



AGENDA
CITY COUNCIL MEETING
JANUARY 9, 2017 @ 7:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Special Meeting on Monday, January 9, 2017 at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

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.

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.

1. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, POLICE AND WEBSITE
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF TO ADVERTISE FOR BIDS ON MOSS RIDGE DRAINAGE PROJECT. [FLANIGAN/BIRKHOFF]
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF TO ADVERTISE FOR BIDS ON SPRINGHILL ESTATES DRAINAGE PROJECT. [FLANIGAN/BIRKHOFF]
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF TO ADVERTISE FOR BIDS ON 2016-2017 ANNUAL ROAD MAINTENANCE PROJECT. [FLANIGAN/BIRKHOFF]

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING A DONATION IN THE AMOUNT OF \$3,000.00 FROM HIGHLAND CAPITAL MANAGEMENT THROUGH THE HIGHLAND DALLAS FOUNDATION ON BEHALF OF FRANK AND HOLLY WATERHOUSE FOR THE PARKER POLICE DEPARTMENT. [BROOKS]
6. PUBLIC HEARING FOR THE LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN (CIP). [FLANIGAN/BIRKHOFF]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ADOPTING LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN (CIP). [FLANIGAN/BIRKHOFF]
8. ADOPT ORDINANCE NO. 742 ON THE 65 YEARS OR OLDER EXEMPTION FROM \$30,000 TO \$50,000. [MARSHALL]
9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SCHEDULING ANNEXATION PUBLIC HEARING DATES FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS). [FLANIGAN]

ROUTINE ITEMS

10. UPDATES

- ACCEPTANCE OF POLICE AND FIRE DONATIONS FOR RECORD

11. FUTURE AGENDA ITEMS

12. 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 that require 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 January 6, 2017 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

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.

ANIMAL CONTROL REPORT

OCTOBER 2016

Call #	Date:	10/12/2016	Caller Remarks:	OPOSSUM IN A TRAP BACKYARD NEAR POOL.VG	Fiscal Year Budget = \$6,000	
					Fiscal Year Charges	
					October =	280
					November =	
					December =	
					January =	
					February =	
					March =	
					April =	
					May =	
					June =	
					July =	
					August =	
					September =	
					Total =	\$280.00
1	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00		
	Call Type	Action Taken By:	Response	Disposition		
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Relocated		
Call #	Date:	10/12/2016	Caller Remarks:	SHEPHERD MIX RAL. PICKED UP BY OWNER.VG		
2	Invoice Type:	No Charge	Expected Charge:	\$0.00		
	Call Type	Action Taken By:	Response	Disposition		
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner		
Call #	Date:	10/13/2016	Caller Remarks:	PERMISSION TO TAKE STRAY CHIHUAHUA FOUND ON MCCREARY TO SHELTER.VG		
3	Invoice Type:	No Charge	Expected Charge:	\$0.00		
	Call Type	Action Taken By:	Response	Disposition		
	Stray	Murphy Animal Control	Citizen Drop Off	Returned to Owner		
Call #	Date:	10/18/2016	Caller Remarks:	OPOSSUM IN A TRAP BACKYARD NEAR POOL.VG		
4	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00		
	Call Type	Action Taken By:	Response	Disposition		
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Relocated		

ANIMAL CONTROL REPORT

OCTOBER 2016

Call #	Date:	10/18/2016	Caller Remarks:	DOG KILLED RACCOON. TOO DECAYED TO TEST FOR RABIES.VG	
5	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Dead Animal	Murphy Animal Control	Murphy Pick Up	Destroyed	
Call #	Date:	10/20/2016	Caller Remarks:	STRAY DOG RAL IN MOBILE HOME PARK. VG	
6	Invoice Type:	Service Fee + 3 Days	Expected Charge:	\$80.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	Murphy Pick Up	Holding	
Call #	Date:	10/24/2016	Caller Remarks:	OPOSSUM IN A TRAP BACKYARD NEAR POOL.VG	
7	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Relocated	
				TOTAL=	\$280

