



MINUTES

CITY COUNCIL MEETING

February 3, 2009

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 Cordina called the meeting to order at 7:00 p.m. with Councilmember's Marshall, Sumrow, Threadgill, Evans and Levine present. A quorum was present.

Staff present: City Attorney Jim Shepherd, City Administrator Dena Daniel, Assistant City Administrator Jeff Flanigan, City Secretary Carrie Smith, and Police Chief Tony Fragoso.

EXECUTIVE SESSION –

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

Executive Session was cancelled.

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

A. Govt. Code 551.071 – Pending or threatened litigation—Parker v. Wylie.

2. RECONVENE REGULAR MEETING.

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

PLEDGE OF ALLEGIANCE

Boy Scout Riley led the Pledge of Allegiance.

PUBLIC COMMENTS The City Council invites any person with business before the Council not scheduled on the agenda to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

Keith Mantey of 2709 Dublin Road – disagrees with the additional zoning restrictions, limiting accessory buildings to two.

Skip Cave of 4407 Springhill Estates – spoke in opposition to Oncor running the new transmission lines through the easement in his yard.

Harry Donaghy of 4613 Hackberry Lane – spoke in opposition to Oncor running the new transmission lines through Parker.

Mayor Cordina moved to Item 7.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR DECEMBER 9, 2008.

MOTION: Mayor Pro-tem Threadgill motioned to approve the minutes. Councilmember Levine seconded with Councilmember's Marshall, Sumrow, Threadgill, Evans, and Levine voting for. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR JANUARY 13, 2009.

MOTION: Councilmember Marshall motioned to approve the minutes. Councilmember Evans seconded with Councilmember's Marshall, Sumrow, Evans, and Levine voting for. Motion carried 4-1. Mayor Pro-tem Threadgill abstained.

6. PRESENTATION BY ELIZABETH MORRIS REGARDING THE ONCOR TRANSMISSION LINES.

Ms. Morris gave the Council a PowerPoint presentation discussing the impact of the Oncor Transmissions lines on property values in Parker. (See Exhibit 6A.) Ms. Morris stated this presentation was done for the City by volunteers. Ms. Morris stated, "if we suffer lower home values ultimately it will ripple throughout the city." Option 1 shows a 10% drop in tax value immediately and 2% annual increase.

Oncor Area Manager Gerald Perrin was present and stated it would cost approximately \$600 – 800 thousand per foot to bury the new line, totaling between \$8 – 10 million per mile. To bury the existing 345 transmission lines would be \$30 million per mile. Councilmember Levine asked Mr. Perrin to provide the City with cost numbers.

At 8:34 p.m. Mayor Cordina opened the floor to comments.

Skip Cave of 4407 Springhill Estates – asked Ms. Morris how she derived with the 10% decrease. Ms. Morris stated she contacted Ebby Halliday and they assisted her with the research.

Bill Bailey of 4606 Boulder Drive – stated the other effected entities, i.e. school and county should pay their portion of the cost.

Bruce Covey of 4401 Willow Ridge – asked Oncor Area Manager Gerald Perrin what the effect to the EMF would be if the lines were buried. Mr. Perrin did not have an answer and would have to look into it further. Mr. Covey is concerned with health and safety of additional transmission lines being in the air.

Jim Archer of 4209 Springhill Estates – provided Council with an article on a law suit won by the City of Grand Prairie law suit against natural gas-drilling. According to Mr. Archer by ordinance cities can regulate public utilities with regards to the aesthetics and materials to be used.

George Bednarz of 4607 Springhill Estates – discussed the appearance of the lines from various locations in Parker. He asked, “Is there room for more lines in the future?” If so the lines will be in resident’s back door. After discussion on the placement of the new poles, Councilmember Sumrow noted representatives from Oncor did state the new poles will be in-line with the current poles.

Dave Leamy of 5801 Rathbone Drive – asked for clarification of the various routes. It was his understanding the lines would run south to Murphy and make a loop.

Melanie Schell of 4601 Springhill Estates Drive – has concerns regarding the increased emissions from the electrical lines. More lines cause additional health and safety risks. She offered to gather scientific data on health issues the lines could cause.

7. PRESENTATION BY GLOBAL CONNECT-ON EMERGENCY NOTIFICATION USING VOICE BROADCASTING.

Hellen Sellitsch with Global Connect gave the Council an online presentation of their product and service. (See Exhibit 7A.)

Mayor Cordina moved to Item 6.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ORDINANCE 638 AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER AS HERETOFORE AMENDED, BY MODIFYING AND ADDING PROVISIONS FOR PARKING, HOME OCCUPATION, ACCESSORY BUILDINGS, ACCESSORY DWELLINGS, AND STORAGE UNITS, AS SET FORTH SPECIFICALLY HEREIN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Shepherd stated the detail of this ordinance was previously approved and tonight's action would be the formal adoption by ordinance. Council discussed the need to have an annual renewal for SUP's. City Attorney Shepherd explained to have a valid SUP is to file a zoning application, go through public hearings and pass by ordinance as with any zoning case. Garage dwellings and others must be handled by code enforcement if there is not an SUP.

Councilmember Sumrow explained the annual renewal is to supplement code enforcement and a reminder to keep people honest and to eliminate the rental property to a tenant on a property of 1 acre.

