



AGENDA

CITY COUNCIL REGULAR MEETING

JANUARY 6, 2026 @ 6:00 PM

Notice is hereby given that the City Council for the City of Parker will meet on Tuesday, January 6, 2026 at 6:00 PM at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002. The City Council meeting will be open to the public and live streamed.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the City Council that a quorum of the Council will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker, Texas. Some council members or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

CALL TO ORDER – Roll Call and Determination of a Quorum

WORKSHOP (6:00 PM)

1. PROPOSED NOISE ORDINANCE

ADJOURN

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

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

ITEMS OF COMMUNITY INTEREST

2. PLANNING AND ZONING (P&Z) MEETING – THURSDAY, JANUARY 8, 2026, 3 PM

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, JANUARY 14, 2026, 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.

3. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 9, 2025. [SPECIAL MEETING]
4. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 16, 2025. [REGULAR MEETING]
5. APPROVAL OF MEETING MINUTES FOR DECEMBER 10, 2025. [SPECIAL MEETING]

INDIVIDUAL CONSIDERATION ITEMS

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2026-878, APPOINTING A PROSECUTING ATTORNEY AND ALTERNATE PROSECUTING ATTORNEY FOR THE PARKER MUNICIPAL COURT.
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2026-879 RENAMING THE SUBDIVISION FOR WHICH A PRELIMINARY PLAT WAS APPROVED BY COUNCIL ON OCTOBER 21, 2025.

ROUTINE ITEMS

8. UPDATE(S):

FM2551

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

LEWIS LANE

DUBLIN ROAD

CAPITAL IMPROVEMENT PLAN (CIP)

PERSONNEL MANUAL

POLICE DEPARTMENT BUILDING ISSUES

POLICE DEPARTMENT PERSONNEL ISSUES

ANY ADDITIONAL UPDATES

DONATION(S)

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

McCreary Creek Estates Homeowners Association (HOA) donated four (4) meals for staff valued at \$50 to the Police Department.

Maryam Boroujerdi and Mohammad Massoudi donated four (4) dozen assorted cookies valued at \$20 to City Staff.

Pam and Allen Terrell donated pumpkin and chocolate pudding cups and gingerbread cake valued at \$50 to City Staff.

Linda Ryan and Jean de Leon donated assorted cookies valued at \$20 to City Staff, Fire Department, and Police Department.

FUTURE AGENDA ITEMS

10. FUTURE AGENDA ITEMS

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

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

Section 551.071 (1) Texas Government Code; Consultation with the City Attorney on pending or contemplated litigation, a settlement offer, or (2) 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 on any agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- ✚ Gregory Lane litigation
- ✚ Restore the Grasslands proposed development/MUD
- ✚ Lewis Lane

RECONVENE REGULAR MEETING.

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

ADJOURN

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

I certify that this Notice of Meeting was posted on or before December 29, 2025 at the Parker City Hall, and required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at www.parkertexas.us

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

Date Notice Removed

Patti Scott Hull
City Secretary



Council Agenda Item

Budget Account Code: Not applicable	Meeting Date: See above.
Budgeted Amount: Not applicable	Department/ Requestor: Council
Fund Balance-before expenditure: Not applicable	Prepared by: ACA/CS Scott Hull for City Attorney Clifton/City Administrator Manton
Estimated Cost: Not applicable	Date Prepared: December 19, 2025
Exhibits:	Proposed Noise Ordinance

AGENDA SUBJECT

WORKSHOP

PROPOSED NOISE ORDINANCE

SUMMARY

This workshop is included because residents expressed the expectation that it was to be scheduled on this date. No vote will be taken on this item on this agenda. Any additional changes from tonight's meeting will be included in the packet for the **January 20** meeting to provide ample opportunity for public review. A final vote on the ordinance will not be taken prior to the **February 3** meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/18/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/28/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/31/2025 via Municode

ORDINANCE 894
(Noise Ordinance)

AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AMENDING TITLE XIII OF THE PARKER CITY CODE BY ADDING CHAPTER 131, NOISE OFFENSES; AMENDING TITLE IX, CHAPTER 94 OF THE PARKER CITY CODE; PROVIDING FOR PENALTY CLAUSE; PROVIDING FOR REPEALING AND SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Parker is a type A municipality organized under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council of the City of Parker, Collin County, Texas, (“City Council”) has the authority under Texas Local Government Code Chapter 217 to define and prohibit any nuisance within the limits of the municipality; and

WHEREAS, the City Council has determined that it is in the best interest of the residents and visitors to the city to adopt regulations pertaining to noise.

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

SECTION 1. The recitals of this ordinance are hereby found to be true and correct and are incorporated into the body of this ordinance as if set forth fully herein.

SECTION 2. After deliberation, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety, and welfare of its citizens.

SECTION 3. The City of Parker, Texas Code of Ordinances is hereby amended to add Section 131, Noise Offenses, to Title XIII, General Offenses, as more fully set forth below:

New text is indicated by redline/underline and text being deleted is struck out:

TITLE XIII: General Offenses

Chapter 131: Noise Offenses

Section 131.01 Declaration of Ordinance.

(a) It is hereby declared to be the policy of the City to minimize the exposure to citizens to the

physiological and psychological harm of excessive noise and to protect, promote, and preserve the public health, comfort, convenience, safety, and welfare. It is the express intent of the City Council to control the level of noise in a manner which protects the sleep and repose of citizens; promotes the use, value, and enjoyment of property; and preserves the quality of the environment.

Section 131.02 Definitions and standards.

- (a) All technical terminology used in this article, but not defined in this Ordinance, shall be interpreted in conformance with applicable standards prescribed by the American National Standards Institute or its successor publications or bodies.
- (b) The following definitions shall apply in the interpretation and enforcement of this Ordinance:

A-weighted sound pressure level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read shall be designated dB(A) or dBA.

Authorized emergency vehicle: Fire and Police Department vehicles, public and private ambulances for which permits have been issued by the state board of health, emergency vehicles of municipal departments or public service corporations as are designated or authorized by the governing body of an incorporated City.

Background Sound Level: The sound level of the all-encompassing sound associated with a given environment, being usually a composite of sounds from many sources.

Commercial: shall mean any premises where offices, clinics, kennels, shopping and service establishments or similar retail establishments exist and where the use of less than twenty-five percent of the gross floor area meets the definition of residential premises.

Construction: shall mean any site preparation, assembly, erection, substantial repair, alteration, or similar action.

Daytime Hours: between the hours of 7am to 10pm. Sunday through Thursday and 7 a.m. to 11 p.m. on Friday and Saturday.

Decibel: Logarithmic unit of measure used in describing the amplitude of sound, denoted as dBA.

Device: Any mechanism which is intended to produce, or which actually produces, noise when operated or handled.

Director: Shall mean the manager of the departments or divisions designated by the City Administrator to enforce and administer this Ordinance.

Emergency work: Work made necessary to restore property to a safe condition following a public calamity, work to restore public utilities, or work required to protect persons or property from an imminent danger.

Motor Vehicle: Any vehicle propelled by mechanical power, such as, but not limited to, any passenger car, truck, truck-trailer, semitrailer, camper, motorcycle, minibike, go-cart, dune buggy, or racing vehicle.

Muffler: Any apparatus consisting of baffles, chambers, or acoustical absorbing material whose primary purpose is to transmit liquids or gases while causing a significant reduction in sound emission.

Non-daytime Hours: between the hours of 10 p.m. to 7 a.m. Sunday through Thursday and 11

p.m. to 7 a.m. Friday and Saturday.

Person: Any individual, firm, association, partnership, corporation or any other entity, public or private.

Property boundary: An imaginary line at the ground surface and its vertical extension which separates the real property owned or occupied by one person from that owned or occupied by another person.

Public and private projects: Any activity other than the construction or alteration of a single-family dwelling that requires a building permit from the Building Inspection Department.

Public right-of-way: Any street, avenue, boulevard, highway, alley, or similar place, which is owned or controlled by a public governmental entity.

Public service work: Work conducted by a governmental entity in the interest of the community.

Sound: shall mean an oscillation in pressure, stress, particle displacement and particle velocity which induce auditory sensation.

Section 131.03 Method of noise measurement.

- (a) Sound level meter. Whenever portions of this article prohibit sound levels over a certain decibel limit, measurement of said sound levels shall be made with standardized sound meters, using the A-weighting network meeting the standards prescribed by the American National Standards Institute. The instruments shall be maintained in calibration and good working order. Calibration corrections shall be in accordance with manufacturer's recommendations. Measurements recorded shall be taken so as to provide a proper representation of the noise being measured. The microphone shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. Windscreens shall be used whenever appropriate.
- (b) Background sound level measurement. When the sound under investigation can be discontinued, the background sound shall be measured at the same location where the total sound was measured. When the sound under investigation cannot be reasonably discontinued, the background sound may be measured at an alternative location. The alternative location should be as close as feasible to the location of the total sound measurement, but so located that the source under investigation has no effect on the background sound level measurement. The size and distribution of buildings in the vicinity, the local topography, and the traffic at the alternate location should be reasonably similar to the conditions at the location of the total sound level measure.

Section 131.04 Presumptions

- (a) The following acts are presumed to be Noise Nuisances when such acts are done or accomplished or carried on in such a manner, or with such volume, intensity, or with continued duration, so as to unreasonably annoy, distress, or disturb the quiet, comfort, or repose of any reasonable person with ordinary sensibilities within any distance specified in this Section 131.04 and/or Section 131.05; endanger or injure the safety or health of humans; interfere with the physical well-being of humans; or endanger or injure personal or real property:
 - (1) Animals: Owning, keeping, possessing, or harboring any domestic animal or animals (including fowl) which, by frequent or habitual noisemaking, unreasonably disturb or

interfere with the use, comfort, and repose of neighboring persons.

(2) Motor Vehicle exhaust system: Discharging, or permitting to be discharged, into the open air, the exhaust of a Motor Vehicle except through a muffler, or similar device, which will effectively and efficiently prevent loud and unreasonable noises.

(3) Motor Vehicle signal device: The continued or frequent sounding of any horn or other signal device on any Motor Vehicle, except as a danger or warning signal.

(4) Radios, musical instruments, and similar devices: The playing or permitting or causing the playing of any radio, television, phonograph, stereo system, drum, musical instrument, sound amplifier or similar device, whether stationary or located within a Motor Vehicle, which produces, reproduces, or amplifies sound in a manner that unreasonably disturbs or interferes with the peace, comfort, and repose of persons on bounding property, in any dwelling or other type of residence separate from the location of the source of the sound, or, if within a Motor Vehicle, beyond thirty (30) feet of the Motor Vehicle which is the source of the sound.

(b) The following acts are presumed to be Noise Nuisances when such acts are performed, accomplished, carried out at a time outside of Daytime Hours.

(1) Building construction: The erection, including excavation, demolition, alteration, or repair, of any building, structure, or appurtenance thereto within any residential district or within 500 feet of any residential structure, except in the case of urgent necessity in the interest of public safety, or otherwise approved by the building official. This restriction shall also apply to the clearing of land prior to future development.

(2) Street construction: The erection, including excavation, demolition, alteration, or repair, of any street, alley, or appurtenance thereto within any residential district or within 500 feet of any residential structure, except in the case of urgent necessity in the interest of public safety, for which approval shall be obtained from the Director.

(3) Refuse Compacting Vehicles: Operating or permitting to be operated any refuse compacting, processing, or collection vehicle within any residential district or within 500 feet of any residential structure.

(4) Loading and unloading operations: The generation of noise from the loading or unloading of trucks or similar large type vehicles (one ton and over); including the opening, closing, or other handling of boxes, crates, containers, building material, or similar operations connected with loading or unloading of such vehicles within any residential district or within 500 feet of any residential structure, except in the case of urgent necessity in the interest of public safety, for which approval shall be obtained from the Director.

(5) Truck idling: The operation of any engine of any standing motor vehicle with a weight in excess of ten thousand (10,000) pounds manufacturer's Gross Vehicle Weight (GVW) within any residential district or within 500 feet of any residential structure.

(6) Vehicle repairs or testing: The repairing, rebuilding, modifying, or testing of any

Motor Vehicle (including off-road vehicles) or watercraft in such a manner as to cause a Noise Nuisance within any residential district or within 500 feet of any residential structure.

131.05 Offenses.

- (a) Prohibited Noise: A person commits an offense by causing or allowing a Noise Nuisance as defined in 131.04 in violation of this ordinance, unless otherwise provided, if the person makes, causes to be made, or allows any noise:
 - (1) That causes injury, discomfort or distresses, or disturbs the quiet, comfort, or repose of any reasonable person with ordinary sensibilities located at least thirty (30) feet away from the property line of the property emitting the noise; or
 - (2) Is plainly audible by any peace officer or other enforcement agent located at least thirty (30) feet away from the property line of the property emitting the noise; or
 - (3) Which exceeds the maximum permissible sound levels identified in the *Maximum Permissible Sound Levels* section, at the distance at the distance identified in that section.

