

MINUTES
CITY COUNCIL MEETING
APRIL 30, 2025

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 6:02 p.m. Mayor Pro Tem Todd Fecht and Councilmembers Randy Kercho, Terry Lynch, Amanda Noe, and Buddy Pilgrim were present.

Staff Present: Finance/Human Resources Director Grant Savage, Interim City Attorney Catherine Clifton, Public Works Director Gary Machado (arrived @ 7:00 .m.), and City Engineer Craig M. Kerkhoff, P.E. (arrived @ 7:00 .m.)

EXECUTIVE SESSION (6:00 – 7:00 PM) - 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(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 Pettle recessed the special meeting to Executive Session at 6:03 p.m.

RECONVENE SPECIAL MEETING AT 7:00 PM.

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

There was no motion. Councilmember Pilgrim said on April 16, 2025, Texas Commission on Environmental Quality (TCEQ) Commissioners issued a letter stating on May 22, 2025, 9:30 AM, TCEQ plans to hold a meeting in Austin, Texas, to consider the requests made to hold a contested hearing on the re-noticed Municipal Utility District (MUD) application, submitted by Restore the Grasslands, and filed by the Huffines in the City of Parker's Extraterritorial Jurisdiction (ETJ). Mr. Pilgrim noted no oral arguments will be taken and no public comments will be made at this hearing, but they will consider written input from the public and from the applicant. He strongly encouraged all affected parties to send a written response by May 12, 2025 and he also noted the City of Parker, through our attorney, planned to reply for the city.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Lynnette Ammar led the pledge.

TEXAS PLEDGE: Brandon Azbell 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.

Colleen Halbert, 3100 Dublin Road, said she was concerned about Lewis Lane and she understood the desire for a quick/timely solution. However, she asked City Council to make sure it is not only an immediate solution but a long-term plan.

Eunice Varushese, 4900 Middleton Drive, said she did not need to repeat the same concern and agreed with Ms. Halbert.

Brandon Azbell, 5405 Westfield Drive, stated that he echoed the previous two (2) individuals concerns and commented he would have been here sooner, but he had to slow down on his way along Lewis Lane due to the horrible conditions of the road.

Darrel Sharpe, 5310 Westfield Drive, stated his concern with the condition of Lewis Lane and future lower property values. Mr. Sharpe said Lucas has no motivation to repair Lewis Lane or to maintain it as it only affects Parker residents who must use the road daily.

Billy Barron, 6707 Overbrook Drive, said the City of Lucas, Texas, has no motivation to ever repair the portion of Lewis Lane being de-annexed and the residents of King's Crossing are being negatively affected by the state of Lewis Lane.

Roxanne Bogdan, 6701 Overbrook Drive, said she was here on behalf of Susan Medrano, 4406 Dover Drive, who was stuck out of town due to severe weather conditions and read Ms. Godfrey Medrano's email into the record. (See Exhibit 1 – Susan Godfrey Medrano's email, dated April 30, 2025.)

Phillip Kwan, 6602 Stafford Drive, said he was very concerned with the safety of everyone using Lewis Lane and strongly encourages immediate action to be taken on Lewis Lane.

INDIVIDUAL CONSIDERATION ITEMS

1. Consideration and any appropriate action on Resolution 2025-843 awarding contracts for the Dublin Road water line project.

MOTION: Councilmember Pilgrim moved to approve Resolution No. 2025-843 authorizing the City of Parker/the mayor to execute a contract with A and M Construction and Utilities, Inc. for the Dublin Road Water Line project phase/segment 2, as described. Councilmember Lynch seconded with Councilmembers Fecht, Kercho, Lynch, Noe, and Pilgrim for the motion. Motion carried 5-0.

Finance/Human Resource Director Savage reviewed an Enterprise Report (See Exhibit 2 – Finance/Human Resource Director Savage's CIP – Enterprise Funds, dated April 30, 2025.)

2. Consideration and any appropriate action on Ordinance 890 approving an Interlocal Agreement between the City of Lucas and the City of Parker providing maintenance responsibility for Lewis Lane and portions of Lucas Road; providing for disannexation of property within the city limits.

Proposed Ordinance No. 890 was discussed, and it was determined City Council still did not have enough information to make an informed decision. City Attorney Catherine Clifton stated she is awaiting additional information from the City of Lucas but had not received the information prior to tonight's meeting. It was noted that the City of Lucas had their Interlocal Agreement (ILA) ordinance on their City Council meeting agenda on April 17, 2025, but they did not approve it. The item was postponed to June or July.