MOTION: Councilmember Sumrow motioned to approve the accessory dwellings requiring an annual renewal of the SUP. Mayor Pro-tem Threadgill seconded with Councilmember's Marshall, Sumrow, Threadgill, and Evans voting for. Councilmember Levine opposed. Motion carried 4-1.

There was discussion regarding the parking requirements. If an owner's property cannot accommodate the parking regulation this could be a hardship and taken to the ZBA.

MOTION: Mayor Pro-tem Threadgill motioned to approve all zoning with changes to the SUP Annual renew requirement. Councilmember Sumrow seconded with Councilmember's Sumrow, Threadgill, and Evans voting for. Councilmember Marshall and Levine opposed. Motion carried 3-2.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2009-252 AMENDING THE REGULAR MEETING DATES AND TIMES FOR CITY COUNCIL MEETINGS.

MOTION: Councilmember Marshall motioned to approve Resolution 2009-252 changing regular council meeting dates to the first and third Tuesday of each month. Councilmember Evans seconded with Councilmembers Marshall, Sumrow, Threadgill, Evans, and Levine voting for. Motion carried 5-0.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2009-253 SUPPLEMENTING THE POLICY FOR MAYOR AND CITY COUNCIL TRAVEL AND EXPENSE REIMBURSEMENT, BY ADDING A PROCEDURE FOR APPROVAL OF CITY ADMINISTRATOR TRAVEL AND EXPENSE.

Councilmember Evans motioned to approve Resolution 2009-253. Councilmember Levine seconded with Councilmember's Marshall, Sumrow, Threadgill, Evans, and Levine voting for. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON 2009-254 RESOLUTION APPROVING AND ADOPTING REVISIONS TO THE CITY OF PARKER EMPLOYEE HANDBOOK, FORMERLY KNOWN AS THE "CITY OF PARKER EMPLOYEE POLICIES AND PROCEDURES MANUAL".

MOTION: Mayor Pro-tem Threadgill motioned to approve Resolution 254 as amended. Councilmember Marshall seconded with Councilmember's Marshall, Sumrow, Threadgill, Evans, and Levine voting for. Motion carried 5-0.

12. DISCUSSION AND/OR ANY APPROPRIATE ACTION ON THE CITY'S 40TH ANNIVERSARY.

Mayor Cordina asked the Council if they wished to have a 40th celebration or wait for the 50th or 100th anniversary.

Councilmember Evans noted she was asked to come up with a plan and her cost estimates are \$1000. She talked with the Parks and Recreation Commission and discussed a joint "open house" and celebration. David Leamy and Leonard Stanislav have volunteered to host the event on April 19th from 1 – 4 p.m. There are funds in the contingency and Parks and Recreation budget for the event.

MOTION: Mayor Pro-tem Threadgill motioned to appoint Councilmember Evans as the Council liaison and a budget of \$2000 or less. Councilmember Sumrow seconded with Councilmember's Marshall, Sumrow, Threadgill, Evans, and Levine voting for. Motion carried 5-0.

13. DISCUSSION AND/OR ANY APPROPRIATE ACTION ON A GROUND BREAKING CEREMONY FOR THE PUBLIC SAFETY BUILDING.

Fire Chief Sheff told Council the fire department is excited about the event. He has 3 gold shovels and needs the Council to decide when they would like to hold the event. After some discussion it was decided on February 28th in the morning by 10:00 a.m.

ROUTINE ITEMS

14. FUTURE AGENDA ITEM REQUESTS

Z Marshall discussed a neighborhood forum for the residents on McCreary Road to discuss the road project.

Formal bids for solid waste and recycling services

2008 Audit

Animal controls services with Murphy

New signage for city hall

15. STAFF UPDATES

a. City Recognitions

i. The City will be recognized at the upcoming TML AMCC Seminar later this month.

ii. Mayor Cordina and wife Patti Cordina were recognized by Mr. Donald Rose for their organization of the 4th Annual Toy Run.

16. ADJOURN

Mayor Cordina adjourned the meeting at 10:45 p.m.



APPROVED:

Joe Cordina
Mayor

ATTESTED:

Carrie L. Smith, TRMC
City Secretary

APPROVED on the 27th day of
January 2009.

Insert Exhibits

- 7A Global Connect Presentation
- 6A E. Morris Presentation

Emergency Notification Using Voice Broadcasting



GLOBAL CONNECT

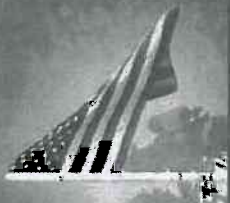
Strategic Voice

Messaging



EX 177

February 3, 2009



Why Choose Global Connect?