131.06 Exemptions.

- (a) It shall be an affirmative defense to prosecution under this Chapter that the sound forming the basis of the complaint was the result of one of the following:
 - (1) The emission of sound for the purpose of alerting persons to an emergency.
 - (2) The sound was produced by an authorized emergency vehicle.
 - (3) The sound was produced by emergency work necessary to restore public utilities, or to restore property to a safe condition, or to protect persons or property from imminent danger following fire, accident, or natural disaster.
 - (4) The sound generated by spectators and participants of any outdoor event, race, festival, or concert that was sponsored, or co-sponsored by the city.
 - (5) The sound generated in the discharge of a fireworks display permitted by the city.
 - (6) The sound generated by any governmental body in the performance of a governmental function.
 - (7) The sound generated by the normal maintenance of property provided the activities take place during Daytime Hours.
 - (8) The sound was produced by the operation of properly maintained residential-type air conditioning, ventilating, heating devices, or pool equipment.

(9) The sound was produced by a residential generator used in a testing period during Daytime Hours or during a power outage and/or an emergency event. Sound produced by generators used in place of a permanent electrical connection is not exempt from the provisions of this ordinance.

131.07 Maximum permissible sound levels.

The following noise standards, unless otherwise specifically indicated, shall apply to all property and when such noise level exceed the designated Decibel Sound Levels during the time specified, such noise level shall be presumed unreasonable:

Noise Standards

<u>Noise Standard</u>	<u>Time of Day</u>	<u>Decibel Levels</u>
<u>Within City Limits</u>	<u>Daytime Hours: 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday</u> <u>Non-Daytime Hours: 10:00 p.m. to 7:00 a.m. Sunday through Thursday and 11:00 p.m. to 7:00 a.m. Friday and Saturday</u>	<u>75 dB(A)</u> <u>58 dB(A)</u>

Measurements may be taken at a point on adjacent private property or on an adjacent public right-of-way at least thirty (30) feet away from the property line of the property emitting the noise.

131.08 Penalty for violations.

Any person, firm, or corporation who is found to have violated any provision of this ordinance is guilty of a misdemeanor and, upon conviction, is punishable by a fine not to exceed the sum of Two Thousand and No/100 Dollars (\$2,000.00), for violations of public health, for each offense. Each day that the violation occurs shall be considered a separate offense.

SECTION 4. The City of Parker, Texas Code of Ordinances Chapter 94.04 (K) is hereby amended to read as follows:

TITLE IX. GENERAL REGULATIONS

CHAPTER 94: HEALTH AND SANITATION; NUISANCES

(K) The act of allowing or permitting on any premises owned or controlled by such person the emission of music, sound or other noise in a continuous, or for extended periods of time, in such a

~~manner as to disturb persons living in the vicinity of the premises. It shall be presumed to be a violation of this subchapter if the continuous or extended periods of time produce sound or other noise at the property line of such property in excess of:~~

- ~~(1) Seventy five decibels, between the hours of 6:00 a.m. to 11:00 p.m.~~
- ~~(2) Sixty five decibels, between the hours of 11:00 p.m. and midnight.~~
- ~~(3) Fifty five decibels, between the hours of midnight and 1:00 a.m.~~
- ~~(4) Forty five decibels, between the hours of 1:00 a.m. and 6:00 a.m.~~

Intentionally omitted.

~~(L) The act of creating, maintaining, or allowing on premises owned by, or subject to a person's control:~~

- ~~(1) The continuous, or for extended periods of time in such a manner as to disturb persons living in the vicinity of the premises, operation of motors, or the running or driving of motorized units, including, but not limited to, all terrain vehicles of either 3 or 4 wheels, motorcycles, go carts, golf carts, cars, trucks, or any other form of motorized or self propelled vehicle. It shall be presumed to be a violation of this subchapter if those continuous or extended periods of operation, either with an individual motorized unit, or in the aggregate with other motorized units at the same time, produce a noise or sound at the property line of the property as follows: 75 decibels between the hours of 6:00 a.m. and 11:00 p.m., or 65 decibels between the hours of 11:00 p.m. and 6:00 a.m.;~~
- ~~(2) The act of operating a motorized unit(s) so as to produce dust, dirt, or other airborne particles, which individually or in the aggregate with other motorized units at the same time substantially interfere with the comfortable enjoyment of adjacent properties;~~
- ~~(3) The act of operating a motorized unit(s) described above, either individually or in the aggregate with other motorized units at the same time, so as to pollute the air at the property line with noxious or offensive odors, gases, smoke, or vapors, or which produce material discomfort and annoyance to those residing in the vicinity, or which injure their health or property; or~~
- ~~(4) Any combination of noise, dust, and pollution emanating from a property as the result of operation of 1 or more motorized units shall also constitute a nuisance if these factors are present on a continuous basis, or for extended periods of time, causing material discomfort and annoyance to those residing in the vicinity, or which injures their health or property.~~

Intentionally omitted.

SECTION 5. The provisions of Chapter 131 and the amendments of Chapter 94 set forth herein shall be published as appropriate in the Parker City Code as soon as practicable.

SECTION 6. All provisions of the ordinances of the City of Parker in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance, as amended hereby, be adjudged, or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 8. This ordinance shall take effect following its passage immediately from and after its the publication requirement of Texas Local Government Code Section 52.011 is satisfied.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, ON THIS THE 3RD DAY OF FEBRUARY, 2026.

CITY OF PARKER, TEXAS:

Lee Pettle, MAYOR

ATTEST:

Patti Scott Hull, City Secretary

APPROVED AS TO LEGAL FORM:

Catherine Clifton, City Attorney



Council Agenda Item

Budget Account Code:	Not applicable	Meeting Date:	See above.
Budgeted Amount:	Not applicable	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Not applicable	Prepared by:	ACA/CS Scott Hull
Estimated Cost:	Not applicable	Date Prepared:	December 15, 2025
Exhibits:	<u>Proposed Minutes</u>		

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 9, 2025. [SPECIAL MEETING]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PHull@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/15/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/28/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/29/2025 via Municode



MINUTES
CITY COUNCIL MEETING
SEPTEMBER 9, 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 7:01 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert, and Darrel Sharpe were present.

Staff Present: Future City Administrator Kent Manton, Asst. City Administrator/City Secretary Patti Scott Hull, Finance/Human Resources Director Grant Savage, City Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Justin Miller, Assistant Fire Chief Jeff Kendrick, and Police Chief Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Future City Administrator Kent Manton led the pledge.

TEXAS PLEDGE: Fire Chief Justin Miller 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.

Marcos Arias, 3605 Hogge Drive, provided comments. (See Exhibit 1 - Marcos Arias' email, dated September 9, 2025.)

Geetha Ram, 1708 Dublin Road, spoke regarding the state of Dublin Road.

NEW CITY ADMINISTRATOR INTRODUCTION

Mayor Pettle introduced the City of Parker, Texas' new City Administrator Kent Manton and stated he would start October 20, 2025.

Future City Administrator Manton introduced himself, thanked everyone for the opportunity to serve the City of Parker, Texas, and spoke briefly on his background.

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

1. PEANUT BUTTER FOOD DRIVE FOR NORTH TEXAS FOOD BANK – SEPTEMBER 1- 30, 2025

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, SEPTEMBER 10, 2025, 5 PM

NATIONAL NIGHT OUT (NNO) – TUESDAY, OCTOBER 7, 2025, 6 P.M. – 9 P.M

CANCEL OCTOBER 7, 2025 REGULAR CITY COUNCIL MEETING DUE TO NNO

OCTOBER 21, 2025 REGULAR CITY COUNCIL MEETING START AFTER 5 PM
DUE TO GENERAL ELECTION EARLY VOTING

[Parkerfest 2025!](#) – SUNDAY, OCTOBER 19, 2025, 3 PM – 6 PM

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 25, 2025, 10 AM – 2 PM

CANCEL NOVEMBER 4, 2025 REGULAR CITY COUNCIL MEETING DUE TO GENERAL ELECTION

November 4, 2025 General and Special Election- Early Voting Dates and Hours

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
October 19 No Voting (19 de octubre) (Sin votar)	October 20 No Voting (20 de octubre) (Votación adelantada)	October 21 Early Voting (21 de octubre) (Votación adelantada)	October 22 Early Voting (22 de octubre) (Votación adelantada)	October 23 Early Voting (23 de octubre) (Votación adelantada)	October 24 Early Voting (24 de octubre) (Votación adelantada)	October 25 Early Voting (25 de octubre) (Votación adelantada)
	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	7 am – 7 pm
October 26 Early Voting (26 de octubre) (Votación adelantada)	October 27 Early Voting (27 de octubre) (Votación adelantada)	October 28 Early Voting (28 de octubre) (Votación adelantada)	October 29 Early Voting (29 de octubre) (Votación adelantada)	October 30 Early Voting (30 de octubre) (Votación adelantada)	October 31 Early Voting (31 de octubre) (Votación adelantada)	November 1 No Voting (1 de noviembre) (Sin votar)
11 am – 5 pm	7am - 7pm	7am - 7pm	7am - 7pm	7am - 7pm	7am - 7pm	
November 2 No Voting (2 de noviembre) (Sin votar)	November 3 No Voting (3 de noviembre) (Sin votar)	November 4 Election Day (4 de noviembre) (Día de las elecciones)				
		7am - 7pm				

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 APRIL 15, 2025. [REGULAR MEETING]
3. APPROVAL OF MEETING MINUTES FOR AUGUST 12, 2025 [SPECIAL MEETING – DILLON MORGAN CONSULTING PRESENTATION]
4. APPROVAL OF MEETING MINUTES FOR AUGUST 14, 2025. [SPECIAL MEETING – JORDAN RAMIREZ PRESENTATION]

MOTION: Mayor Pro Tem Pilgrim moved to approve consent agenda items 2 through 4 as presented. Councilmember Bogdan seconded with Barron, Bogdan, Halbert, Pilgrim, and Sharpe voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

5. PUBLIC HEARING ON THE PROPOSED FY2025-2026 BUDGET.

Mayor Pettle opened a public hearing at 7:18 p.m. to receive comments regarding the Proposed FY2025-2026 Budget.

Finance/Human Resources Director Savage reviewed the Proposed FY 2025-2026 Budget PowerPoint in tonight's Council packet.

Mayor Pettle asked if there were any questions.

No one came forward.

Mayor Pettle declared the public hearing closed at 7:23 p.m.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 896 ADOPTING THE 2025-2026 BUDGET.

MOTION: Councilmember Bogdan moved to adopt Ordinance No. 896 approving the Fiscal Year 2025-2026 Budget as presented. Councilmember Sharpe seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion [Roll call vote]. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 897 RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2025-26 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2025-26 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Councilmember Sharpe moved to adopt Ordinance No. 897 ratifying the increase in property tax revenues reflected in the Fiscal Year 2025-2026 Budget. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, and Sharpe voting for the motion and Mayor Pro Tem Pilgrim voting against the motion [Roll call vote]. Motion carried 4-1.

8. PUBLIC HEARING ON THE PROPOSED FY2025-2026 TAX RATE.

Mayor Pettle opened a public hearing at 7:38 p.m. to receive comment regarding the Proposed FY2025-2026 Tax Rate.

Finance/Human Resources Director Savage reviewed the City Council Work Session FY2025-2026 Public Hearing on Proposed Tax Rate PowerPoint in tonight's Council packet, noting the proposed tax rate is \$0.310439 per \$100 valuation, an increase of \$449,886 from the previous year. Although the rate did not change, the City Council is required to hold a public hearing on the proposed tax rate because it exceeds the "No-New Revenue Rate". The proposed tax rate is 3.73% above the No-New Revenue Rate.

Mayor Pettle asked if there were any questions on the Proposed FY 2025-2026 Tax Rate.

No one came forward.

Mayor Pettle declared the public hearing closed at 7:40 p.m.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 898 ADOPTING THE 2025 TAX RATE.

MOTION: Councilmember Halbert moved to adopt Ordinance No. 898 setting a tax rate of \$0.310439, which is effectively a 4.56 percent increase in the tax rate above the No-New-Revenue Tax Rate. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion [Roll call vote]. Motion carried 5-0.

10. CONSIDER RESOLUTION NO. 2025-856 ADOPTING MODIFIED GUIDELINES FOR THE NEWSLETTER AND APPOINTING A MEMBER TO SERVE ON THE NEWSLETTER COMMITTEE FOR THE REMAINDER OF THE 2024-2026 TERM. [PREVIOUSLY ON 2025 0819 CC MTG]

MOTION: Councilmember Halbert moved to rescind Resolution No. 2024-826. Councilmember Bogdan seconded and then asked if the motion could be amended to revisit the matter once the new City Administrator starts full time, so he can be part of the process of deciding what our newsletter/social media strategy should be.

MOTION: Councilmember Halbert agreed and restated the motion to rescind Resolution No. 2024-826 and to revisit the Newsletter once the new City Administrator starts full time, so he can be part of the process of deciding what our newsletter/social media strategy should be. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-857 DESIGNATING THE DALLAS MORNING NEWS AS THE OFFICIAL NEWSPAPER FOR THE CITY OF PARKER FOR FISCAL YEARS 2025-2026 AND 2026-2027.

MOTION: Councilmember Barron moved to approve Resolution No. 2025-857 designating The Dallas Morning News as the official newspaper for the City of Parker for fiscal years 2025-2026 and 2026-2027. Mayor Pro Tem Pilgrim seconded with Councilmembers Barron, Bogdan, Halbert, and Pilgrim for the motion; no one voting against the motion; and Councilmember Sharpe abstaining. Motion carried 4-0-1.

12. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-858, REGARDING NOMINATION(S) OF A BOARD OF DIRECTOR POSITION(S) FOR THE COLLIN COUNTY CENTRAL APPRAISAL DISTRICT.

MOTION: Mayor Pro Tem Pilgrim moved to adopt Resolution NO. 2025-858 nominating Jerry Tartaglino for a position on the Collin County Central Appraisal District Board of Directors. Councilmember Sharpe seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

13. CONSIDERATION AND ANY ACTION ON COST ESTIMATE FOR THE FLOOR PLAN/LAYOUT OF THE PUBLIC WORKS BUILDING CENTRAL PUMP STATION.

Public Works Director Machado and Finance/HR Director Savage reviewed rough cost estimates for the Public Works Building Central Pump Station floor plan. (See Exhibit 2 - Public Works Director Machado's Blanchard Group Unlimited LLC Cost Estimate.) No action was taken.

City Council asked Public Works Director Machado and Finance Director Savage to bring the item back as soon as possible once they have better numbers.

14. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DUBLIN ROAD PAVING CONTEMPORANEOUS WITH WATER LINE PROJECT.

Finance/HR Director Savage reviewed information.

MOTION: Mayor Pro Tem Pilgrim moved to approve the paving of Dublin Road from the southern city limits to Parker Road in two (2) phases, with the northern phase to be completed first to take advantage of cost savings and the southern portion from Betsy to the City of Parker's southern city limits. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

City Council asked Finance/HR Director Savage and Public Works Director Machado to research funding options and bring information back to Council as soon as possible.

15. CONSIDERATION AND ANY APPROPRIATE ACTION ON A REQUEST BY THE PARKER WOMEN'S CLUB (PWC) TO PLACE YARD SIGNS ON CITY PROPERTY DURING THE MONTH OF SEPTEMBER FOR ADVERTISING THEIR MEMBERSHIP DRIVE AND RUMMAGE SALE EVENT.

MOTION: Councilmember Halbert moved to approve a request by the Parker Women's Club (PWC) to place yard signs on city property during the month of September for advertising their membership drive and rummage sale event. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

16. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 899 APPOINTING A CITY ATTORNEY.

There was no action taken on this item. City Council requested additional information.

17. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-859 REGARDING THE CONSTRUCTION OF A FACILITY LARGER THAN 1000 SQUARE FEET AT 3406 DUBLIN ROAD.

Matt Wear, 3406 Dublin Road and Co-Owner of Cross Creek Ranch, discussed information in regard to the construction of a larger facility at 3406 Dublin Road and submitted a design rendering/picture. (See Exhibit 3 - Matt Wear's design rendering/picture, dated September 9, 2025.)

MOTION: Councilmember Barron moved to approve Resolution No. 2025-859 regarding the construction of a facility larger than 1000 square feet at 3406 Dublin Road. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

ROUTINE ITEMS

18. UPDATE(S):

FM2551

Public Works Director Machado said Texas Department of Transportation (TxDOT) is making progress. They completed most of the drainage work and are currently moving utility lines.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

Mayor Pro Tem Pilgrim said the State Office of Administrative Hearings (SOAH) had a pre-hearing. Administrative Law Judge Rebecca Smith requested individuals, who have been admitted as affected parties to align themselves into three (3) to six (6) groups by September 12, or the judge would decide for the individuals. Mayor Pro Tem Pilgrim indicated July 2026 would be the earliest a hearing could be held and the Wastewater Treatment Plant (WWTP) appeal is scheduled for February 19, 2026 in Travis County.

LEWIS LANE

Councilmember Darrel Sharpe said he met with City of Lucas' officials, the meeting was positive, and he plans to continue working with them to reach a resolution for Lewis Lane.

POST OFFICE/ZIP CODE

Councilmember Halbert said she did not have an update at this time.

CAPITAL IMPROVEMENT PLAN (CIP)

Mayor Pettle noted the CIP is being reviewed by our future city administrator. Mr. Manton is familiarizing himself with the CIP and plans to return it for Council review soon.

PERSONNEL MANUAL

City Attorney Clifton said City Council has sent their suggested revisions, and she is updating the manual to include those changes for a future workshop.

COMPREHENSIVE PLAN (COMP)

Mayor Pettle noted there is a COMP Plan workshop tentatively set prior to the September 16, 2025 City Council meeting.

TRAIL PLAN

Councilmember Barron said Collin County is in the process of revising the trail plan and he and Councilmember Bogdan are waiting for that updated information.

NOISE COMMITTEE

Councilmember Barron requested the "Noise Ordinance" be moved from the September 16, 2025 City Council agenda and placed on the next available City Council agenda to allow for additional time and he noted some members were not available for the September 16th meeting. City Council agreed and the request was granted.

ANY ADDITIONAL UPDATES

None

FUTURE AGENDA ITEMS

19. FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda. Councilmember Barron requested a review of SWAGIT, the sound/virtual streaming systems, and an item be added to future agenda items.

EXECUTIVE SESSION START TO FINISH – Pursuant to the provision of Chapter 551, Texas Government Code 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 551.071(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 8:53 p.m.

RECONVENE SPECIAL MEETING.

Mayor Lee Pettle reconvened the meeting at 9:54 p.m.

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

MOTION: Councilmember Bogdan moved to approve a settlement agreement for the lawsuit styled Ted Lane et al vs. City of Parker, Texas and to authorize execution of said agreement. Mayor Pro Tem Pilgrim seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 9:56 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Approved on the 6th day
of January, 2026.

Patti Scott Hull, City Secretary

Here's my extended copy of the September 9th, 2025 meeting commentary.

Item 2: For the Meeting on the approval of the April 15th, 2025 meeting.

Page 6 Item 1: With November elections coming close there are a few bills by the States of Texas that the community should be mentioned on the group because it would be beneficial to residents on property tax laws that have been passed.

Page 8 through 16 Item 1: I'm glad that the North Texas Food Bank is helping out on the residents in our community that struggling with getting food. Which is also an important concern.

Page 22 and 23 Item 1: I'm really please that the dis annexation was approved for the agreement between our City and the City of Lucas, TX. Maybe one day the right responsible tax payers who show non-delinquent responsibility, that they will be in support of re-annexing that land with the consent of the homeowners in Lucas. Should there be a future issue within the City of Lucas where a neighboring community they do not wish to be Lucas residents but rather Parker residents and establish talks with the neighboring community.

Page 23 Item 10: Amanda Noe mentions about revenue trade-offs and what does she mean about this when it comes to appropriate commercial property? Does it affect owners on demolishing of property?

Page 23 Item 11: I'm pleased the that the annexation of the Buckingham lot was passed to promote more housing development. The more people living in Parker, TX more less we have to worry about more of a tax increase where new neighbors are helping in turning a General Law A city into a city that's moving past the General Law A municipality.

Item 3: From the meeting on the items on August 12th, 2025.

Pages 31 to 44: I'm interested in how this service would future candidates on how to develop a good system and with the population growing and I recommend using the current population of this year for the City Comp Plan that was discussed yesterday and develop a system to keep track of how many people are living in Parker and how many eligible tax payer regardless of types of tax payers (Homestead applicants, part time employees, etc.) in Parker who are paying city taxes.

Item 4: From the meeting on the items on August 21st, 2025.

Page 48 Public Comments: I would love to know even more on Syed Hussin's suggestion on the EJT property in opposition of the Project 666 Wastewater facility. What views does he have on 2 acre lots and septic system and future mobilized commercial business to bring more revenue 24/7 into the city of Parker before it becomes a non-incorporated municipality? Going back to a Type B and C city is wrong path to the future. Remember October Sky and the history of Coal Wood. West Virginia? Do cities like Plano and other ruural towns have to become the next non-incorporated municipalities?

Ray Hemming, Emily Plummer has some good points on the EJT development that should be seriously taken in serious consideration while Gregory Lane is a private road and say residents only. We as a community and the city should put our foot down and not bend the rule of law and violate our own municipal driving laws and inform developers on our traffic laws in this municipality.

Page 47 Item 1: I recall submitting some additional documentation between the heated conversation between Councilman Pilgrim and Jordan Ramirez. What were those conversations from two that under speculation would show a sign of nepotism violations and any other concerns that have open to more questions to the individuals mentioned from a previous document I sent a few weeks ago?

Page 170: Law Enforcement Revenue is zero and no funds have grown within the Law Enforcement department and there's zero revenue in the total revenue area. Any ideas for events on public safety that can become non-profit events to fill in that needed revenue? There should no signs of zero's in those sections and that revenue goes to the City of Parer only.

While I write on the expanded commentary form September 17th long merged meeting the constructed proposal is not off my schedule and will keep in touch with the city soon.

Thank you again for your time to hear the concerns.



COST CONSULTING + CONCEPTUAL STUDIES



City of Parker – Public Works Service Center – McKinney, TX

UPDATED - SD Estimate (PEMB OPTION)

ESTIMATE PREPARED BY:

Daniel J. Blanchard

August 15, 2025



4126 West Sandridge Ct, Peoria, IL 61615
Cell - 309-981-9285 Email - danielblanchard@blanchardcost.com

Mr. Kent Spurgin
Spurgin & Associates Architects, LLC
1216 North Central Expressway, Suite 200A
McKinney, TX 75070

August 15, 2025

Dear Kent:

I am pleased to present the summary of our completed UPDATED Schematic Design (SD) estimate for the City of Parker – Public Works Service Center project in Parker, Texas. This UPDATED estimate made the requested adjustments to the initial SD cost assessment based on available information, recognizing the limited project details provided at this stage.

Summary of Estimate

The UPDATED estimated construction cost was calculated using historical data and benchmarks from similar projects for which Blanchard Cost provided construction estimates. Given the project's early stage and limited detailed specifications, we relied on historical project data, reflecting typical building materials, labor rates, and construction practices in the area of McKinney, TX.

Key components of the UPDATED estimate include:

- Project Area: 17,008 sf (4,191 sf of Administrative, 8,577 sf of Shop Area, and 4,240 sf of the Mezzanine)
- Unit Cost Per Square Foot: \$235.00/sf (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: \$3,999,823 (Site - \$751,437, and Building - \$3,248,386)

Key components of the ORIGINAL estimate include:

- Project Area: 17,008 sf (4,191 sf of Administrative, 8,577 sf of Shop Area, and 4,240 sf of the Mezzanine)
- Unit Cost Per Square Foot: \$282.34/sf (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: \$4,805,103 (Site - \$862,191, and Building - \$3,942,912)

Key components of the DIFFERENCES BETWEEN estimates are:

- Unit Cost Per Square Foot: **(\$47.34)**/sf (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: **(\$805,280)** (Site – **(\$110,754)**, and Building – **(\$694,526)**)

Note the following items have been modified per your request based on conversations with the client:

Category	Information Provided 07/14	Information Provided 08/08	Key Changes
Roof	PEMB R-panels over vinyl-backed insulation on Z-purlins @ 5' OC on PEMB rigid-frame rafters, supported by tilt-wall panels & W10x54 columns.	PEMB R-panels over vinyl-backed insulation on Z-purlins @ 5' OC on PEMB rigid-frames with intermediate W10x54 columns.	Structural support change — tilt-wall panels removed; more steel frame with added intermediate columns.
Exterior Walls	9-1/4" reinforced concrete tilt-wall panels with simulated stone finish; supported on drilled piers with void forms.	Metal R-panels over vinyl-backed insulation on 8" Z-purlins (PEMB); possible awnings.	Major cost/structural shift from tilt-wall concrete to metal wall panels.
Slab-on-Grade	5" (office) & 8" (bay) concrete over vapor barrier; typical subgrade prep per Geotech.	Same thicknesses, but now single-mat steel in offices and double-mat steel in bays .	Reinforcement upgraded/clarified.
Foundation & Footings	Not separately detailed — part of wall panel pier system.	New: 12" x 32" reinforced grade beams over void cartons on drilled piers.	New conventional PEMB foundation detail instead of tilt-wall footing system.
Mezzanine	4" reinforced concrete slab on metal deck, 250 PSF load, steel joists & girders, steel tube columns.	1-1/8" T&G plywood on 24" wood trusses, 125 PSF load, on steel beams & steel tube columns.	Lower load rating; switch from concrete/steel system to wood deck/trusses.
Perimeter Interior Walls	Metal studs w/ batt insulation + 3/4" rigid insulation continuous between studs & concrete tilt-walls.	Metal studs w/ batt insulation only; rigid insulation deleted — replaced by vinyl-backed insulation behind PEMB panels.	Insulation approach simplified due to wall type change.
Bay Wall Finish	Textured masonry or epoxy paint on concrete.	Exposed PEMB structure & vinyl-backed insulation.	Finish downgraded — no masonry/epoxy.
Bay Ceilings	Painted exposed structure.	Exposed structure with primed steel only .	Finish level reduced.
HVAC (Office)	Split systems with air handlers; unspecified quantity.	Split systems (2-3 units); otherwise same.	Quantity clarified.
Structural Loads	Mezzanine 250 PSF.	Mezzanine 125 PSF.	Load capacity reduced.
Overall	Heavy tilt-wall concrete structure with higher finish standards.	Lighter all-metal PEMB with reduced finishes & lower load mezzanine.	Significant cost/value-engineered redesign.