ANIMAL CONTROL REPORT

NOVEMBER 2016

Call #	Date:	11/1/2016	Caller Remarks:	STRAY RED HEALER EAST OF DILLEHAY ON PARKER RD.VG	
1	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	No Animal Found	N/A	
Call #	Date:	11/4/2016	Caller Remarks:	WORKING A DOG BITE. HOME QUARANTINE.VG	
2	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Other	Murphy Animal Control	Other	Other	
Call #	Date:	11/4/2016	Caller Remarks:	2 SMALL DOGS RAL (1 BLK / 1 WT) RUNNING IN AND OUT OF TRAFFIC - ON PARKER BY MCCREARY RD HEADING WEST - KC	
3	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	No Animal Found	N/A	
Call #	Date:	11/11/2016	Caller Remarks:	BLACK LAB RAL.VG	
4	Invoice Type:	Service Fee + 3 Days	Expected Charge:	\$80.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	Murphy Pick Up	Holding	

Fiscal Year Budget = \$6,000	
Fiscal Year Charges	
October =	280.00
November =	580.00
December =	
January =	
February =	
March =	
April =	
May =	
June =	
July =	
August =	
September =	
Total =	\$860.00

ANIMAL CONTROL REPORT

NOVEMBER 2016

Call #	Date: 11/14/2016	Caller Remarks:	LARGE WHITE DOG RAL IN PARKING LOT OF MOBILE HOME PARK.VG	
5	Invoice Type:	No Charge	Expected Charge:	\$0.00
	Call Type	Action Taken By:	Response	Disposition
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner
Call #	Date: 11/14/2016	Caller Remarks:	QUARANTINE RELEASE.VG	
6	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition
	Other	Murphy Animal Control	Other	Other
Call #	Date: 11/15/2016	Caller Remarks:	RABBIT IN A TRAP LEFT SIDE OF HOUSE.VG	
7	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Relocated
Call #	Date: 11/16/2016	Caller Remarks:	RABBIT IN A TRAP LEFT SIDE OF HOUSE.VG	
8	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Relocated

ANIMAL CONTROL REPORT

NOVEMBER 2016


Call #	Date:	11/21/2016	Caller Remarks:	2 LARGE DOGS RAL IN HIS FRONT YARD.VG	
9	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	No Animal Found	N/A	
Call #	Date:	11/22/2016	Caller Remarks:	SKUNK IN A TRAP LEFT SIDE OF HOUSE.VG	
10	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	No Animal Found	N/A	
Call #	Date:	11/23/2016	Caller Remarks:	DEAD SKUNK ON MCCREARY RD SOUTHBOUND LN JUST NORTH OF PARKER SIGN NEAR MCCREARY CREEK ESTATES.VG	
11	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Dead Animal	Murphy Animal Control	Murphy Pick Up	Destroyed	
Call #	Date:	11/25/2016	Caller Remarks:	TOOK 2 DOGS RAL TO SHELTER.VG	
12	Invoice Type:	No Charge	Expected Charge:	\$0.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner	

ANIMAL CONTROL REPORT

NOVEMBER 2016

Call #	Date:	11/28/2016	Caller Remarks:	ASSISTED WITH DOG RAL.VG		
13	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00		
	Call Type	Action Taken By:	Response	Disposition		
	Stray	Murphy Animal Control	Other	Other		
				TOTAL=	\$580.00	



	
BUILDING PERMIT TOTALS	
Nov-16	
ACCESSORY/OUTBUILDING PERMITS	4
IRRIGATION/LAWN SPRINKLER PERMITS	5
MISCELLANEOUS PERMITS	11
SWIMMING POOL PERMITS	0
REMODEL/ADDITION PERMITS	1
SINGLE FAMILY RESIDENTIAL PERMITS	8
INSPECTIONS	94