- ▶ **We provide the speed and timely response needed when an emergency arises that incorporates an easy to use web-based system that is cost-effective**



GLOBAL CONNECT
Strategic Force Messaging

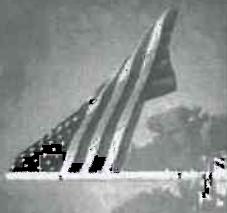


Global Connect Overview

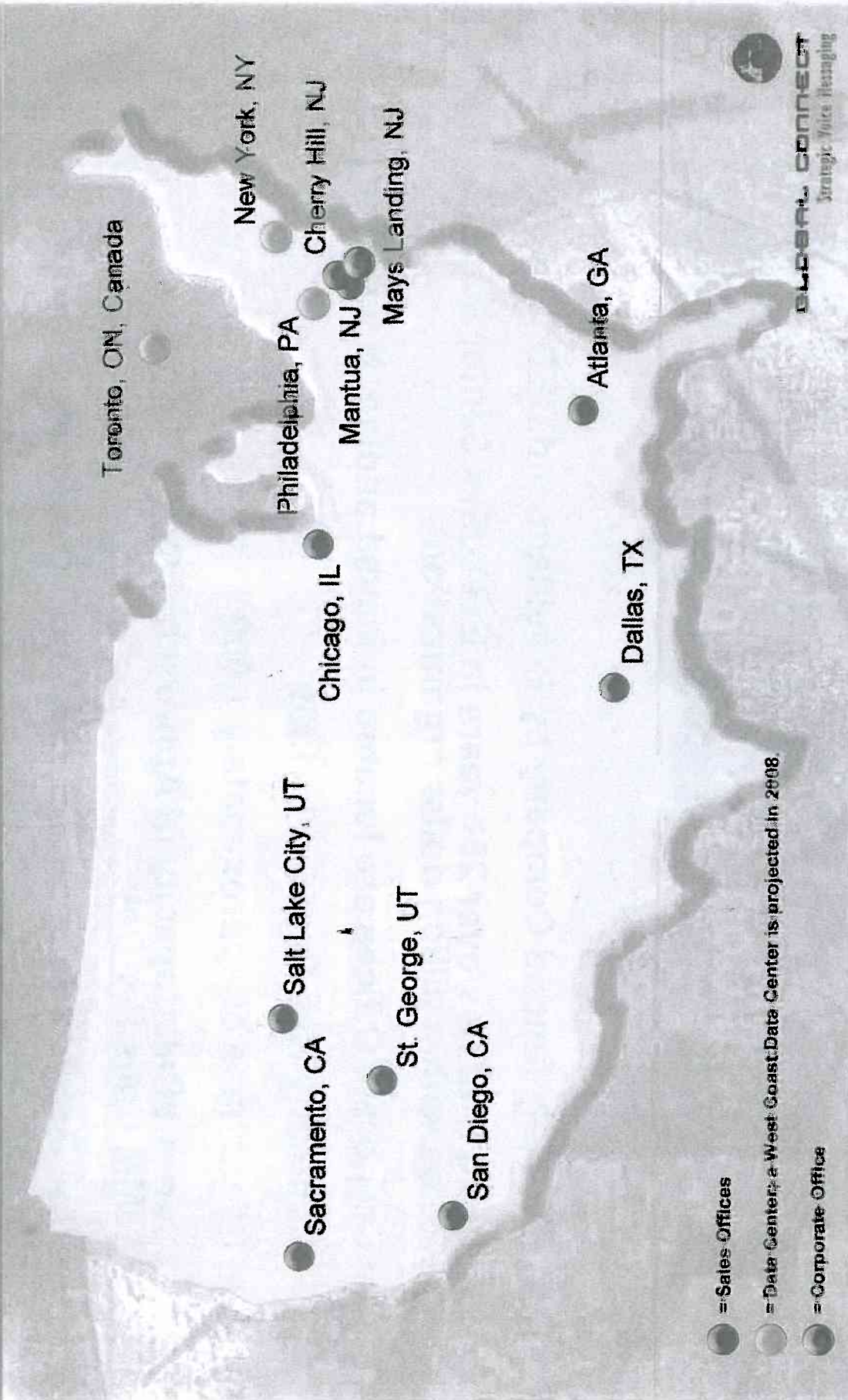
- ▶ Privately funded Company by President and CEO, Craig Bird
- ▶ Craig Bird has over 25+ years in Executive Senior Management Roles within billion dollar organizations
- ▶ Corporate Offices are located in Mays Landing, New Jersey
- ▶ Company was founded in 1999
- ▶ Client base of approximately 1,000
- ▶ Current Call Capacity of Approximately 15MM Calls Per Day
- ▶ Nine Outside Sales and Services Offices located throughout the United States