Assumptions and Methodology

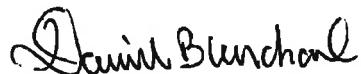
1. Refer to the attached Exclusions & Clarification sheet.
2. The items in Division 00 (Quality Requirements) and 01 (General Requirements) are shown on Pages 6 & 7 of 11. These costs are divided between Site (18.79%) and Building (81.21%).

Considerations

This UPDATED SD estimate provides an initial cost framework for your project. As more detailed information becomes available, including architectural drawings and specific design choices, we recommend refining this estimate through detailed quantity takeoffs and a comprehensive cost analysis.

We appreciate the opportunity to assist with this project and look forward to supporting your team in the subsequent phases of development. Please do not hesitate to ask any questions or discuss this estimate further.

Sincerely,



Daniel Blanchard
Chief Executive Officer (CEO) of Blanchard Cost Estimating

City of Parker - Public Works Service Center
UPDATED - SD Estimate

Clarifications & Assumptions

- 1 Updated estimate was based on narrative information provided by Spurgin & Associates, LLC. (dated 08/08/2025)
- 2 Design development documents provided by Spurgin & Associates, LLC. (dated 07/14/2025) which included drawings & narrative.
- 3 Plumbing fixtures include piping, venting and associated accessories.
- 4 HVAC costs include ductwork, and associated duct equipment.
- 5 Cost associated with solar was based on historical data, and does not specifically account for designed system. Will need additional information to ensure system is correctly configured and accounted for in future estimates.
- 6 Grade beams included in estimate are assumed, and not shown on drawings

Exclusions

- 1 Accent pavement or pavers
- 2 Acoustical treatment
- 3 Athletics equipment
- 4 Audio Video equipment
- 5 Banners
- 6 Booster pump for fire protection system
- 7 Building directory
- 8 Building plaque
- 9 Fire line loop and hydrants
- 10 Fixed furniture and equipment
- 11 Gas lines or piping
- 12 Graphics
- 13 Hazardous material removal and disposal
- 14 Hazardous material survey
- 15 Laundry equipment
- 16 Lockers
- 17 Maintenance equipment
- 18 Parking equipment
- 19 Postal specialties
- 20 Pro-rata fees
- 21 Removal of unforeseen objects
- 22 Rock excavation
- 23 Rugs and mats
- 24 Security system including CCTV system
- 25 Site embellishment such as benches, bicycle racks and trash receptacles
- 26 Smoke vents
- 27 Sprayed fireproofing
- 28 Subcontractors' bonds
- 29 Telephone equipment and system other than outlets with pullstrings
- 30 Temporary drill pier casing
- 31 Traffic signals
- 32 Turning lanes and deceleration lanes
- 33 Utilities beyond the property lines
- 34 Utility company surcharges and Pro-Rata



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Peoria, IL 61615
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Daniel Blanchard

City of Parker - Public Works Service Center
4600 Dillehay Dr
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Texas
75002

Spurgin & Associates Architects LLC
1216 North Central Expressway, Suite 200A
McKinney, Texas 75070
972-562-5368
Kent Spurgin

Total Building Area - 17,008 sf

August 15, 2025

ESTIMATE NAME	TOTAL COST	PREVIOUS	DIFFERENCE	\$/SF	% TOTAL	Site	Building
01 00 00 General Requirements							
01 30 00 Administrative Requirements	416,721	416,721	0	\$24.50	10.42%	78,288	338,432
01 40 00 Quality Requirements	49,224	49,224	0	\$2.89	1.23%	9,248	39,976
01 50 00 Temporary Facilities and Controls	67,973	67,973	0	\$3.99	1.70%	12,770	55,203
03 00 00 Concrete							
03 10 00 Concrete Forming and Accessories	27,142	3,807	23,335	\$1.59	0.68%	0	27,142
03 20 00 Concrete Reinforcing	17,887	4,533	13,354	\$1.05	0.45%	0	17,887
03 30 00 Cast-in-Place Concrete	135,563	101,336	34,227	\$7.97	3.39%	0	135,563
03 40 00 Precast Concrete	0	187,228	-187,228	\$0.00	0.00%	0	0
04 00 00 Masonry							
04 70 00 Manufactured Masonry	0	175,500	-175,500	\$0.00	0.00%	0	0
05 00 00 Metals							
05 10 00 Structural Metal Framing	73,644	23,396	50,248	\$4.32	1.84%	0	73,644
05 30 00 Metal Decking	0	37,969	-37,969	\$0.00	0.00%	0	0
05 50 00 Metal Fabrications	37,545	37,545	0	\$2.20	0.94%	0	37,545
06 00 00 Wood, Plastics, and Composites							
06 10 00 Rough Carpentry	61,324	212	61,112	\$3.60	1.53%	0	61,324
07 00 00 Thermal and Moisture Protection							
07 20 00 Thermal Protection	18,491	57,717	-39,226	\$1.06	0.46%	0	18,491
07 60 00 Flashing and Sheet Metal	0	137,459	-137,459	\$0.00	0.00%	0	0
08 00 00 Openings							
08 10 00 Doors and Frames	31,602	31,602	0	\$1.85	0.79%	0	31,602
08 30 00 Specialty Doors and Frames	48,533	48,533	0	\$2.85	1.21%	0	48,533
08 40 00 Entrances, Storefronts, and Curtain Walls	27,189	27,189	0	\$1.59	0.68%	0	27,189
08 70 00 Hardware	13,570	13,570	0	\$0.79	0.34%	0	13,570
09 00 00 Finishes							
09 05 00 Common Work Results for Finishes	16,777	16,777	0	\$0.98	0.42%	0	16,777
09 20 00 Plaster and Gypsum Board	76,893	76,893	0	\$4.52	1.92%	0	76,893
09 30 00 Tiling	6,123	6,123	0	\$0.36	0.15%	0	6,123
09 50 00 Ceilings	10,988	10,988	0	\$0.64	0.27%	0	10,988
09 60 00 Flooring	23,852	23,852	0	\$1.40	0.60%	0	23,852
09 90 00 Painting and Coating	18,314	53,116	-34,802	\$1.01	0.46%	0	18,314
10 00 00 Specialties							
10 50 00 Storage Specialties	35,755	35,755	0	\$2.10	0.89%	0	35,755
10 70 00 Exterior Specialties	4,896	4,896	0	\$0.26	0.12%	0	4,896
12 00 00 Furnishings							
12 30 00 Casework	11,008	11,008	0	\$0.64	0.28%	0	11,008
13 00 00 Special Construction							
13 30 00 Special Structures	279,559	0	279,559	\$16.43	6.99%	0	279,559
21 00 00 Fire Suppression							
21 10 00 Water-Based Fire-Suppression Systems	93,544	93,544	0	\$5.50	2.34%	0	93,544
22 00 00 Plumbing							
22 10 00 Plumbing Piping	12,859	12,859	0	\$0.75	0.32%	0	12,859
22 40 00 Plumbing Fixtures	21,452	21,452	0	\$1.26	0.54%	0	21,452
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)							
23 30 00 HVAC Air Distribution	85,575	338,533	-252,958	\$5.03	2.14%	0	85,575
23 70 00 Central HVAC Equipment	4,800	4,800	0	\$0.28	0.12%	0	4,800
26 00 00 Electrical							
26 05 00 Common Work Results for Electrical	227,845	304,693	-76,848	\$13.39	5.70%	15,000	212,845
26 30 00 Facility Electrical Power Generating and Storing Equipment	65,000	65,000	0	\$3.82	1.63%	65,000	0
26 50 00 Lighting	41,371	41,371	0	\$2.43	1.03%	0	41,371
31 00 00 Earthwork							
31 10 00 Site Clearing	1,935	1,935	0	\$0.11	0.05%	1,935	0
31 20 00 Earth Moving	528,139	365,689	162,450	\$31.05	13.20%	42,079	486,060
31 30 00 Earthwork Methods	4,255	4,255	0	\$0.25	0.11%	4,255	0
32 00 00 Exterior Improvements							
32 10 00 Bases, Ballasts, and Paving	190,457	190,457	0	\$11.79	4.76%	190,457	0
32 30 00 Site Improvements	7,054	7,054	0	\$C 41	0.18%	7,054	0
33 00 00 Utilities							
33 30 00 Sanitary Sewerage	166,850	166,850	0	\$9.81	4.17%	166,850	0
Subtotal (1)	3,156,140	3,279,414	-123,274	\$185.57	78.91%	592,936	2,563,204
Design Contingency	315,614	819,853	-504,239	\$18.58	7.89%	59,294	256,320
Subtotal (2)	3,471,754	4,099,267	-627,513	\$204.12	86.80%	652,230	2,819,524
General Liability Insurance	18,053	0	18,053	\$1.06	0.45%	3,397	14,656
Builders Risk Insurance	7,638	0	7,638	\$0.45	0.19%	1,433	6,205
Overhead	277,740	0	277,740	\$16.33	6.94%	52,178	225,562
Fee	702,305	245,955	-17,551	\$12.25	5.21%	39,134	169,171
Subtotal (3)	3,983,491	4,345,223	-361,732	\$234.21	99.59%	748,369	3,235,172
Bond	16,332	19,620	-3,288	\$0.95	0.41%	3,168	13,264
UPDATED - SCHEMATIC DESIGN ESTIMATE - TOTAL	3,999,823	4,364,843	-365,020	\$235.00	100.00%	751,437	3,248,386



August 15, 2025

City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC
Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
00 00 00 Procurement and Contracting Requirements			
01 40 00 Quality Requirements			
012119.0001 Testing & inspections - allowance	1.00	ls	\$26,487.00
014126.0001 Building permit fee	1.00	ls	\$21,237.11
TOTAL: 01 40 00 Quality Requirements			\$47,724
TOTAL: 00 00 00 Procurement and Contracting Requirements			
01 00 00 General Requirements			
01 30 00 Administrative Requirements			
013113.0100 Field Administration - Superintendent	12.00	mo	\$15,400.00
013113.0101 Field Administration - Project Manager	9.00	mo	\$16,100.00
013113.0102 Field Administration - Contract Administrator	3.00	mo	\$9,500.00
013113.0175 Fringe Benefits	1.00	ls	\$54,920.59
013113.0200 Communications - Cellular Phone	12.00	mo	\$300.00
TOTAL: 01 30 00 Administrative Requirements			\$416,721
01 40 00 Quality Requirements			
014100.0100 Field Engineering - Initial Survey	1.00	ea	\$500.00
014100.0101 Field Engineering - Closing Survey	1.00	ea	\$500.00
014100.0102 Testing & Inspection - Concrete design mix	1.00	ls	\$500.00
TOTAL: 01 40 00 Quality Requirements			\$1,500
01 50 00 Temporary Facilities and Controls			
015900.0100 Subsistence - Job Site Travel	51.96	ea	\$16.00
015900.0101 Subsistence - Main Office Travel	25.98	ea	\$16.00
015900.0200 Temporary Structures - Temporary Toilets	12.00	mo	\$160.00
015900.0201 Temporary Structures - Project Sign	1.00	ea	\$500.00
015900.0202 Temporary Structures - Field Trailer	12.00	mo	\$750.00
015900.0203 Temporary Structures - Move In & Out Expenses	1.00	ea	\$500.00
015900.0204 Temporary Structures - Construction Fences	1,200.00	lf	\$1.85
015900.0205 Temporary Structures - Temporary Walks/Steps	1.00	ls	\$250.00
015900.0206 Temporary Structures - Barricades	2.00	ea	\$200.00
015900.0300 Safety - First Aid Equipment	1.00	ea	\$300.00
015900.0301 Safety - Fire Safety Equipment	1.00	ea	\$475.00
015900.0400 Temporary Utilities - Construction Power	12.00	mo	\$300.00
015900.0401 Temporary Utilities - Construction Water	12.00	mo	\$150.00
015900.0403 Temporary Services - Progress Photos	12.00	mo	\$80.00
015900.0500 General Cleanup - Dumpsters	12.00	mo	\$150.00
015900.0501 General Cleanup - Dump Permits	17.32	ea	\$25.00
015900.0502 General Cleanup - Trash Haul Service	17.32	ea	\$300.00
015900.0503 General Cleanup - Daily Cleaning	4.00	week	\$250.00
015900.0600 Final Clean Up - Site Area	3.00	week	\$300.00
015900.0601 Final Clean Up - Building Area	17,008.00	sf	\$0.28
015900.0602 Final Clean Up - Toilet Rooms	3.00	ea	\$150.00
015900.0700 General Equipment - Pickup Truck	12.00	mo	\$900.00
015900.0701 General Equipment - Auto	9.00	mo	\$900.00
015900.0702 General Equipment - Level (Rent to Job)	12.00	mo	\$80.00
015900.0703 General Equipment - Misc Small Tools	12.00	mo	\$75.00
015900.0704 General Equipment - Minor Repairs	1.00	ea	\$500.00
015900.0705 General Equipment - Gas & Oil	12.00	mo	\$100.00
015900.0800 Office Furniture & Supplies - Office Furniture per Trailer	12.00	mo	\$100.00
015900.0801 Office Furniture & Supplies - MIS Assessment /computer	12.00	mo	\$250.00
015900.0802 Office Furniture & Supplies - Office Supplies	12.00	mo	\$100.00