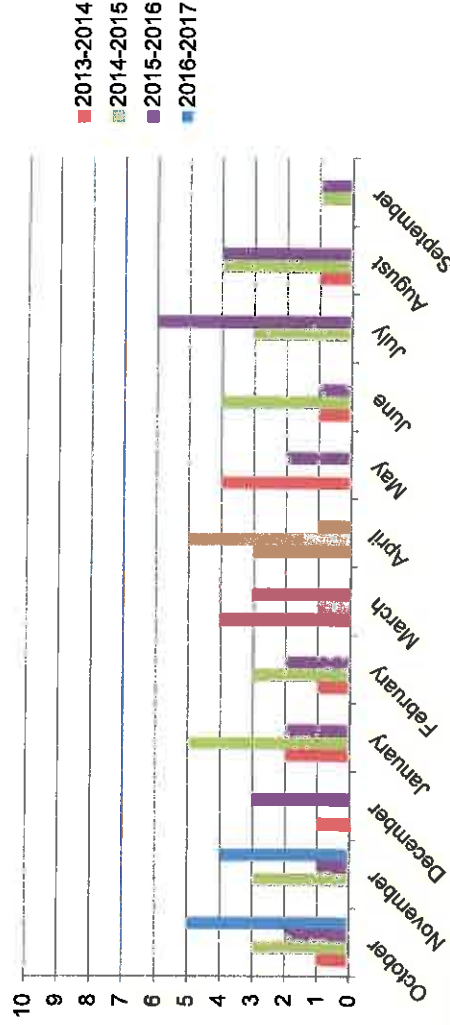
CITY OF PARKER
PERMIT LOG
NOVEMBER 2016

PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	SEWER TAP FEE
2016-1031	11/4/2016	ACC	1811 DUBLIN RD	LOINGREN	LOADING SHED	2,000	160	100.00	NA	NA	NA
2016-1032	11/4/2016	ACC	1811 DUBLIN RD	LOINGREN	BARN	45,000	1,230	225.00	NA	NA	NA
2016-1033	11/4/2016	ACC	5303 ESTATE LN	RAFTER P CONSTRUCTION	ACCESS	118,000	2,000	350.00	NA	NA	NA
2016-1034	11/4/2016	ACC	5809 MIDDLETON DR	EASTON FENCING	DECK, ARBOR, HOT TUB	24,000	640	175.00	NA	NA	NA
2016-2020	11/16/2016	ELEC	4605 OLD GATE LN	ALAN BAUER ELECTRIC	WIRE BARN ELECTRIC	NA	NA	75.00	NA	NA	NA
2016-4042	11/2/2016	IRR	4702 SHEFFIELD CT	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	1,200	NA	75.00	NA	NA	NA
2016-4043	11/7/2016	IRR	5306 WESTFIELD DR	LAND PRO CREATIONS	IRRIGATION SYSTEM	3,000	NA	75.00	NA	NA	NA
2016-4044	11/8/2016	IRR	4707 SHEFFIELD CT	LAND PRO CREATIONS	IRRIGATION SYSTEM	3,000	NA	75.00	NA	NA	NA
2016-4045	11/17/2016	IRR	5403 HOLBROOK CIR	LAND PRO CREATIONS	IRRIGATION SYSTEM	3,000	NA	75.00	NA	NA	NA
2016-4046	11/23/2016	IRR	5200 BERWICK LN	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	1,200	NA	75.00	NA	NA	NA
2016-5031	11/14/2016	MECH	4605 OLD GATE LN	AIRCINIC	6T ALL ELEC SPLIT AC SYSTEM	NA	NA	75.00	NA	NA	NA
2016-5032	11/28/2016	MECH	2607 DUBLIN RD	CRAWFORD SERVICES	HEAT PUMP	NA	NA	75.00	NA	NA	NA
2016-5033	11/29/2016	MECH	7246 MOSS RIDGE RD	ACDC	AC REPLACEMENT	NA	NA	75.00	NA	NA	NA
2016-7050	11/13/2016	PLUM	4301 ROLLING KNOLLS DR	BEWLEY PLUMBING	GAS REPAIR IN ATTIC	NA	NA	75.00	NA	NA	NA
2016-7051	11/4/2016	PLUM	4207 BOULDER DR	AQUA GROUP INC.	GAS LINE FOR GENERATOR	NA	NA	75.00	NA	NA	NA
2016-7052	11/17/2016	PLUM	4801 WINDMILL CREEK DR	NORTH STAR PLUMBING	60 GAL ELEC WH IN LAUNDRY ROOM	NA	NA	75.00	NA	NA	NA
2016-7053	11/21/2016	PLUM	5200 ESTATE LN	SAME DAY WATER HEATERS	GAS WH	NA	NA	75.00	NA	NA	NA
2016-7054	11/28/2016	PLUM	5400 NORTHRIDGE PKWY	J & K PLUMBING	2 WH IN ATTIC	NA	NA	75.00	NA	NA	NA
2016-7055	11/29/2016	PLUM	5904 PARKER VILLAGE DR	LASITER PLUMBING	(2) 50 GAL GAS WH	NA	NA	77.00	NA	NA	NA
2016-80019	11/4/2016	REMOD	4402 BOULDER DR	KEOPASEUT	ADDITION	12,000	476	250.00	NA	NA	NA
2016-9042	11/4/2016	SFR	5311 WESTFIELD DR	GRAND HOMES	NEW RESIDENCE	648,090	7,201	4,498.59	1,000	2,000	1,000
2016-9043	11/4/2016	SFR	5802 CHESWICK CT	GRAND HOMES	NEW RESIDENCE	633,890	7,041	4,404.19	1,000	2,000	1,000
2016-9045	11/11/2016	SFR	4608 BRYCE DR	CHESMAR HOMES	NEW RESIDENCE	302,502	4,584	3,013.56	1,000	2,000	NA
2016-9044	11/22/2016	SFR	4608 SALISBURY DR	SHADDOCK HOMES	NEW RESIDENCE	953,950	7,781	4,840.79	1,000	2,000	NA
2016-9045	11/22/2016	SFR	5209 MIDDLETON DR	SHADDOCK HOMES	NEW RESIDENCE	908,225	7,063	4,417.17	1,000	2,000	1,000
2016-9047	11/22/2016	SFR	5203 NORWICK DR	SHADDOCK HOMES	NEW RESIDENCE	934,590	7,062	4,416.58	1,000	2,000	NA
2016-9048	11/22/2016	SFR	4601 SALISBURY DR	NEWCASTLE HOMES	NEW RESIDENCE	500,000	6,520	4,332.80	1,000	2,000	NA
2016-9049	11/22/2016	SFR	4607 BRYCE DR	CHESMAR HOMES	NEW RESIDENCE	298,406	3,480	2,989.37	1,000	2,000	NA
2016-2019	11/8/2016	SOLAR	5600 KARA LN	KEA ELECTRICAL	SOLAR PANELS	NA	NA	75.00	NA	NA	NA
TOTAL=						\$5,391,762		\$35,216.05	\$8,000	\$16,000	\$3,000