GLOBAL CONNECT
Strategic Voice Messaging

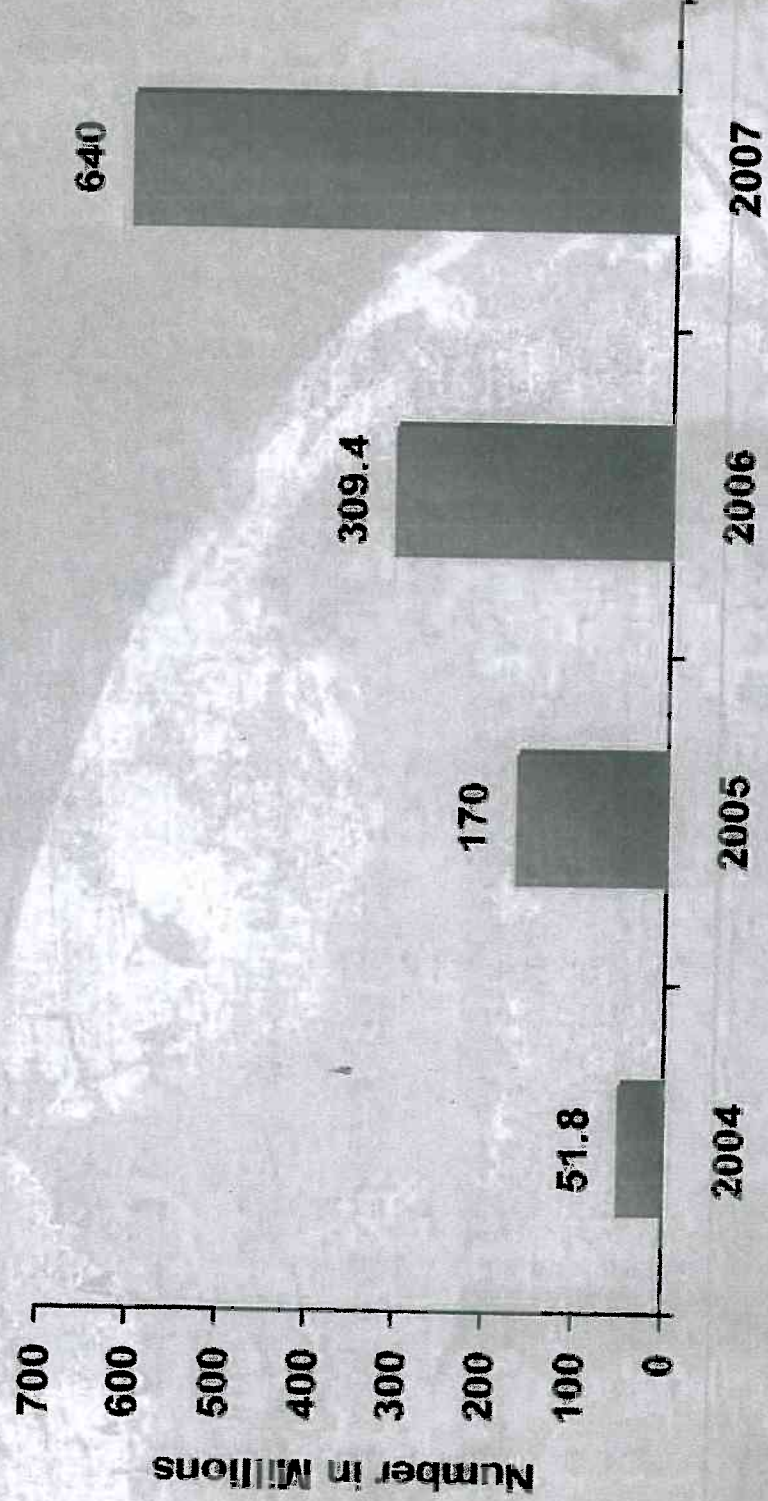


Global Connect Office Locations





Attempted Calls by Year



GLOBAL CONNECT
Strategic Voice Messaging



Notification Challenges

Challenges to Communities:

- ▶ **Difficulty contacting residents rapidly**
- ▶ **Mixed messages**
- ▶ **High cost solutions**
- ▶ **Unable to verify if residents received the notification or alert**
- ▶ **Warning residents in the middle of the night**



GLOBAL CONNECT
Strategic Voice Messaging



Why Choose Global Connect

Global Connect

- ▶ Ability to make thousands of calls per minute per broadcast with no additional line charges, fees, or taxes
- ▶ Ability for residents to register their cell phone numbers via the web
- ▶ No hardware or software to purchase and can be accessed from anywhere including a lap top or cell phone
- ▶ Upgrades and features are provided for free with no interruption of service
- ▶ Free customer service 24/7
- ▶ Low "per household" fee with unlimited usage