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Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
015900.0803 Office Furniture & Supplies - Delivery Service/Postage	12.00	mo	\$200.00
015900.0900 Sales Tax	1.00	ls	\$0.00
TOTAL: 01 50 00 Temporary Facilities and Controls			\$67,973
TOTAL: 01 00 00 General Requirements			\$486,194
TOTAL:			\$533,918
Building			
03 00 00 Concrete			
03 10 00 Concrete Forming and Accessories			
031113.0200 Grade beam forms, job built; 3 uses	2,424.83	sf	\$9.59
031599.0100 Vapor barrier; 6 mil polyethylene	12,829.83	sf	\$0.30
TOTAL: 03 10 00 Concrete Forming and Accessories			\$27,142
03 20 00 Concrete Reinforcing			
032111.0155 Grade beam rebar	0.27	tn	\$2,763.49
032111.0185 Pier rebar	0.55	tn	\$3,505.82
032211.0125 Slab wire mesh; standard; 6" x 6"; W1.4 x W1.4	4,233.67	sf	\$0.71
032213.0125 Slab wire mesh; standard; 6" x 6"; W1.4 x W1.4	17,192.31	sf	\$0.71
TOTAL: 03 20 00 Concrete Reinforcing			\$17,887
03 30 00 Cast-in-Place Concrete			
033113.0900 Grade beam concrete; 3500 or 4000 psi; by pump	44.81	cy	\$285.55
033113.1260 Pier concrete; 3500 or 4000 psi; by pump	59.51	cy	\$529.07
033113.1360 Slab on grade concrete; 2500 or 3000 psi; by pump	277.59	cy	\$241.03
033529.0115 Floor finish; steel float	12,829.83	sf	\$1.07
033913.0100 Concrete sealer (Interior)	9,359.53	sf	\$1.14
TOTAL: 03 30 00 Cast-in-Place Concrete			\$135,563
TOTAL: 03 00 00 Concrete			\$180,591
05 00 00 Metals			
05 10 00 Structural Metal Framing			
051223.0503c Structural steel column	2.15	tn	\$8,905.00
051223.1351c Structural floor beams - W14x68	6.12	tn	\$8,905.00
TOTAL: 05 10 00 Structural Metal Framing			\$73,644
05 50 00 Metal Fabrications			
055113.0100c Metal stair; pan type with cement fill, steel; per riser; tread; 4" wide	22.00	ea	\$575.00
055113.0105c Metal stair; pan type with cement fill, steel; landing	30.85	sf	\$215.00
055213.0100c Railings at mezzanine	128.67	lf	\$35.00
055600.1000c Bollards at overhead doors	16.00	ea	\$860.00
TOTAL: 05 50 00 Metal Fabrications			\$37,545
TOTAL: 05 00 00 Metals			\$111,190
06 00 00 Wood, Plastics, and Composites			
06 10 00 Rough Carpentry			
061105.0110 Blocking; wood construction; walls; 2" x 4"	37.92	lf	\$5.59
061633.0100c 1-1/8in T&G plywood deck	4,369.38	sf	\$6.00
061753.0101c Floor truss - 24in deep @ 24in OC	2,326.37	lf	\$15.00
TOTAL: 06 10 00 Rough Carpentry			\$61,324
TOTAL: 06 00 00 Wood, Plastics, and Composites			\$61,324
07 00 00 Thermal and Moisture Protection			
07 20 00 Thermal Protection			
072113.0155 Board insulation; polystyrene; foundation; 2" thick, R8.33	453.09	sf	\$2.75
TOTAL: 07 20 00 Thermal Protection			\$1,244



City of Parker - Public Works Service Center (SD Estimate)

 Spurgin & Associates Architects LLC
 Total Building Area(SF): 17,008

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DESCRIPTION	QUANTITY	UNIT	TOTAL
072116.0250 Batt insulation; wall, fiberglass; unfaced; 3" thick, R11	9,750.98	sf	\$1.22 \$11,915
072116.0340 Batt insulation; mineral wool; rigid safing, flame resistant, unfaced; 3" thick, R12	2,243.39	sf	\$2.38 \$5,332
TOTAL: 07 20 00 Thermal Protection			\$18,491
TOTAL: 07 00 00 Thermal and Moisture Protection			\$18,491
08 00 00 Openings			
08 10 00 Doors and Frames			
081213.1050c 6ft x 7ft HM single interior door, frame w/ paint	1.00	ea	\$1,200.00 \$1,200
081213.1100c 3ft x 7ft HM single exterior door, & frame w/ paint	3.00	ea	\$1,150.55 \$3,452
081213.1150c 3ft x 7ft HM single interior frame w/ paint	22.00	ea	\$750.00 \$16,500
081416.0100c 3ft x 7ft SC interior wood door	22.00	ea	\$475.00 \$10,450
TOTAL: 08 10 00 Doors and Frames			\$31,602
08 30 00 Specialty Doors and Frames			
083323.1557c Metal sectional overhead door - 12ft wide x 14ft tall	8.00	ea	\$6,066.67 \$48,533
TOTAL: 08 30 00 Specialty Doors and Frames			\$48,533
08 40 00 Entrances, Storefronts, and Curtain Walls			
084313.1001c Exterior storefront system	54.52	sf	\$62.80 \$3,424
084313.1006c Single exterior aluminum doors & hardware - 3ft wide x 7ft high	1.00	ea	\$1,512.00 \$1,512
084313.1104c Exterior windows	188.07	sf	\$118.32 \$22,253
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls			\$27,189
08 70 00 Hardware			
087105.1001c Exterior - Single hardware set	3.00	ea	\$830.00 \$2,490
087105.1002c Interior - Single hardware set	22.00	ea	\$475.00 \$10,450
087105.1003c Interior - Double hardware set	1.00	ea	\$630.00 \$630
TOTAL: 08 70 00 Hardware			\$13,570
08 90 00 Louvers and Vents			
089116.0110 Operable louvers in Shop	216.00	sf	\$65.23 \$14,089
TOTAL: 08 90 00 Louvers and Vents			\$14,089
TOTAL: 08 00 00 Openings			\$134,982
09 00 00 Finishes			
09 05 00 Common Work Results for Finishes			
090561.0100 Repair and level floors to receive new flooring; minimum	231.80	sy	\$4.43 \$1,026
090561.0105 Repair and level floors to receive new flooring; average	92.76	sy	\$10.82 \$1,003
090561.0110 Repair and level floors to receive new flooring; maximum	1,039.95	sy	\$14.18 \$14,747
TOTAL: 09 05 00 Common Work Results for Finishes			\$16,777
09 20 00 Plaster and Gypsum Board			
092216.0200 Interior Framed Wall; 3 5/8"; 20 ga; 16" o.c.	11,994.37	sf	\$3.52 \$42,212
092905.0110 Standard drywall; 5/8" thick; nailed or screwed to walls	21,745.34	sf	\$1.39 \$30,204
092905.0325 Gypsum Ceiling, Lightweight drywall, 1/2" thick, suspended ceiling system	1,067.05	sf	\$2.96 \$3,156
092905.0330 Taping and finishing ceiling joints; level 4	1,067.05	sf	\$1.24 \$1,322
TOTAL: 09 20 00 Plaster and Gypsum Board			\$76,893
09 30 00 Tiling			
093013.0115 Tile; glazed ceramic base; 4 1/4" high; average	144.20	lf	\$15.26 \$2,200
093013.0125 Tile; unglazed ceramic flooring; portland cement bed, cushion edge, face mounted; 12" x 12"	326.17	sf	\$10.38 \$3,385
093013.0180 Tile accessories; additional mud bed for thick set tile	326.17	sf	\$1.65 \$538
TOTAL: 09 30 00 Tiling			\$6,123
09 50 00 Ceilings			



August 15, 2025

City of Parker - Public Works Service Center (SD Estimate)

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DESCRIPTION	QUANTITY	UNIT	TOTAL
095323.0105 Ceiling tile, acoustical, 2' x 2' with grid	2,487.16	sf	\$4.42 \$10,988
TOTAL: 09 50 00 Ceilings			\$10,988
09 60 00 Flooring			
096513.0100 Resilient wall base, vinyl; group 1; 4" high	148.11	lf	\$4.43 \$656
096513.0105 Resilient wall base, vinyl; group 1; 6" high	508.05	lf	\$5.08 \$2,579
096519.0110 Resilient flooring; solid vinyl tile, 1/8" thick, 12" x 12"; travertine patterns	834.82	sf	\$9.80 \$8,177
096813.0100 Carpet; tile; foam backed; average	1,760.04	sf	\$7.07 \$12,440
TOTAL: 09 60 00 Flooring			\$23,852
09 90 00 Painting and Coating			
099123.0095 Level 4 Finish and Interior Paint	31,496.32	sf	\$0.55 \$17,323
099123.0140 Paint ceilings; roller; two coats	1,067.05	sf	\$0.93 \$991
TOTAL: 09 90 00 Painting and Coating			\$18,314
TOTAL: 09 00 00 Finishes			\$152,948
10 00 00 Specialties			
10 50 00 Storage Specialties			
064113.1018c 4x8 shelving units in shop	113.08	lf	\$175.00 \$19,789
105153.1000c Restroom lockers	22.00	ea	\$725.72 \$15,966
TOTAL: 10 50 00 Storage Specialties			\$35,755
10 70 00 Exterior Specialties			
107523.0105c Exterior metal canopy	65.28	lf	\$75.00 \$4,896
TOTAL: 10 70 00 Exterior Specialties			\$4,896
TOTAL: 10 00 00 Specialties			\$40,650
12 00 00 Furnishings			
12 30 00 Casework			
123213.0100 Cabinet; plastic laminate, 24" deep; standard base; 35" high	26.12	lf	\$244.09 \$6,376
123213.0105 Cabinet; plastic laminate, 12" deep; wall; 30" high	11.80	lf	\$220.45 \$2,601
123623.0105 Countertop, laminated plastic; 25" x 1 1/4" thick; average	26.12	lf	\$77.72 \$2,030
TOTAL: 12 30 00 Casework			\$11,008
TOTAL: 12 00 00 Furnishings			\$11,008
13 00 00 Special Construction			
13 30 00 Special Structures			
133419.0170 Pre-engineered metal building; 102' x 125'; 20' eave height	12,901.63	sf	\$21.67 \$279,559
TOTAL: 13 30 00 Special Structures			\$279,559
TOTAL: 13 00 00 Special Construction			\$279,559
21 00 00 Fire Suppression			
21 10 00 Water-Based Fire Suppression Systems			
210000.1000c Sprinkler system - allowance	17,008.00	sf	\$5.50 \$93,544
TOTAL: 21 10 00 Water-Based Fire-Suppression Systems			\$93,544
TOTAL: 21 00 00 Fire Suppression			\$93,544
22 00 00 Plumbing			
22 10 00 Plumbing Piping			
221116.1002c Floor mounted water closet w/ flush valve	3.00	ea	\$1,500.00 \$4,500
221116.1003c Electric water heater	1.00	ea	\$1,500.00 \$1,500
221116.1007c Underground sanitary sewer & drainage lines	82.01	lf	\$42.00 \$3,445
221319.0100c 2in floor drain	5.00	ea	\$318.43 \$1,592
221319.0110c 4in floor drain	3.00	ea	\$607.28 \$1,822



August 15, 2025

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DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 22 10 00 Plumbing Piping			\$12,859
22 40 00 Plumbing Fixtures			
224116.0111c Kitchen sink (double)	1.00	ea	\$2,100.00
224123.0111c Shower (handicap)	2.00	ea	\$1,200.00
224123.1000c Wall mounted urinal	2.00	ea	\$1,750.00
224139.1000c Emergency eye wash station	1.00	ea	\$2,100.00
224216.0120c Mop sink	1.00	ea	\$1,500.00
224216.0124c Electric water cooler	1.00	ea	\$8,164.00
224216.1402c Hose bibb	5.00	ea	\$337.55
TOTAL: 22 40 00 Plumbing Fixtures			\$21,452
TOTAL: 22 00 00 Plumbing			\$34,310
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			
23 30 00 HVAC Air Distribution			
230000.1000c HVAC system - ductwork & accessories	4,200.00	sf	\$18.00
233113.1000c HVAC controls system	4,200.00	sf	\$1.75
233113.1200c Exhaust fans	7.00	ea	\$375.00
TOTAL: 23 30 00 HVAC Air Distribution			\$85,575
23 70 00 Central HVAC Equipment			
237413.1005c Shop area fan	4.00	ea	\$1,200.00
TOTAL: 23 70 00 Central HVAC Equipment			\$4,800
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			\$90,375
26 00 00 Electrical			
26 05 00 Common Work Results for Electrical			
260500.0001c Electrical service to building	200.00	lf	\$54.95
260500.2002c Main distribution panel	1.00	ea	\$23,000.00
260500.3000c Electrical panels	2.00	ea	\$10,400.00
260500.3002c Lighting control system	1.00	ls	\$15,500.00
260500.3050c Electric Distribution - Conduit & Wiring	12,808.00	sf	\$3.25
260500.3050c Electric Distribution - Conduit & Wiring	4,200.00	sf	\$6.00
260500.3051c Electric Distribution - Empty conduit with pull string for owner install devices	12,808.00	sf	\$1.15
260500.3051c Electric Distribution - Empty conduit with pull string for owner install devices	4,200.00	sf	\$2.15
260500.3100c Electrical Devices	12,808.00	sf	\$2.50
260500.3100c Electrical Devices	4,200.00	sf	\$4.75
TOTAL: 26 05 00 Common Work Results for Electrical			\$212,845
26 50 00 Lighting			
265113.1003c Exterior wall mounted light fixtures	12.00	ea	\$725.00
265600.5016c Light fixtures based on 1ea/200sf (Shop)	64.49	ea	\$175.00
265600.5016c Light fixtures based on 1ea/50sf (Admin)	85.54	ea	\$250.00
TOTAL: 26 50 00 Lighting			\$41,371
TOTAL: 26 00 00 Electrical			\$254,216
31 00 00 Earthwork			
31 20 00 Earthmoving			
312313.0205 Fine grade	25,824.17	sf	\$0.06
312313.0210 Spoils, stockpile	135.60	cy	\$12.98
312313.0230 Backfill, select fill	1,368.55	cy	\$112.90
312313.0230c Backfill, select fill - unknown site conditions - allowance	4,200.00	cy	\$45.00
312313.1001c Over excavate under bldg. slab 10ft, moisten & re-compact to 10ft beyond building footprint	8,363.22	cy	\$16.00