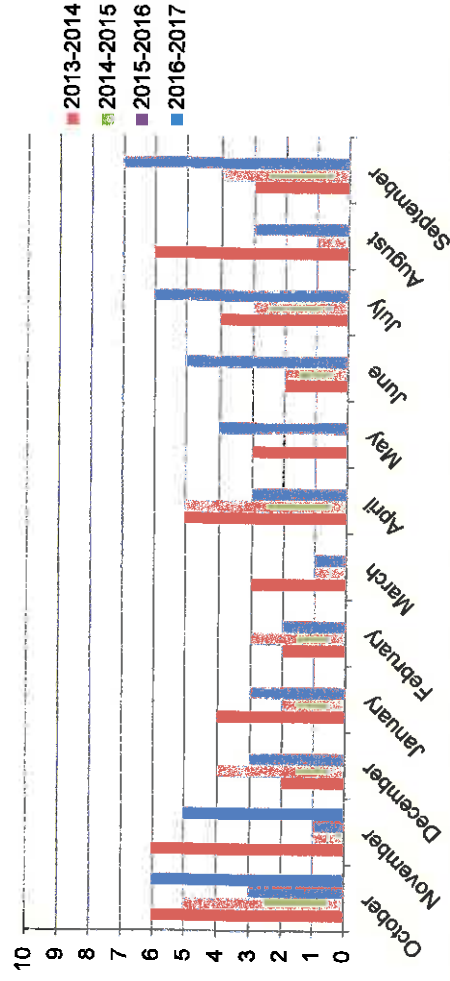
PERMIT GRAPHS

Accessory/Outbuildings Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	1	3	2	5
November	0	3	1	4
December	1	0	3	
January	2	5	2	
February	1	3	2	
March	4	1	3	
April	3	5	1	
May	4	0	2	
June	1	4	1	
July	0	3	6	
August	1	4	4	
September	0	1	1	
Y-T-D Total	18	32	28	9
Irrigation/Lawn Sprinkler Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	6	5	3	6
November	6	1	1	5
December	2	4	3	
January	4	2	3	
February	2	3	2	
March	3	1	1	
April	5	5	3	
May	3	0	4	
June	2	2	5	
July	4	3	6	
August	6	1	3	
September	3	4	7	
Y-T-D Total	46	31	41	11