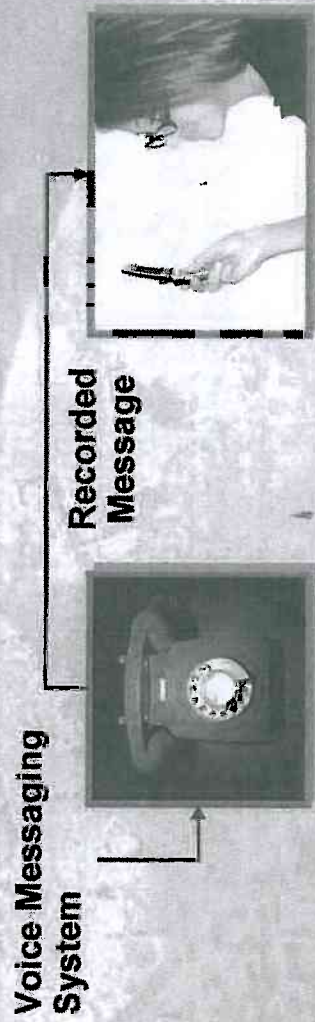


GLOBAL CONNECT
Strategic Voice Messaging

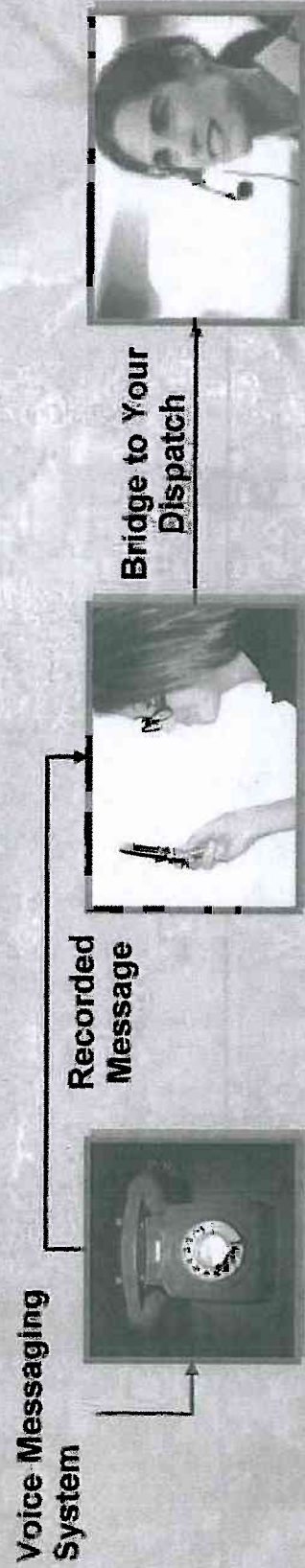


Types of Voice Messages

Notifications:



Interactive / Direct Connect:



GLOBAL CONNECT
Strategic Voice Messaging



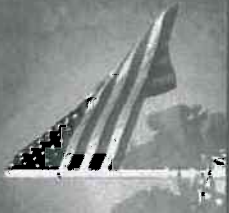
Global Connect Key Features

ENS Map Interface / Call Lists

- ▶ **Multiple Ways to Create a List**
 - **Map**
 - **Filters**
 - **Employee**
- ▶ **Ability to create and store lists in advance**
- ▶ **Resident Self-registration**
- ▶ **Interface editing for 100% data accuracy**



GLOBAL CONNECT
Strategic Voice Messaging



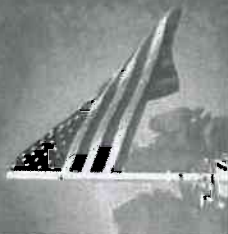
Global Connect Key Features

Voice Broadcast

- ▶ Messages to residents can be recorded in your own voice
- ▶ Users decide how fast calls are deployed
- ▶ Broadcast messages can be set up in advance and used multiple times
- ▶ Each telephone key can be programmed to perform a particular action
- ▶ Emails can be deployed for employee communication



GLOBAL CONNECT
Strategic Voice Messaging



Global Connect Key Features

Broadcast Scheduling

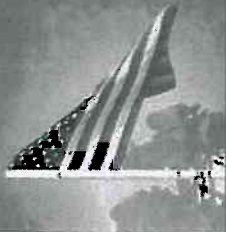
- ▶ **Broadcasts can be scheduled to deploy immediately or with a delay**
- ▶ **Broadcasts can be deployed remotely from a cell phone**

Reporting

- ▶ **Reporting is "real-time"**
- ▶ **Summary and Detail call information is available**
- ▶ **Filtering options are available for report customization**



GLOBAL CONNECT
Strategic Voice Messaging



Global Connect Recap

Global Connect's System Provides:

- ▶ **Low Cost Solution**
- ▶ **Ability to notify residents rapidly**
- ▶ **High quality, clear messages**
- ▶ **Ability to send messages to an entire community or a single street**
- ▶ **Enhanced Employee Communication**
- ▶ **Free Training**
- ▶ **Free 24/7 customer service**



GLOBAL CONNECT
Strategic Voice Messaging



Partial ENS Customer List

- ▶ Atlantic County, NJ
- ▶ Salem County, NJ
- ▶ East Brunswick, NJ
- ▶ Wanaque, NJ
- ▶ Ringwood, NJ
- ▶ Piscataway, NJ
- ▶ Tabernacle, NJ
- ▶ Upper Township, NJ
- ▶ Puyallup, WA
- ▶ East Orange, NJ
- ▶ Manchester, NJ
- ▶ Ocean City, NJ
- ▶ Stafford Twp., NJ
- ▶ Avalon, NJ
- ▶ Southampton, NJ
- ▶ Boiling Springs, NC



GLOBAL CONNECT
Strategic Voice Messaging

Test the System for FREE

► **Start Today!**



**Your residents trust you.
You can trust Global Connect.**

*Reach staff, volunteers and
residents within seconds.*

100% WEB-BASED MESSAGING SYSTEM

THOUSANDS OF CALLS PER MINUTE

CUSTOMIZED MESSAGING CAPABILITY

RESPONDER COUNT

REMOTE ACCESS AND DEPLOYMENT

GLOBAL CONNECT

Emergency Notification System

Call 866-421-4131 or visit gc1.com to

TEST THE SYSTEM FOR FREE



GLOBAL CONNECT
Strategic Voice Managing

Insight Research Corporation's Development Simulation Model (DSM) for the City of Parker, Texas

***This Analysis:
Two Options for ONCOR's Proposed
Transmission Line***

What is Development Simulation Modeling?

- Development Simulation Modeling (DSM) is a computer-generated forecasting method for examining future development outcomes and their related public financial consequences.
- Simulation modeling provides a community with a set of tools for short and long term, risk-free examination of future land use, zoning, economic development and other local government choices.