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DESCRIPTION	QUANTITY	UNIT	TOTAL
312333.0155 Trenching and continuous footing excavation by hydraulic excavator; 1 cy capacity; medium soil	1,097.54	cy	\$4.87 \$5,340
TOTAL: 31 20 00 Earth Moving			\$486,060
31 60 00 Special Foundations and Load-Bearing Elements			
316416.0225 Piers - drilling	680.00	lf	\$265.21 \$180,344
TOTAL: 31 60 00 Special Foundations and Load-Bearing Elements			\$180,344
TOTAL: 31 00 00 Earthwork			\$666,404
TOTAL: Building			\$2,129,592
Site			
26 00 00 Electrical			
26 05 00 Common Work Results for Electrical			
260500.3001c Transformer	1.00	ea	\$15,000.00 \$15,000
TOTAL: 26 05 00 Common Work Results for Electrical			\$15,000
26 30 00 Facility Electrical Power Generating and Storing Equipment			
263213.0100c Generator, with auto transfer switch	1.00	ea	\$65,000.00 \$65,000
TOTAL: 26 30 00 Facility Electrical Power Generating and Storing Equipment			\$65,000
TOTAL: 26 00 00 Electrical			\$80,000
31 00 00 Earthwork			
31 10 00 Site Clearing			
311100.0050c Install, maintain & remove temporary silt fencing	900.00	lf	\$2.15 \$1,935
TOTAL: 31 10 00 Site Clearing			\$1,935
31 20 00 Earth Moving			
312313.1000c Scarify & re-compact subsoil 6in deep	12,445.28	sf	\$0.60 \$7,467
312313.1002c Backfill & compact behind curbs or edge of pavement	1,500.00	lf	\$3.60 \$5,400
312313.1003c Strip & stockpile on site topsoil +30% swell (1ft depth)	1,690.00	cy	\$5.75 \$9,718
312313.1004c Cut & fill +30% swell to properly drain	1,690.00	cy	\$6.30 \$10,647
312313.1005c Excavate under pavement +30% swell (1ft depth)	1,095.00	cy	\$8.08 \$8,848
TOTAL: 31 20 00 Earth Moving			\$42,079
31 30 00 Earthwork Methods			
313116.1001c Subgrade termite control treatment (2ft beyond bldg ftprint)	13,725.84	sf	\$0.31 \$4,255
TOTAL: 31 30 00 Earthwork Methods			\$4,255
TOTAL: 31 00 00 Earthwork			\$48,269
32 00 00 Exterior Improvements			
32 10 00 Bases, Ballasts, and Paving			
321313.0103c 6in concrete pavement	297.98	sy	\$64.99 \$19,366
321313.0110 8in concrete pavement	1,671.57	sy	\$88.89 \$148,581
321613.0105c 6in integral concrete curb	849.55	lf	\$15.70 \$13,338
321623.0100c 4in concrete sidewalk	1,062.85	sf	\$7.85 \$8,343
321623.0110c Handicap crosshatching	453.64	sf	\$1.57 \$712
321723.1000c Standard parking stalls	12.00	ea	\$7.75 \$93
321723.1001c Handicap parking stalls	3.00	ea	\$7.75 \$23
TOTAL: 32 10 00 Bases, Ballasts, and Paving			\$190,457
32 30 00 Site Improvements			
323113.2451c Chain link fence	309.40	lf	\$22.80 \$7,054
TOTAL: 32 30 00 Site Improvements			\$7,054
TOTAL: 32 00 00 Exterior Improvements			\$197,511
33 00 00 Utilities			



August 15, 2025

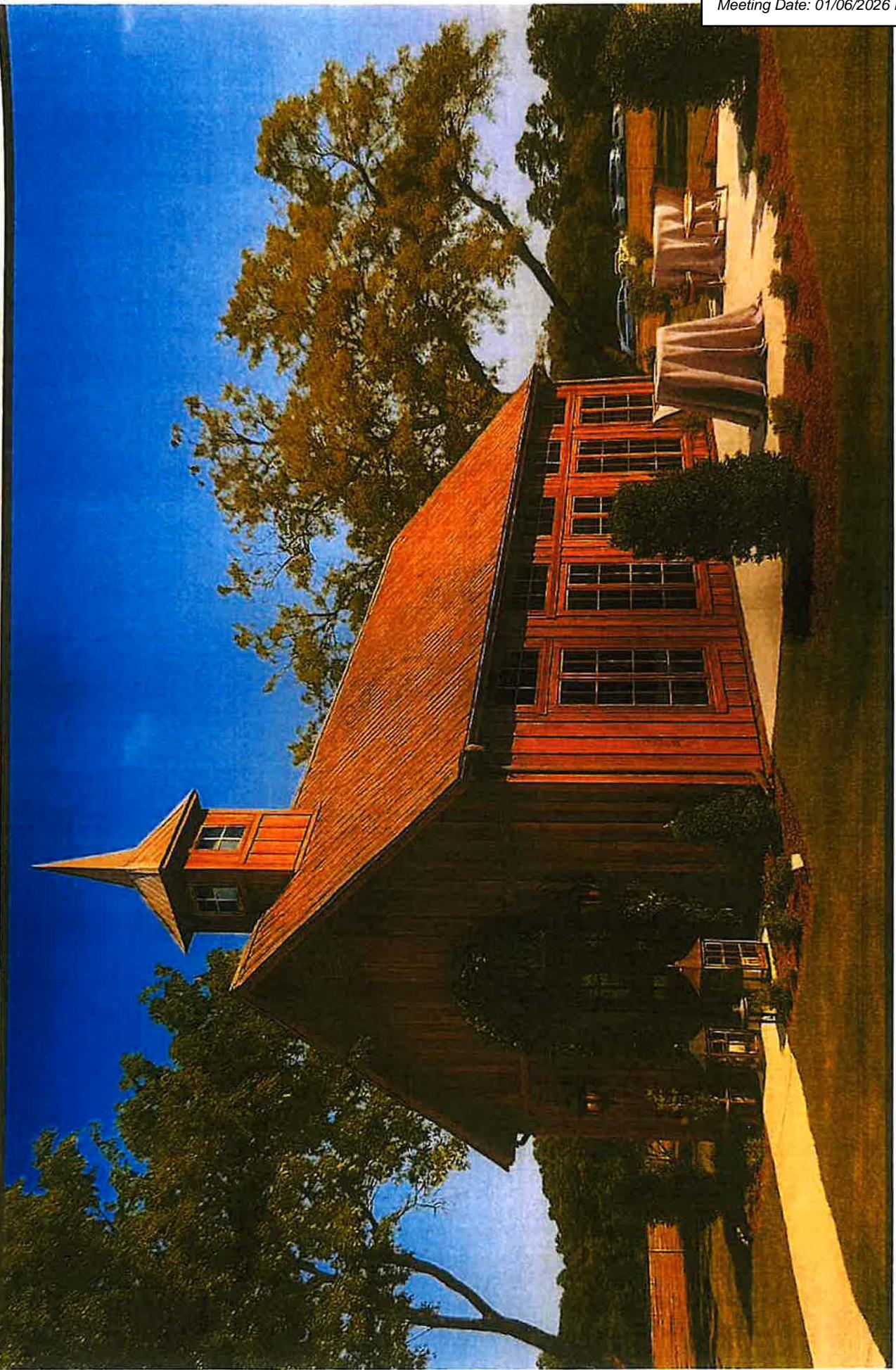
City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC

Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
33 30 00 Sanitary Sewerage			
333113.1000c Connect to new sanitary sewer line from septic field	1.00	ea	\$1,850.00
333413.1000c Septic system - allowance	1.00	ls	\$165,000.00
TOTAL: 33 30 00 Sanitary Sewerage			
TOTAL: 33 00 00 Utilities			
TOTAL: Site			

Dimensions 30' wide x 50' Long, 1500 sq ft Wall Height 10', Peak Height 17.5' to steeple 23.5'





Council Agenda Item

Budget Account Code:	Not applicable	Meeting Date:	See above.
Budgeted Amount:	Not applicable	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Not applicable	Prepared by:	ACA/CS Scott Hull
Estimated Cost:	Not applicable	Date Prepared:	December 16, 2025
Exhibits:	<u>Proposed Minutes</u>		

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 16, 2025. [REGULAR MEETING]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PHull@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/16/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/28/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/29/2025 via Municode



MINUTES
CITY COUNCIL REGULAR MEETING
SEPTEMBER 16, 2025

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a workshop 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 5:30 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert (arrived @ 5:33 p.m.), and Darrel Sharpe were present.

Staff Present: Future City Administrator Kent Manton, Asst. City Administrator/City Secretary Patti Scott Hull, Finance/Human Resources Director Grant Savage, City Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Justin Miller, Police Chief Kenneth Price, and Police Sergeant Courtney Dixon

WORKSHOP (5:30 PM)

1. COMPREHENSIVE PLAN

[Comp Plan 2024-10-24 P&Z Incorporated Changes Rev A.docx](#)

[Comp Plan 2024-10-24 P&Z Markups Prior to Rev A.docx](#)

[Comp Plan Feedback from Terry Lynch.pdf](#)

[CompPlan 1-23-25Mtg- AcceptedMarkups from Russ](#)

Mayor Pettle recognized former Councilmember and Parker resident Cindy Meyer, who reviewed the 2024 Comprehensive Plan. The Mayor, Council, and Ms. Meyer discussed the plan and suggested changes.

Ms. Meyer agreed to make the necessary updates and return the plan to the City for Council's final review.

Mayor Pettle adjourned the workshop at 6:52 p.m.

ADJOURN

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettle called the meeting to order at 7:00 p.m., but City Council was not back from their break. She recessed the meeting for 15 additional minutes.

Mayor Lee Pettle called/reconvened the meeting to order at 7:15 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert, and Darrel Sharpe were present.

Staff Present: Future City Administrator Kent Manton, Asst. City Administrator/City Secretary Patti Scott Hull, Finance/Human Resources Director Grant Savage, City

Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Justin Miller, Police Chief Kenneth Price, and Police Sergeant Courtney Dixon

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Police Sergeant Courtney Dixon led the pledge.

TEXAS PLEDGE: Police Chief Kenneth Price led the pledge.

PRESENTATION

2. PRESENTATION BY FIRE CHIEF JUSTIN MILLER

Fire Chief Justin Miller presented his “Statement of Appreciation” and recognized the following fire personnel/crew members, Officer Anthony Cullen, Engineer Matt Brown, and Lieutenant Jeff Brooks. (See Exhibit 1 - Fire Chief Justin Miller’s Statement of Appreciation, dated September 16, 2025.)

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.

Marcos Arias, 3605 Hogge Drive, provided comments. (See Exhibit 2 - Marcos Arias’ email, dated September 16, 2025.)

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

3. PEANUT BUTTER FOOD DRIVE FOR NORTH TEXAS FOOD BANK – SEPTEMBER 1- 30, 2025

NATIONAL NIGHT OUT (NNO) – TUESDAY, OCTOBER 7, 2025, 6 P.M. – 9 P.M
OCTOBER 7, 2025 REGULAR CITY COUNCIL MEETING CANCELED DUE TO NNO
PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, OCTOBER 8, 2025, 5 PM

OCTOBER 21, 2025 REGULAR CITY COUNCIL MEETING STARTS AFTER 5 PM
DUE TO GENERAL ELECTION EARLY VOTING

Parkerfest 2025! – SUNDAY, OCTOBER 19, 2025, 3 PM – 6 PM
NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 25, 2025, 10 AM – 2 PM

NOVEMBER 4, 2025 REGULAR CITY COUNCIL MEETING CANCELED DUE TO
GENERAL ELECTION

November 4, 2025 General and Special Election- Early Voting Dates and Hours

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
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October 19 No Voting (19 de octubre) (Sin votar)	October 20 No Voting (20 de octubre) (Votación adelantada)	October 21 Early Voting (21 de octubre) (Votación adelantada)	October 22 Early Voting (22 de octubre) (Votación adelantada)	October 23 Early Voting (23 de octubre) (Votación adelantada)	October 24 Early Voting (24 de octubre) (Votación adelantada)	October 25 Early Voting (25 de octubre) (Votación adelantada)
	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	8 am – 5 pm	7 am – 7 pm
October 26 Early Voting (26 de octubre) (Votación adelantada)	October 27 Early Voting (27 de octubre) (Votación adelantada)	October 28 Early Voting (28 de octubre) (Votación adelantada)	October 29 Early Voting (29 de octubre) (Votación adelantada)	October 30 Early Voting (30 de octubre) (Votación adelantada)	October 31 Early Voting (31 de octubre) (Votación adelantada)	November 1 No Voting (1 de noviembre) (Sin votar)
11 am – 5 pm	7am - 7pm	7am - 7pm	7am - 7pm	7am - 7pm	7am - 7pm	
November 2 No Voting (2 de noviembre) (Sin votar)	November 3 No Voting (3 de noviembre) (Sin votar)	November 4 Election Day (4 de noviembre) (Día de las elecciones)				
		7am - 7pm				

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.