Accessory/Outbuilding Permits



Irrigation/Lawn Sprinkler Permits

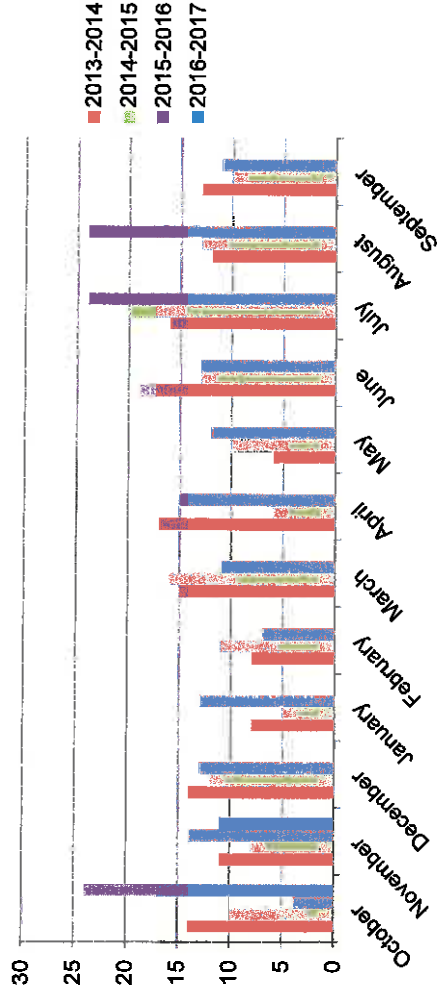


PERMIT GRAPHS

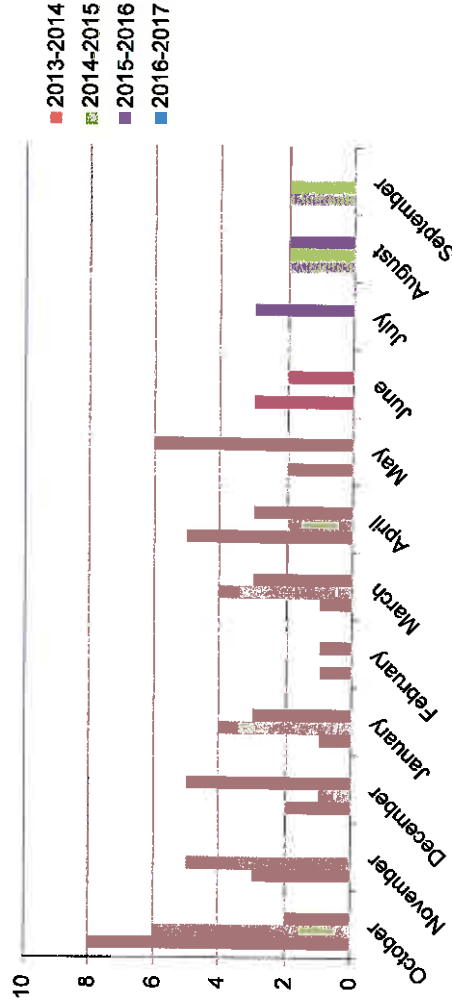
Miscellaneous Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	14	10	4	24
November	11	8	14	11
December	14	12	13	
January	8	5	13	
February	8	11	7	
March	15	16	11	
April	17	6	15	
May	6	10	12	
June	19	13	13	
July	16	20	24	
August	12	13	24	
September	13	10	11	
Y-T-D Total	153	134	161	35

Swimming Pool Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	8	6	2	0
November	3	5	0	0
December	2	1	5	
January	1	4	3	
February	1	0	1	
March	1	4	3	
April	5	2	3	
May	2	0	6	
June	3	0	2	
July	0	0	3	
August	2	2	2	
September	2	2	0	
Y-T-D Total	30	26	30	0