Development Simulation Modeling

- It provides a quantitative data set that can be used for examining alternative courses of action to answer the question:

How can we modify our current trends to achieve a more favorable outcome?

Examining ONCOR Transmission Line Impacts

City of Parker, TX

City of Parker, Texas

- Population – 3,800
- Parker is residential community, no commercial
- Municipal Budget - \$2 million
- Approximately 45% developed, with more than 900 acres remaining in the defined study area

The Current Situation

- ONCOR currently has an easement and 345kV transmission towers through the City of Parker, a distance of approximately three miles.
- ONCOR plans to add additional 138kV transmission towers, most likely on its easement, to serve new growth to the north and east of the City of Parker, but not the City itself.
- Growth continues in the area, and additional transmission lines are also a likely issue for Parker's future.

City of Parker Options

A number of placement options may exist, however, the most likely, Option 1, was examined, along with a potentially permanent solution to the power needs of the area, Option 2, using both the DSM model and an economic impact analysis, including:

- **Option 1:** Add the 138kV lines to the existing lines and towers.
- **Option 2:** Study the potential for placing both the existing and the new lines underground.

Questions for Parker

- Under Option 1, how will existing and future property values be adversely affected by new lines and towers?
- Under Option 2, would placement of these lines underground increase these same property values for homes abutting the easement, as well as for new homes in the view corridor?
- Could Option 2 create enough tax revenue to make a special district or other combination of public/private financing possible?

Parker Options

Based on extensive research of nationwide industry examples and local valuation, estimates of value loss and gain for Parker are as follows:

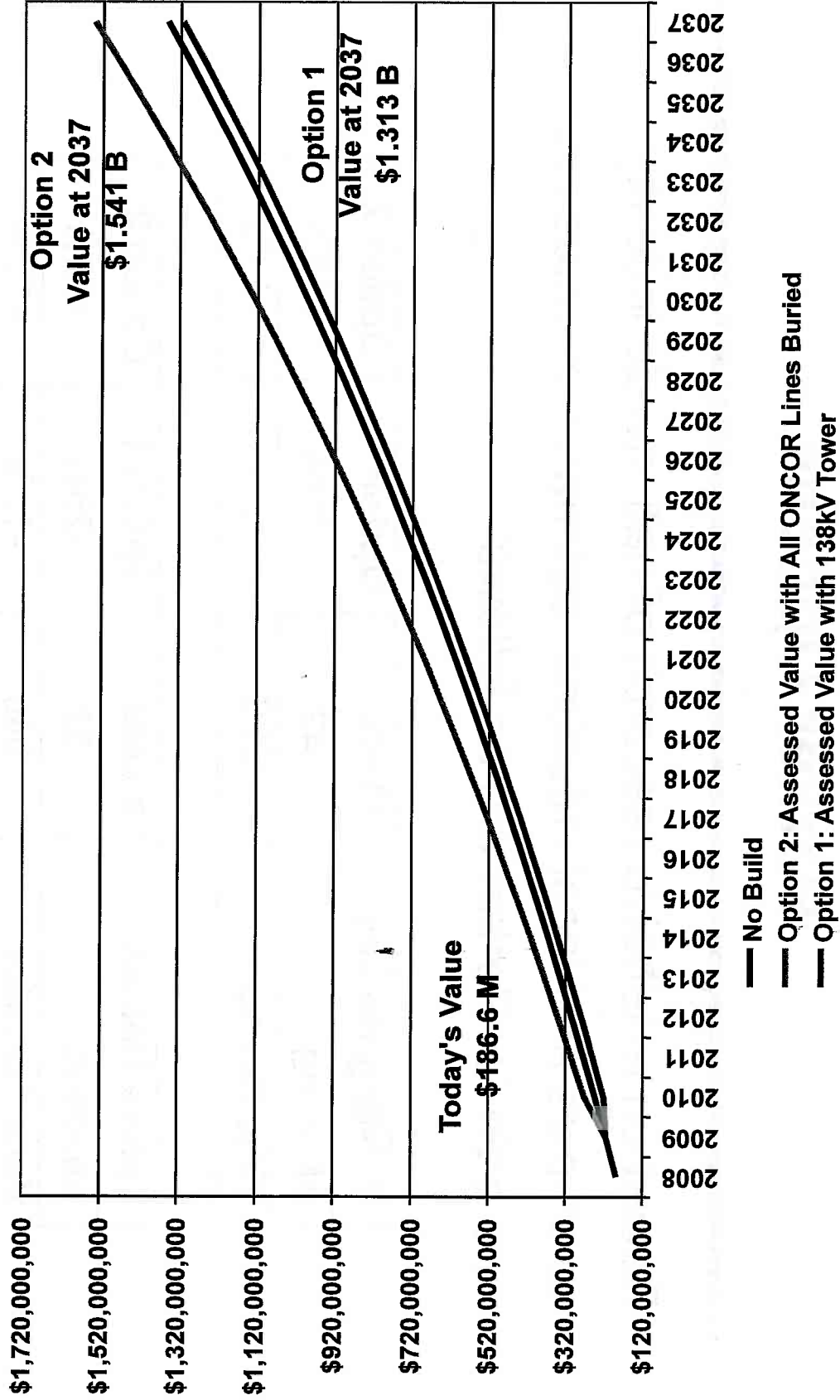
Existing Homes	# Lots	Option 1	Option 2
Abutting	42	-10%	+15%
View Corridor	275	-7%	+15%