4. APPROVAL OF MEETING MINUTES FOR AUGUST 27, 2025. [SPECIAL MEETING]
5. APPROVAL OF MEETING MINUTES FOR AUGUST 30, 2025. [SPECIAL MEETING]

MOTION: Councilmember Barron moved to approve consent agenda items 4 and 5 as presented. Councilmember Bogdan seconded with Barron, Bogdan, Halbert, Pilgrim, and Sharpe voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 899 APPOINTING A CITY ATTORNEY.

MOTION: Councilmember Halbert moved to approve Ordinance No. 899 appointing a city attorney. Councilmember Sharpe seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 900 AUTHORIZING EXPENDITURES AND APPROVING AMENDMENT(S) TO THE FY 2024-2025 OPERATING BUDGET.

Finance/Human Resources Director Savage reviewed the information in tonight's packet, as follows,

Fund	Account	Description	Budget	Budget Amendment	Revised Budget	Reason
General	01-900-8403	Buildings & Structures - Maint	45,000	100,000	145,000	Hail Storm Repairs
General	01-900-8862	Transfer to Utility Construction Fund	-	1,240,418	1,240,418	SLFRF Grant
				1,340,418		
Water	03-600-8608	Water Purchase	2,841,768	500,000	3,341,768	2nd Take Point
Water	03-900-8605	Professional Services	120,000	75,000	195,000	Legal Expenses
				575,000		
Util Impact	60-900-8862	Transfer to Utility Construction Fund	-	2,700,000	2,700,000	Fund CIP
				2,700,000		
Util Construction	62-900-8931	Buildings & Structures	1,882,961	2,700,000	4,582,961	Fund CIP
				2,700,000		
						\$ 7,315,418

and explained the purpose of this item is to amend the City's FY 2024-2025 budget by the amounts noted,-and responded to questions.

MOTION: Mayor Pro Tem Pilgrim moved to approve Ordinance No. 900 authorizing expenditures and approving amendment(s) to the FY 2024-2025 Operating Budget. Councilmember Barron seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-860 REGARDING THE SUSPENSION OF SELECT PARK RULES PURSUANT TO PARKER CODE OF ORDINANCE SECTIONS 97.11 AND 97.14 FOR PARKERFEST 2025 ON SUNDAY, OCTOBER 19, 2025, FROM 12:00 P.M. TO 8:00 PM UPON SATISFYING CERTAIN CONDITIONS.

Councilmember Barron stated he is fine with this item, but he would like to see an item brought to City Council to amend the portion of the City's Ordinance stating "the City may suspend the rules for city sponsored events" to allow the city administrator and the mayor to waive park rules without Council having to pass a resolution each year.

MOTION: Councilmember Barron moved to approve Resolution No. 2025-860 regarding the suspension of select Park Rules pursuant to Parker Code of Ordinance Sections 97.11 and 97.14 for Parkerfest 2025 on Sunday, October 19, 2025, from 12:00 p.m. to 8:00 pm upon satisfying certain conditions. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

Councilmember Barron also asked that the Parks and Recreation (P&R) Commission review and make recommendations to update the park rules, as they have not been updated in some time.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-861 OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING

PARTICIPATION IN THE PROPOSED NATIONAL OPIOID DIRECT SETTLEMENT WITH PURDUE PHARMA LP AND THE SACKLER FAMILY; APPROVING THE GOVERNMENTAL ENTITY AND SHAREHOLDER SETTLEMENT AGREEMENT ("GESA").

MOTION: Councilmember Sharpe moved to approve Resolution No. 2025-861 of the City of Parker, Collin County, Texas, authorizing participation in the proposed National Opioid Direct Settlement with Purdue Pharma LP and the Sackler Family; approving the Governmental Entity and Shareholder Settlement Agreement ("GESA"). Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-862, REGARDING NOMINATION(S) OF A BOARD OF DIRECTOR POSITION(S) FOR THE COLLIN COUNTY CENTRAL DISTRICT. [2 OF 2 NOMINATION(S) 1ST 2025 0909 – RES. NO. 2025-858]

Mayor Pro Tem Pilgrim recommended City Council make no additional nominations, noting City Council nominated Jerry Tartaglino at the last City Council meeting.

There was no additional action on this matter.

ROUTINE ITEMS

11. UPDATE(S):

FM2551

Public Works Director Machado said Texas Department of Transportation (TxDOT) has started pouring concrete at Hogge Road and the project is progressing.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

Mayor Pro Tem Pilgrim said the individual protestants decided on five (5) groups. The State Office of Administrative Hearings (SOAH) Administrative Law Judge Rebecca Smith requested one group be eliminated or decide on a leader and also requested all agree on a schedule to proceed to the actual hearing. The hearing is tentatively set for July 2026.

LEWIS LANE

Councilmember Sharpe said things are going well with the City of Lucas, Texas, and the agreement is progressing.

POST OFFICE/ZIP CODE

Councilmember Halbert said she had no progress to report.

DUBLIN ROAD WATER LINES

Public Works Director Machado said the Dublin Road water lines are expected to be completed by the end of the week. After the water lines are completed, the contractor will prepare for Dublin Road paving.

NEWSLETTER

No update at this time.

CAPITAL IMPROVEMENT PLAN (CIP)

Mayor Pettle said she and future City Administrator Manton have reviewed the CIP, along with Finance/HR Director Savage to familiarize themselves and make updates. It was noted the CIP is a “work in progress.”

PERSONNEL MANUAL

City Attorney Clifton stated she received City Council’s changes, and she is incorporating those changes into the manual.

COMPREHENSIVE PLAN (COMP)

Revisions were made during the workshop earlier tonight. The plan will be updated for Council’s future review.

TRAIL PLAN

Councilmember Barron said Parks and Recreation (P&R) Commission is taking over this project and plans to name a contact person soon. Mr. Barron asked that “Trail Plan” be removed from future updates.

ANY ADDITIONAL UPDATES

None

MONTHLY/QUARTERLY REPORTS

City Council accepted the reports hyperlinked below:

[August 2025 - Building Permit/Code Report](#)

[August 2025 – Court Report](#)

[August 2025 – Republic Services Inc., dba Allied Waste Services of Plano](#)

DONATION(S)

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

James M. Clay donated \$500 cash to the Fire Department.

Alex Taylor donated chips valued at \$15 to the Police Department.

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

FUTURE AGENDA ITEMS

13. FUTURE AGENDA ITEMS

Mayor Pettle noted Councilmember Barron’s request for revisions to the park rules to allow the mayor and city administrator to waive park rules.

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

Hearing no additional requests, Mayor Pettle encouraged everyone to email her any requests. She noted the next regularly scheduled meeting for Tuesday, October 7, 2025 has been canceled due to National Night Out (NNO). She encouraged everyone to check the City’s website as an additional “Special” meeting may be necessary.

EXECUTIVE SESSION START TO FINISH - 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, or duties of a city administrator.

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 551.071(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 regular meeting to Executive Session at 8:04 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 9:55 p.m.

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

No action was taken:

ADJOURN

Mayor Lee Pettle adjourned the meeting at 9:56 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Approved on the 6th day
of January, 2026.

Patti Scott Hull, City Secretary

Statement of Appreciation

On August 12, 2025, Parker Fire was dispatched to a medical emergency. Our members responded promptly, providing patient care and following established protocols to address the needs of the resident. The patient was successfully transported to the hospital, where further care was provided.

A few days after the incident, Parker Fire received a generous donation on behalf of the caller. We are sincerely grateful for this thoughtful contribution and deeply appreciate the support of our community.

It is an honor to serve as Fire Chief for the City of Parker and its residents. Our department's top priorities remain customer service and safety, and I am proud to say that the responding crew exemplified both during this call.

To address city concerns,

There are few items that I'm beginning to notice suspicious, with one of them not identified as ETJ but a city ordinance violation, so lets address these currents problem now.

There is another 2 acre lot that has not been responsibly maintained by the new property who live outside of Parker and a sign of high grass has not been cut. There has been no sign of any lawn services and no one today has mowed the property which my family used to own. A city violation needs to cited on the that vacant lot.

Which address the lawsuit about the wastewater plant there are residents asking question about the Gregory lane road and the status of the private road or is it a public road? I've sent the photographic evidence where it is posted on the Stop Huffines Projects facebook page. Does Don Huffines and John Cox prefer violating our traffic laws too?

The conversation about the new housing development is in question and opening more question by residents after the heated conversation between two mentioned people on the second page. What are the people are involved on the project hiding from us and from one city council member in question with more investigation needed to help relevantly clarify this current matter?

While there an expanded version of my three minute comment. I've sent you a copy of the expanded version to the city secretary.

So there are other things that I need to include in detail while trying to go within 3 minute commentary, but must expand in detail.

- New issues about the lawn ordinance. Another piece of two acre land which my family sold to a new owner not far for here, but outside the City of Parker has not mowed there grass for more than a month. The person who is responsible have failed to mow the vacant property, with grass more than 12 inches that some of the vegetation going past the fence line. The vacant lot may even have rabbits, rat snakes, and rodents that I've learned from the previous neighbors Ed Standridge and Trudy Jackson saw incidences of a giant rodent in the high grass of that property.
- On the issue of the Huffines 666 Project there is a sign where it says Gregory Lane is a private road at the corner of Hogge Drive and Gregory Lane, right below the 30 mile speed limit sign. Now why should residents get the feeling Don Huffines prefers violating any Texas traffic laws and traffic laws included by our city? Does he prefer violating laws in Parker, Murphy, and in Collin County? What else do we know about Don Huffines and his motives to behave with communistic behavior in our neighborhood, just to bypass out laws.

I ask that the City of Parker issue a Freedom of Information act issued on Phil Huffines on his activities involving the plans of the wastewater plant. Transparency is needed to figure out what is really going on for not just Parker, but for the cities around the EJT.

- Aside from the issue on the wastewater plant, the new residential property that's being propose I can agree with some of the things City Council said in their response. While the conversation between Buddy Pilgrim and Jordan Ramirez started to heat up last Thursday there was a mentioning of Jordan Ramirez who initiated the Freedom of Information request, mentioning about two different sides of the Buddy Pilgrim. For the surprise of that the incident I ask that the Freedom of Information be issued on Don Huffines and his colleagues, Buddy pilgrim, and the independent developer Jordan Ramirez on this separate concern. Even if there is evidence of Nepotism involving independent business violations.

Also to inquire why do these houses need to smaller pieces of land and why does Don Huffines and John Cox still own that land? What don't they just give up that land and making this war between Native Americans (Are Don and John making a mockery?) and the U.S. Army of the west? What other County violations in Collin County are they trying to make? Jordan Ramirez presentation is questionable since the first presentation at South Fork.



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull
Estimated Cost:	Date Prepared:	December 11, 2025
Exhibits:	<u>Proposed Minutes</u>	

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR DECEMBER 10, 2025. [SPECIAL MEETING]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PHull@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/11/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/18/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/ xx /2025



MINUTES
CITY COUNCIL MEETING
DECEMBER 10, 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 5:30 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert, and Darrel Sharpe were present.

Staff Present: City Administrator Kent Manton, Asst. City Administrator/City Secretary Patti Scott Hull, and City Attorney Catherine Clifton

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

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

Section 551.071 (1) Texas Government Code; Consultation with the City Attorney on pending or contemplated litigation, a settlement offer, or (2) 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 on any agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- ▢ Gregory Lane litigation
- ▢ Restore the Grasslands proposed development/MUD
- ▢ Lewis Lane

Mayor Lee Pettle recessed the special meeting to Executive Session at 5:31 p.m.

RECONVENE SPECIAL MEETING.

Mayor Lee Pettle reconvened the meeting at 6:48 p.m.

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

No action was taken.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 6:49 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Patti Scott Hull, City Secretary

Approved on the 6th day
of January, 2026.

PROPOSED



Council Agenda Item

Budget Account Code:	Not applicable	Meeting Date:	See above.
Budgeted Amount:	Not applicable	Department/ Requestor:	Council
Fund Balance-before expenditure:	Not applicable	Prepared by:	ACA/CS Scott Hull for Municipal Court Clerk Lori Newton
Estimated Cost:	Not applicable	Date Prepared:	December 11, 2025
Exhibits:	<ol style="list-style-type: none"> 1. Proposed Resolution 2. Candidate Municipal Court City Prosecutor Resume 3. Resolution No. 2024-793 (Appointment of Municipal Officials) 		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2026-878, APPOINTING THE PROSECUTING ATTORNEY AND ALTERNATE PROSECUTING ATTORNEY FOR PARKER MUNICIPAL COURT.

