

Our review of the submitted information is for conformance with the conformance to the City of Parker floodplain development requirements and good engineering practice for development in floodplains and floodways regulated by FEMA under the NFIP. Our review does not relieve the design engineer of their responsibilities as the engineer of record in accordance with the Texas Engineering Practice Act.

This study is not an application for a Letter of Map Revision (LOMR) and therefore the effected Flood Insurance Rate Map (FIRM) Panel(s) will not be revised based on this submittal. The LOMR submitted in March 2022 for Kings Crossing Phase 5 included a hydrologic model (HEC-HMS) for the entire basin upstream of Stinson Road in Lucas, Texas.

The outstanding observations and comments from previous reviews are listed below. Comments that were adequately responded to with the previous submittals have been removed. Our responses from the most recent review are shown under an open arrow bullet point. The engineer's responses to the most recent review are under an open diamond bullet point and our comments for this review are under a check mark bullet point.

The Executive summary states that an "unsteady HEC-RAS model" was developed to determine the impacts associated with the project site and determine what mitigation measures were required.

1. The LOMR prepared by NDM Engineers was not an "unsteady state model". Most FEMA current effective hydraulic models are steady state models. We do not object to using "unsteady state" modeling; however, we recommend a Conditional Letter of Map Revision be submitted for unsteady state models to get FEMA's opinion regarding the model.
 - PD: The purpose of this effort is to analyze the improvements and show no impacts are expected as a result of the project. It is not intended for FEMA submittal and review. The modeling for that effort will be performed as part of the LOMR and at that time, the effective model will be used.

- BHC: Normal engineering practice would modify (update) the current (effective) HEC-HMS model to analyze the hydrologic impacts of the proposed development. The response states this approach will be used for the LOMR at a later date. Describe all differences in the hydrologic parameters between the current (effective) HEC-HMS model and this model and the significant increases in flow for the existing condition.
- PD: A section has been added to the report titled, "Hydrologic Model Differences". The ultimate conclusion is that majority of the difference is related the ratioed flow that was completed in a 2013 iteration of the HEC-HMS model that was provided to FEMA for the LOMR. For this version, we decided to calculate the actual for the drainage area and allow that to determine the actual flow.
- BHC: We reviewed the section describing model differences. We believe some of the changes in modeling parameters may result in overestimated flows. We do not see why this analysis is required when the initial response said the current hydrology would be used for the future LOMR.
- ➔ PD: The effective HEC-HMS model was obtained. A Corrected Effective model was necessary because the Duplicate Effective hydrology contains one large drainage that includes our project site. The changes made to the Duplicate Effective hydrology were necessary to have an apples-to-apples comparison of the existing versus proposed conditions for the project site.
- ⇒ BHC: Pape-Dawson confirmed the current study is based on an updated HEC-HMS model. Pape-Dawson stated that the HEC-HMS model is reasonable and represents current flood conditions. BHC requested Pape-Dawson incorporate the Walmart detention pond in the model and Pape Dawson reports they asked the City of Parker for that information, but it was not provided and Pape-Dawson feels the impact would be negligible. The Walmart is in the City of Lucas, and they should be contacted to obtain the information needed for the HEC-HMS model. BHC does not object to the model; however, points out that a LOMR based on this model would create controversy by significantly increasing flows at Lewis Lane and at West Lucas Road and raising base flood elevations in this reach.
- ◇ PD: Using the traditional way of calculating and applying peak flows in our analysis, Pape-Dawson intends to submit a LOMR for the project area of Kings Crossing Phase 6, with horizontal and vertical tie-ins to effective FEMA mapping completely within City of Parker limits. The Walmart Pond has a footprint of approximately 1.5-acres compared to the 418-acre drainage area it falls inside, (0.35%). Its impact, if any, is expected to be insignificant and inconsequential to the 100-year peak flows being calculated and the location of the tie-ins being proposed in this study.
- ☑ BHC: We do not object to this approach.

The Hydrology and Hydraulic Analysis "Revised Existing Conditions" section states that 80.6-acres was determined to drain to MC_R2620W2620 instead of MC_R2610W2610 per the current hydrologic model based on 2019 LiDAR data.

2. (Previous #3) This area reduction will result in lower flows throughout the reach upstream of MC_R2620W2620 and may increase flows throughout MC_R2610W2610. This revision should be

verified based on field observations instead of solely based on 2019 LiDAR data. Areas are shown north of Lucas Road draining across the road and to the south that need to be verified. Provide a 100-year flow comparison table for the current LOMR model and the “Revised Existing Conditions” model.