Miscellaneous Permits



Swimming Pool Permits

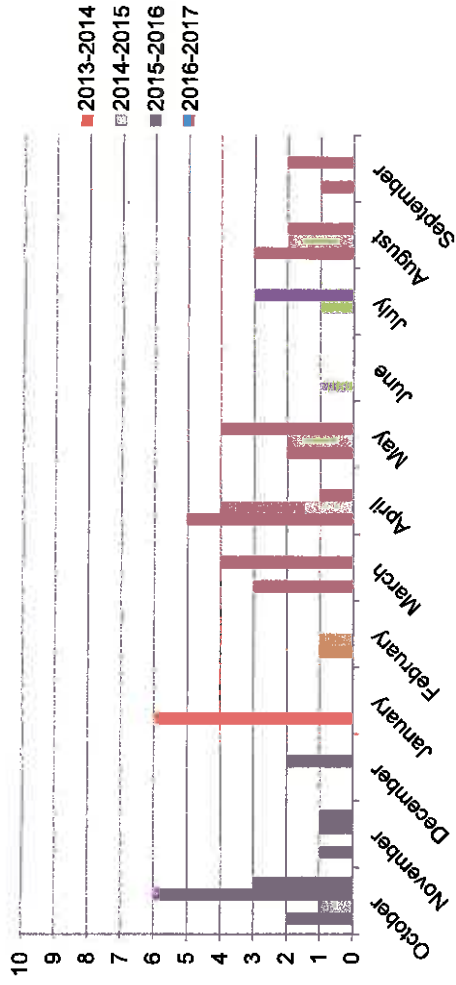


PERMIT GRAPHS

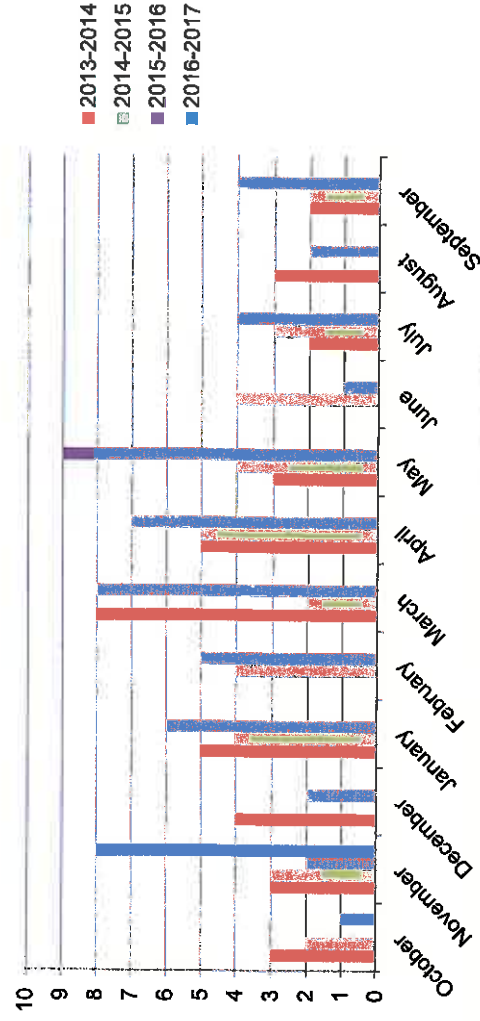
Remodel/Addition Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	2	1	6	3
November	1	0	1	1
December	0	0	2	
January	6	0	0	
February	1	1	0	
March	3	0	4	
April	5	4	1	
May	2	2	4	
June	1	0	0	
July	0	1	3	
August	3	2	2	
September	1	0	2	
Y-T-D Total	25	11	25	4

Single Family Residential Building Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	3	2	0	1
November	3	3	2	8
December	4	0	2	
January	5	4	6	
February	0	4	5	
March	8	2	8	
April	5	5	7	
May	3	4	9	
June	0	4	1	
July	2	3	4	
August	3	0	2	
September	2	2	4	
Y-T-D Total	38	33	50	9