Future Homes	# Lots	Option 1	Option 2
Abutting	33	-25%	+15%
View Corridor	940	-12%	+15%

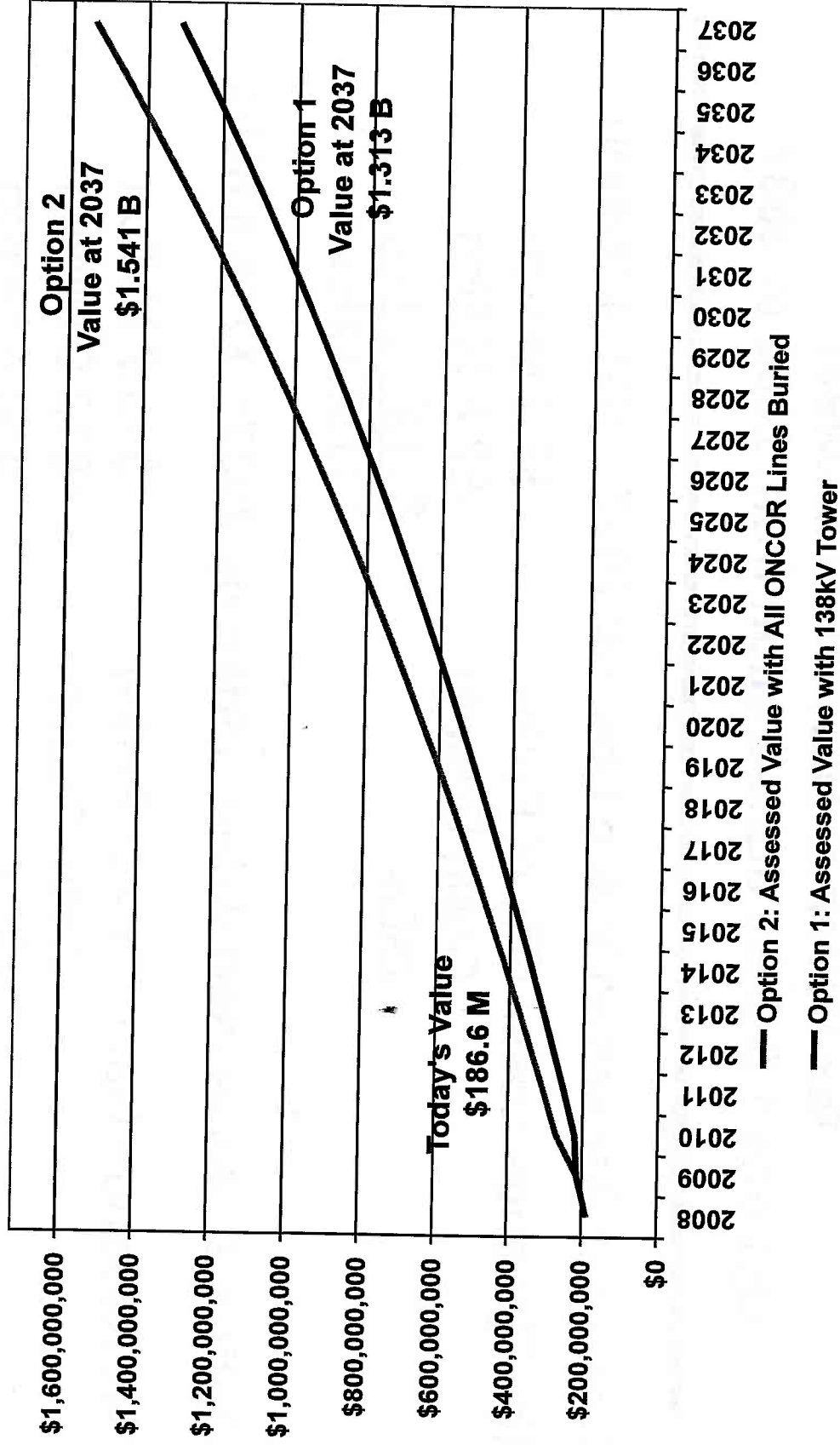
Assessed Value Change Projections

Parker Study Area

ONCOR Alternatives on Existing Easement



Assessed Value Change Projections Parker Study Area ONCOR Alternatives on Existing Easement



Tax Revenue Difference between Options 1 & 2 By Jurisdiction from 2008 to 2037

Option 1: Assessed Value Lost by 2037: \$39.4 Million

Tax Revenue Loss	City of Parker	-\$3.2 Million
	Collin County	-\$2.8 Million
	ISDs	<u>-\$11.8 Million</u>
		-\$17.8 Million