SUMMARY

This Resolution appointing a new Prosecuting Attorney is consistent with §31.05 of the Parker Code of Ordinances. The current Municipal Court Prosecuting Attorney, Larence M. Lansford, has announced his resignation due to time constraints and conflicts. He has indicated his desire to continue as Alternate City Prosecuting Attorney and has made a recommendation for his replacement.

§ 31.05 PROSECUTING ATTORNEY.

The City Attorney shall serve as the prosecuting attorney in the Municipal Court unless the City Council shall appoint another qualified attorney to be the prosecuting attorney of the Municipal Court.

(Ord. 381-95, passed 3-14-1995)

POSSIBLE ACTION

City Council may vote to approve, deny, or postpone the item and direct staff to take appropriate action.

Inter – Office Use			
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Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/11/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/28/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/29/2025 via Municode

RESOLUTION NO. 2026-878
(Appointment of Prosecutors)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER,
COLLIN COUNTY, TEXAS, APPOINTING A PROSECUTING
ATTORNEY AND ALTERNATE PROSECUTING ATTORNEY FOR THE
PARKER MUNICIPAL COURT; PROVIDING REPEALER; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 31.05 of the Parker Code of Ordinances, the City Council may appoint a qualified attorney to be the prosecuting attorney of the Municipal Court; and

WHEREAS, the currently appointed Municipal Court Prosecuting Attorney has announced his resignation, and there is no Alternate Prosecuting Attorney.

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

SECTION 1. The following are appointed until a successor has been appointed by city council and qualified:

- a. Municipal Court Prosecuting Attorney: Shawn Roten
- b. Alternate Prosecuting Attorney: Larence Lansford III "Trey"

SECTION 2. 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.

SECTION 3. This Resolution shall become effective immediately upon approval.

DULY RESOLVED by the City Council of the City of Parker, Texas on this the 6th day of January, 2026.

APPROVED:
CITY OF PARKER

Mayor Lee Pettle

ATTEST:

City Secretary Patti Scott Hull

APPROVED AS TO FORM:

Catherine Clifton, City Attorney

Proposed



Shawn Lee Roten

P.O. Box 531
Royse City, Texas 75189
P: 214-236-0438
Shawn@RotenLaw.com

A Texas attorney and retired law enforcement leader with over 29 years of police service, who holds a Texas Master Peace Officer's license.

Employment Experience

Roten Law PLLC

- Attorney and Owner

October 2025 – Present

City of Garland, Office of the City Attorney

- *Garland Police Dept. Legal Advisor – Sr. Asst. City Attorney II.* Jan. 2024 – present
- *City Marshal (Chief of Agency)* Jan. 2023 – present
- *Sr. Asst. City Attorney / City Marshal Capt.* Mar. 2021 – Jan. 2024

March 2021 – Present

As an assistant city attorney, I have gained experience in municipal law. I've worked as municipal prosecutor, defended the city against torts, drafted contracts, easements, and various other agreements, drafted municipal ordinances, provided legal counsel to the Plan Commission, Board of Adjustment, and Civil Service Commission, assisted public safety in disciplinary cases, assisted in litigation in federal court related to a section 1983 lawsuit, and acquired property through eminent domain for the City. I am currently assigned to the Garland Police Department as the Police Legal Advisor. Additionally, As the City Marshal I lead twenty-two deputies in bailiff duties, prisoner transfers, city facilities security, and parking enforcement.

S. Roten Law Firm, PLLC

- Attorney and Owner

May 2020 – March 2021

City of Garland, Police Department

I worked for the Garland Police Department for twenty and half years and served in various positions throughout my tenure. I trained officers on various topics throughout my career.

- *Administration Division – Internal Affairs Lieutenant*
- *Administration Division – Administrative Lieutenant*
- *Support Services Division - Administrative Lieutenant*
- *Patrol Division - Patrol Lieutenant – (First Line Supervisor)*
- *Support Services Division – Police Systems Admin.*
- *Patrol Division - Patrol Officer & FTO*
- *Training Division - Recruit Officer*

Jan. 2020–Mar. 2021
July 2019 – Jan. 2020
July 2012 – July 2019
Feb. 2011 – July 2012
May 2007 – Feb. 2011
Dec. 2000 – May 2007
Oct. 2000 – Dec. 2000

City of Sachse, Police Department

- *Patrol Officer*

Apr. 1998 – Oct. 2000

City of Lone Oak, Police Department

- *Non-Paid Patrol Officer / Narcotic Detection Dog Handler*

Oct. 1996 – Apr. 1998

United States Air Force

- *64th Security Police Squadron - Reese AFB, Texas*
- *Airman E-2 – Security Police, Law Enforcement*

Apr. 1994 – Mar. 1995

Current and former Professional Licenses & TCOLE Certificates

Texas Law License

Texas Master Peace Officer License

Mental Health Officer

SFST Instructor

TCOLE Basic Instructor

SFST Proficiency Certificate

Drug Recognition Expert

Education

- **University of North Texas Dallas College of Law** Dallas, TX Aug. 2016 - Jan. 2020

Degree: Juris Doctor (J.D.) **3.165 GPA**
Major: Juris Doctor
 Member of the Board of Advocates 2018-2019
- **Tarleton State University (Online)** Stephenville, TX Fall 2014 - Summer 2015

Degree: Bachelor of Applied Arts and Sciences (B.A.A.S.) **3.71 GPA**
Major: Criminal Justice w/Emphasis on Administration
- **Paris Junior College (Online)** Paris, TX Fall 2013 - Summer 2014

Degree: Associates of Sciences (A.S.) **3.59 GPA**
Major: General Studies

Police and Leadership Training

Garland Police Academy	Garland	Oct. 2000 – Dec. 2000
Collin County Law Enforcement Academy	McKinney	Aug. 1995 – Dec. 1995

Servant Leadership	ILEA	04/19/2019
Manage to Lead Leadership Series	Garland	11/12/2014
New Supervisor	NTCOG	04/22/2011
FEMA NIMS-IS100, IS200, IS700, & IS800	Online	2011 - 2020

****Valedictorian of Garland PD Academy Class 43A.**

**** TCOLE Hours:** 3,163 Continuing Education training hours including attending two police academies. 4,720 Education hours awarded.

Total TCOLE Hours = 7,883.

Career Related Awards and Recognitions

- Supervisor of the Year (2018)
- Officer of the Year (2001)
- Officer of the Month (4 times)
- Certificate of Merits (26)
- Certificate of Merit Bars (8)
- Commendation Bars (1)
- Letters of Commendation/Recognition (7)
- Civil Service Letters of Commendation (17)

Miscellaneous Information

Technology: Microsoft Office Suite, Adobe Professional, Crystal Reports, Camtasia Studio, and the ability to write queries to search Oracle & SQL databases.

Memberships: Texas Bar Association, Texas Municipal Police Association, Texas Police Association, American Bar Association, Dallas Bar Association, and International Association of Chiefs of Police

Courts: I'm eligible to practice law in Texas State Courts, United States Northern District of Texas, United States Eastern District of Texas, and United States Fifth Circuit Court of Appeals.

RESOLUTION NO. 2024-793
(Appointment of Municipal Court Officials)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER,
 COLLIN COUNTY, TEXAS, ESTABLISHING TERMS OF OFFICE FOR
 THE MUNICIPAL COURT JUDGE, ALTERNATE COURT JUDGE, AND
 PROSECUTING ATTORNEY, LEAVING THE ALTERNATE
 PROSECUTING ATTORNEY VACANT, AND ESTABLISHING THE
 TERM FOR THE MUNICIPAL COURT CLERK AND APPOINTING
 INDIVIDUALS TO THOSE OFFICES.**

WHEREAS, the City Council of the City of Parker desires to establish uniformity in the appointment of its municipal court officials; and

WHEREAS, the City Council of the City of Parker has determined that two year terms, coinciding with the terms of the mayor of Parker are appropriate;

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

SECTION 1. The terms of office for municipal court officials, including municipal court judge, municipal court alternate judge, and city prosecutor, are to coincide with the two-year term of the mayor of Parker. The current term is May 2024 through May 2026. Persons appointed to municipal court office shall hold the office for the term appointed, and thereafter until either re-appointed or until a successor has been appointed by the city council, and qualified.

SECTION 2. For the current term ending on the municipal election date in May 2024, the following are appointed:

- a. Municipal court judge: David Hill
- b. Municipal court alternate judge: Cass Robert Callaway
- c. City prosecuting attorney: Larence M. Lansford, III ("Trey")
- d. Alternate prosecuting attorney: Vacant
- e. Municipal Court Clerk: Lori Newton

DULY RESOLVED by the City Council of the City of Parker, Texas on this the 4th day of June, 2024.

APPROVED:




 Lee Pettle, Mayor

ATTEST:

Patti Scott Grey

Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

Catherine Clifton

Catherine Clifton, Interim City Attorney



Council Agenda Item

Budget Account Code: Not applicable	Meeting Date: See above.
Budgeted Amount: Not applicable	Department/ Requestor: Council
Fund Balance-before expenditure: Not applicable	Prepared by: ACA/CS Scott Hull for City Administrator Manton
Estimated Cost: Not applicable	Date Prepared: December 18, 2025
Exhibits:	Proposed Resolution

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2026-879 RENAMING THE SUBDIVISION FOR WHICH A PRELIMINARY PLAT WAS APPROVED BY COUNCIL ON OCTOBER 21, 2025.

SUMMARY

City Council voted to approve a preliminary plat for the 'McCreary Estates' subdivision (originally titled 'Buckingham Estates') on the condition that an alternative name be proposed and presented to City Council before the submission of the final plat.

Subdivision construction is now underway, and the developer has since proposed a name change to "The Preserve at McCreary Farm".

Staff's understanding of Council's intent was that the name needed to be unique in nature and divergent from common naming characteristics of neighboring subdivisions. We have requested that the developer attend the meeting and submit 3-6 name proposals to Council for further consideration.

As of 12/31/2025, staff have not received a list of proposed names.

POSSIBLE ACTION

Approval of one of the name suggestions proposed by the developer and/or landowner. Council may also deny all suggestions and request more, postpone to a date certain, or direct staff to take additional action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/18/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/31/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/29/2025 via Municode

RESOLUTION NO. 2026-879**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, RENAMING THE SUBDIVISION FOR WHICH A PRELIMINARY PLAT WAS APPROVED BY COUNCIL ON OCTOBER 21, 2025; AND PROVIDING FOR THE EFFECTIVE DATE.**

WHEREAS, the Parker Code of Ordinances Section 155.049(C) provides the proposed name of a subdivision “shall not duplicate, or too closely approximate phonetically, the name of any other subdivision or addition in the area” and further provides that the Parker City Council has final authority to approve the name of a subdivision; and

WHEREAS, the City Council has determined that the proposed name of “McCreary Estates” in the preliminary plat adopted on October 21, 2025, is too similar to other nearby subdivisions and could cause confusion; and

WHEREAS, City staff has solicited suggestions for alternate names from the developer; and

WHEREAS, the City Council finds that adoption of this resolution providing for a name for the subdivision is in the best interest of the City of Parker.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The subdivision to be developed on 46.654 total acres in the Squire T Lewis Survey, Abstract No. 529 for which a preliminary plat was approved on October 21, 2025, shall be named _____.

Section 2. This resolution shall be effective upon its passage.

PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas on this the 6th day of January, 2026.

CITY OF PARKER:

Lee Pettle, Mayor

ATTEST:

Patti Scott Hull, City Secretary

APPROVED AS TO FORM:

Catherine Clifton, City Attorney

Date and Other Information	Item Description	Contact	Notes
2025 or later	Southridge gate request	Richard Pratt/Gary Machado	met in 2023 on this and put off this construction completes
Jul-05	Water impact fees	Machado/Kerkoff	
10/21/2025	Public Works building	Machado	design approved by Council 7/1/25. Cost estimates to Council
12/2/2025	Fee Schedule	Machado/Savage/Clifton	
10/21/2025	Any plats	Machado	
TBD	Roberts Rules of Order	Pettle	To find and show video on parliamentary proceures and RRO
TBD	Post Office/Zip Code	Halbert	took over from Lynch
Nov-25	Board/Commission appointments	Patti Grey	as necessary
Dec 2 or sooner if possible	Lucas ILA	Clifton	on going
25-Nov	Procedures of Public Comments	Pettle/Clifton	
10/30/2025	CIP updates	Manton/staff	Include funding sources. Awaiting City Administrator.
TBD	Resolution on employment required time with city	Clifton	
TBD	Council Procedures	Pettle	
TDB	Agenda procedures	Clifton/Grey/Pettle	law changed on posting
TBD	Procedures of Presentations	Pettle/Clifton/Grey	
In Progress	Personnel Manual	Clifton	edits in progress. Target date for completion 10-1-25
TBD	Procedural manual	Pettle/Clifton/Grey/C.A	
Quarterly	Investment Report	Savage	
Quarterly	Departmental Reports	Dept. Heads	
10/21/2025	Comp Plan	Pettle	
TBD	Council Training	Clifton	
TBD	Retreat	Bogdan	
TBD	Trail Plan	Barron	with P and R.
25-Nov	Park rules revision for waiving etc	Pettle/Clifton	