- PD: A site visit revealed that drainage assumptions are correct. Flow crosses W Lucas Road from the north to the south via 2–30-inch RCPs. Photos are and record drawings are attached. The table below provided a comparison of the peak flows for the current LOMR model and the Revised Existing Conditions model. The difference between the Current LOMR discharge and the Revised Existing Conditions discharge is related to the ratio that was used in the drainage analysis performed by Aqua Terra Engineering Consultants for Phase 1, completed in January 2013. Rather than using the ratioed flow, hydrologic parameters were used developed the hydrograph flows for the drainage area north W Lucas Road. This has also been added to the text of the report.

Flooding Source and Location	Current LOMR Peak Discharges (cfs)	Revised Existing Conditions Peak Discharges (cfs)
Below Confluence of Muddy Creek Trib 2	1-Percent	1-Percent
At Lewis Lane	2,047	3,393
At W. Lucas Road	870	1,354

- BHC: This approach produces flows over 65% greater than the current LOMR flows at Lewis Lane and over 55% greater than the current LOMR flows at W Lucas Road. This results in higher base flood elevations throughout the reaches. The freeboard for previous developments will be less than originally anticipated. Refer to the reply to Comment #1 above and the attached mark-up of the Revised Existing Conditions Land Use Map.
- PD: A section has been added to the report titled, “Hydrologic Model Differences”. The previous table contained errors in the flow input conditions of the Revised Existing Conditions model. Upon correction of this error, the peak flows are now, as documented in the table below. The majority of the difference is related the ratioed flow that was completed in a 2013 iteration of the HEC-HMS model that was provided to FEMA for the LOMR.

Updated Flows from Memo dated 12/04/2023

Flooding Source and Location	Current LOMR Peak Discharges (cfs)	Revised Existing Conditions Peak Discharges (cfs)
Below Confluence of Muddy Creek Trib 2	1-Percent	1-Percent
At Lewis Lane	2,047	2,267
At W. Lucas Road	870	1,339

- BHC: The flows are 2,356 cfs at Lewis Lane and 1,281 cfs at W. Lucas Road. The updated flow is approximately 15% greater than the LOMR flow at Lewis Lane and approximately 47% greater than the LOMR flow at W. Lucas Road. We do not see why this analysis is required when the initial response said the current hydrology would be used for the future LOMR.
- ➔ PD: The effective HEC-HMS model was obtained. A Corrected Effective model was necessary because the Duplicate Effective hydrology contains one large drainage that includes our project site. The changes made to the Duplicate Effective

hydrology were necessary to have an apples-to-apples comparison of the existing versus proposed conditions for the project site.

⇒ BHC: The flows published in the meeting memorandum are over 10% higher at Lewis Lane and 54% higher at Lucas Road than the current LOMR flows. Using this model for a future LOMR will need to update the “entire reach” included in the recent LOMR and it will impact properties in the City of Parker and the City of Lucas, including downstream of Stinson Road. BHC does not object to using the conservative hydrologic model in this report for Kings Crossing Phase 6 but does not recommend using the hydrologic model for a future LOMR.

◇ PD: This comment was resolved during the meeting held on January 11, 2024. Pape-Dawson has used the traditional way of calculating and applying peak flows versus what had been approved in the effective LOMR (by others). Based on FEMA tie-in requirements, we have confirmed that the floodplain tie-ins will occur within City of Parker jurisdiction completely and FEMA mapping updates to the entire reach will not be required. During the LOMR application process, the owner/developer is committed to making field adjustments necessary so that these tie-ins are maintained within the City of Parker.

☑ BHC: We do not object to this approach.

3. (Previous #4) Provide Global Summary Reports for the existing hydrologic model, revised existing hydrologic model, and proposed hydrologic model.

- PD: Hydrologic Global Summary Reports are now included in the report as an attachment. Since the previous models created were SteadyState, there is no ‘Existing Conditions’ model to make an apples to apples comparison with.

- BHC: No comparison of the current (effective) HEC-HMS flows makes evaluation of the analysis difficult. The baseline for comparison is normally the “existing conditions” model.

- PD: The effective HEC-HMS Global Summary has been added to Attachment 1.

- BHC: We note that the current effective Global Summary Table was added. *Please highlight and/or label the lines that list the 100-year flows at West Lucas Road and at Lewis Lane for future reference.*

- ➔ PD: Updated HMS tables with West Lucas Road and Lewis Lane specifically identified as nodes within the HMS.

⇒ BHC: The flows published in the meeting memorandum are over 10% higher at Lewis Lane and 54% higher at Lucas Road than the current LOMR flows. Using this model for a future LOMR will need to update the “entire reach” included in the recent LOMR and it will impact properties in the City of Parker and the City of Lucas, including beyond Stinson Road. BHC does not object to using the conservative hydrologic model in this report for Kings Crossing Phase 6 but does not recommend using the hydrologic model for a future LOMR.