ADJOURN

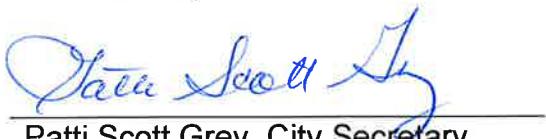
Mayor Pettle adjourned the meeting at 8:00 p.m.



APPROVED:


Mayor Lee Pettle

ATTESTED:


Patti Scott Grey, City Secretary

Approved on the 15th day
of July, 2025.

From: Susan Godfrey

Subject: Lewis Ln

Date: Apr 30, 2025 at 10:09:51AM

To: Lee Pettle LPettle@parkertexas.us,
ROXANNE BOGDAN

Lee

I'm sending this for Council mtg this evening. I won't make the mtg in person as my flight home was cancelled due to weather in Dallas and the new flight won't get in until after the mtg. Below is what I've asked Roxanne to read for me at the mtg today.

Council, today you are considering an ILA with the City of Lucas for Lewis Ln and Lucas Rd ownership.

The current proposal is not acceptable. It effectively has Parker taking ownership from the lift station (~at Stafford & Lewis) South and Lucas owning from the lift Station to Lucas Rd. The issues with the proposal are:

- 1. This likely will eliminate any responsibility for the developer of Kings Crossing for improvements to Lewis Ln that is adjacent to Kings, which is outlined in the 2007 agreement with Parker.**
- 2. There is no teeth in the agreement for either City to maintain the road or bring it up to standard**
- 3. Lucas has failed to maintain the portion of the road they are proposing to take. Their residents at the North end of Lewis can access Lucas Rd using another egress / ingress; so Lucas is unlikely to prioritize repairs**
- 4. Parker residents that live off Lewis contribute around 15% of the property tax rev for Parker. Which is a conservative estimate. Kings Crossing is close to 10% by itself.**
- 5. Parker residents living off Lewis do not have an**

option but to use Lewis to get to Lucas Rd

6. Parker residents tax dollars need to be used to maintain roads that Parker residents are required to use.

Parker should negotiate Parker owning Lewis Ln in its entirety, Lucas should contribute to the cost to bring the portion of the road lift station North to Lucas to standard and the developer should be held to the requirements in the King's agreement.

Parker also needs drainage and other considerations from Lucas to allow Lucas to own all of Lucas Rd.

If Council passes the agrmt as is, it would be a failure to the tax paying residents of Parker.

**Susan Medrano
4406 Dover Dr
Sent from my iPhone**



City Council Meeting

CIP – Enterprise Funds

Wednesday, April 30, 2025

Exhibit 2



Water/Wastewater Fund Balance (Fund 3)

- Beginning Fund Balance 10/1/24 - \$6,408,223
- Budgeted Revenues FY24-25 - \$5,945,200
- Budgeted Expenses FY24-25 - \$5,913,246
- Fund Balance 9/30/25 - \$6,440,177
- Fund Balance Reserve - \$2,000,000
- Government Finance Officers Association (GFOA) Best Practice recommends between 45 to 90 days of annual operating expenses (approximately \$750K - \$1.5M) as a minimum balance.
- Available Fund Balance - \$4,440,177



Utility Impact Fee Fund Balance (Fund 60)

- Beginning Fund Balance 10/1/24 - \$2,381,474
- Projected Revenues FY24-25 - \$300,000
- Budgeted Expenses FY24-25 - \$0
- Projected Fund Balance 9/30/25 - \$2,681,474
- Impact Fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed against new development to pay for the off-site construction or expansion of infrastructure facilities that are necessitated by and benefit the new development.



Utility Construction Fund Balance (Fund 62)

- Beginning Fund Balance 10/1/24 - \$1,160,173
- Projected Revenues FY24-25 - \$1,568,773
- Projected Expenses FY24-25
- Dublin Road Water Line Phase 1 - \$1,639,157
- Central Pump Station - \$275,046
- Projected Fund Balance 9/30/25 - \$814,743



Fund Balance Summary

- Water/Wastewater Fund - \$4,440,177
- Utility Impact Fee Fund - \$2,681,474
- Utility Construction Fund - \$814,743
- Total Projected Fund Balance 9/30/25 - \$7,936,394



Projects identified in Capital Improvement Plan

Project	Proposed Cost	Fiscal Year	Comments
Water Department Building	\$ 1,200,000	23-24	
Dublin Road Water Line Ph II	\$ 1,421,938	25-26	Revised \$ amount from actual bid
Elevated Storage Tank	\$ 5,016,250	26-27	Amount is likely closer to \$7M
Bois D'Arc Lane Water Line	\$ 415,916	27-28	
	\$ 8,054,104		