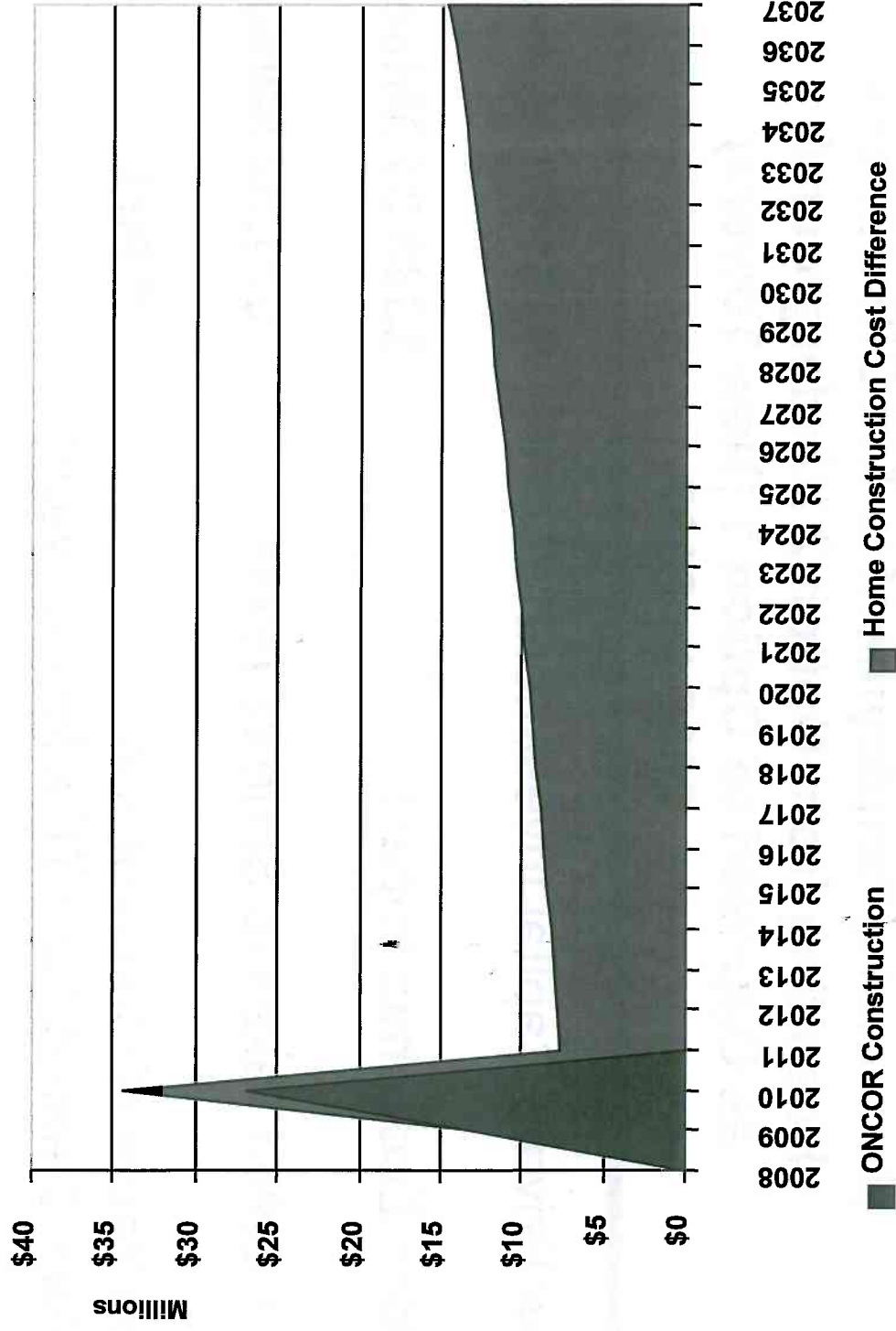
Option 2: Assessed Value Added by 2037: \$228.0 Million

Tax Revenue Gain	City of Parker	+\$13.7 Million
	Collin County	+\$12.0 Million
	ISDs	<u>+\$50.4 Million</u>
		+\$76.1 Million

**Economic, Employment & Tax Differences
Resulting from Option 2 (Underground)
as Opposed to Option 1 (New Towers)
2008 to 2037**

New Private Capital Investment	\$151.20 Million
Added Economic Impact	\$338.31 Million
New Sales Taxes to State of Texas	\$21.52 Million
New Years of Construction Work Created (as FTE's for one year)	2,603

Added Economic Impact from Option 2 \$338.3 Million from 2008 to 2037



What are the costs?

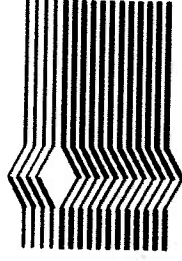
- Quotes on cost estimates for underground lines have varies from \$4 Million per mile to \$31 Million per mile – a dramatic spread.
- Quotes for an independent engineering estimate from a specialized firm (such as that done for the Park Cities) could be up to \$50,000.
- Doing nothing will predictably cost the city in new tax revenue. Serious question: Does the situation actually merit doing nothing?

What's Next for Parker?

- Track the PUC filing deadlines showing ONCOR's preferred route and know the required options for Parker
- If warranted, consider filing a protest to buy time with the PUC to study the options further
- Obtain independent cost estimates for Option 2, the more permanent underground solution to current and future power needs
- Based on the cost estimates, determine whether a combination of public/private/city/county/school/state/federal financing could make Option 2 possible

OUR MISSION

*"Insight Research Corporation
clearly defines the economic
costs and benefits of project alternatives
so that decision makers can have
fully informed choices."*



**INSIGHT RESEARCH
CORPORATION**