◇ PD: This comment was resolved during the meeting held on January 11, 2024. Pape-Dawson has used the traditional way of calculating and applying peak flows versus what had been approved in the effective LOMR

(by others). Based on FEMA tie-in requirements, we have confirmed that the floodplain tie-ins will occur within City of Parker jurisdiction completely and FEMA mapping updates to the entire reach will not be required. During the LOMR application process, the owner/developer is committed to making field adjustments necessary so that these tie-ins are maintained within the City of Parker.

☒ BHC: We do not object to this approach.

4. (Previous #6) HEC-RAS input/output reports are not included. Provide the input/output report for the revised existing and proposed conditions models for “n” values, expansion and contraction coefficients, and reach lengths. Changes to “n” values may require a maintenance plan to ensure the revised “n” value is appropriate in the future.

- PD: Input/Output reports are now included in the report as attachments.
 - BHC: We recommend the reports be plotted with small font (8 pt) and in landscape format to avoid text wrapping. Is Attachment 2A the revised existing conditions model? The title and file name are the same as Attachment 2B. Revise file names to differentiate between models. We note several differences in “n” values between the two models. Provide a detailed explanation for variances in “n” values and if a maintenance plan is being provided.
 - PD: Tables have been revised per the request. Our review of the models did not reveal differences between in “n” values between the project reach (110292 and 109165). If there are other locations where the “n” value changed, please call out specific cross sections where changes are noted.
 - BHC: Both of the reports (Page 31 pdf file and page 94 of pdf file) have a geometry title of “2. Proposed Geometry”. Is there any difference in the geometry between existing and proposed conditions models?
 - ➔ PD: There are differences between the existing and proposed conditions model. The tables previously provided were in error and have been updated to include the correct existing and proposed conditions.
 - ⇒ BHC: The Corrected Effective and Proposed models now use different geometry files. Explain the reason for revising the “n” values in the right overbank for Sections 110223 to 109553 and Section 108104. Lower “n” values may require a maintenance agreement running with the land.
 - ◇ PD: The “n” values are lowered due to proposed grading that will take place in the right overbank, as part of the project improvements. These areas are proposed to be maintained by the HOA, and the developer has committed to executing a Maintenance Agreement with the HOA for this purpose.
 - ☒ We do not object to this approach; however, the City should have the ability to maintain if the HOA fails to do so.

5. (Previous #9) Table 3 only compares the 100-year water surface from the Revised Existing Conditions Model to the Proposed Conditions Model. Add columns comparing the 100-year water surface elevations from the LOMR to the Revised Existing Conditions Model and to the Proposed Conditions Model.

- PD: Comparison to the effective has been added.

February 2, 2024

- BHC: The use of the higher flows from this study produces higher water surface elevations for the entire reach of the LOMR. Several of the 100-year water surface elevations are over 1-foot higher than reported in the LOMR. We do not see why this analysis is required when the initial response said the current hydrology would be used for the future LOMR.
- PD: The effective HEC-HMS model was obtained. A Corrected Effective model was necessary because the Duplicate Effective hydrology contains one large drainage that includes our project site. The changes made to the Duplicate Effective hydrology were necessary to have an apples-to-apples comparison of the existing versus proposed conditions for the project site.
- ⇒ BHC: The flows published in the meeting memorandum are over 10% higher at Lewis Lane and 54% higher at Lucas Road than the current LOMR flows. Using this model for a future LOMR will need to update the "entire reach" included in the recent LOMR and it will impact properties in the City of Parker and the City of Lucas, including beyond Stinson Road. BHC does not object to using the conservative hydrologic model in this report for Kings Crossing Phase 6 but does not recommend using the hydrologic model for a future LOMR.
- ◇ PD: This comment was resolved during the meeting held on January 11, 2024. Pape-Dawson has used the traditional way of calculating and applying peak flows versus what had been approved in the effective LOMR (by others). Based on FEMA tie-in requirements, we have confirmed that the floodplain tie-ins will occur within City of Parker jurisdiction completely and FEMA mapping updates to the entire reach will not be required. During the LOMR application process, the owner/developer is committed to making field adjustments necessary so that these tie-ins are maintained within the City of Parker.
- ☑ We do not object to this approach.

We do not object to the City of Parker Floodplain Manager approving this drainage analysis if they agree that the comments from previous reviews have been addressed. We are available to discuss this report at your convenience.

Sincerely,



Joe R. Carter, P.E., C.F.M.

Enclosures

cc: Marcus Y. Stuckett, P.E. (Pape-Dawson Engineers)

Date: Tuesday, October 22, 2024

From Todd Fecht regarding update on Noise Committee

We had a meeting in October and working through all realities including legal to fix issues. Next meeting will be on November 7th at 5:00.