Remodel/Addition Permits



Single Family Residential Permits



INSPECTION LOG NOVEMBER 2016

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-1008	6022 RATHBONE DR	ACC	Other	11/29/2016	11/30/2016	TRUE	FAILED 11/29-FIREPLACE	ISS	2
2016-1021	6009 RANCHVIEW CT	ACC	Building Final	11/30/2016	11/30/2016	TRUE		FINAL	1
2016-2020	4605 OLD GATE LN	ELEC	Electrical Inspection	11/29/2016	11/29/2016	TRUE		FINAL	1
2016-4024	6800 AUDUBON DR	IRR	Backflow Certificate on File	11/11/2016	11/11/2016	TRUE		FINAL	1
2016-4044	4707 SHEFFIELD CT	IRR	Backflow Certificate on File	11/15/2016	11/15/2016	TRUE		FINAL	1
2016-4039	5303 BARRINGTON DR	IRR	Backflow Certificate on File	11/17/2016	11/17/2016	TRUE		FINAL	1
2016-4043	5306 WESTFIELD DR	IRR	Backflow Certificate on File	11/17/2016	11/17/2016	TRUE		FINAL	1
2016-7049	4305 GOLDEN POND CIR	PLUM	Plumbing Final	11/3/2016	11/3/2016	TRUE		FINAL	1
2016-7050	4301 ROLLING KNOLLS DR	PLUM	Other	11/3/2016	11/3/2016	TRUE		FINAL	1
2016-7019	5702 HATHAWAY DR	PLUM	Water Heater	11/8/2016	11/8/2016	TRUE		FINAL	1
2016-7051	4207 BOULDER DR	PLUM	Plumbing Final	11/11/2016	11/11/2016	TRUE		FINAL	1
2016-7027	4705 RAVENSTHORPE DR	PLUM	Water Heater	11/15/2016	11/15/2016	TRUE		FINAL	1
2016-7025	4705 RAVENSTHORPE DR	PLUM	Water Heater	11/15/2016	11/15/2016	TRUE		FINAL	1
2016-7053	5200 ESTATE LN	PLUM	Water Heater	11/28/2016	11/28/2016	TRUE		FINAL	1
2016-7055	5804 PARKER VILLAGE DR	PLUM	Water Heater	11/30/2016	11/30/2016	TRUE		FINAL	1
2016-10020	6805 CHESWICK CT	POOL	Pool Final	11/4/2016	11/10/2016	TRUE	FAILED 11/4/16	FINAL	2
2016-10014	5604 KENSINGTON CT	POOL	Fence Final	11/8/2016	11/8/2016	TRUE		ISS	1
2016-10008	7301 FOREST BEND DR	POOL	Pool Final	11/28/2016		FALSE	FAILED 11/28/16	ISS	1
2016-80008	5901 ANDOVER DR	REMOD	Other	11/21/2016		FALSE	FAILED 11/21/16-ELEC CONDUIT	ISS	1
2016-9020	5302 NORWICK DR	SFR	Plumbing Top-Out	7/14/2016	11/8/2016	TRUE	FAILED 7/14/16	FINAL	1
2016-9020	5302 NORWICK DR	SFR	Electrical Rough	7/14/2016	11/8/2016	TRUE	FAILED 7/14/16	FINAL	1
2016-9020	5302 NORWICK DR	SFR	Mechanical Rough	7/14/2016	11/8/2016	TRUE	FAILED 7/14/16	FINAL	1
2016-9022	5303 BARRINGTON DR	SFR	Meter Release - Gas	10/25/2016	11/18/2016	TRUE	FAILED 10/25 & 10/26	ISS	3
2016-9041	5206 MIDDLETON DR	SFR	Plumbing Rough	10/25/2016	11/1/2016	TRUE	FAILED 10/25 & 10/28	ISS	3
2015-9030	6804 CHESWICK CT	SFR	Survey Plat	11/1/2016	11/1/2016	TRUE		FINAL	1
2015-9030	6804 CHESWICK CT	SFR	Building Final	11/1/2016	11/1/2016	TRUE		FINAL	1
2016-9037	5304 ASHFORD CT	SFR	Foundation	11/2/2016	11/2/2016	TRUE		ISS	1
2016-9033	6402 HOLBROOK CIR	SFR	Foundation	11/2/2016	11/3/2016	TRUE	FAILED 11/2/16	ISS	2
2016-9038	5710 MIDDLETON DR	SFR	Foundation	11/2/2016	11/2/2016	TRUE		ISS	1
2016-9035	7703 WINDOMERE DR	SFR	Plumbing Top-Out	11/4/2016	11/16/2016	TRUE	FAILED 11/4 & 11/9	ISS	3
2016-9035	7703 WINDOMERE DR	SFR	Electrical Rough	11/4/2016	11/16/2016	TRUE	FAILED 11/4 & 11/9	ISS	3

**INSPECTION LOG
NOVEMBER 2016**

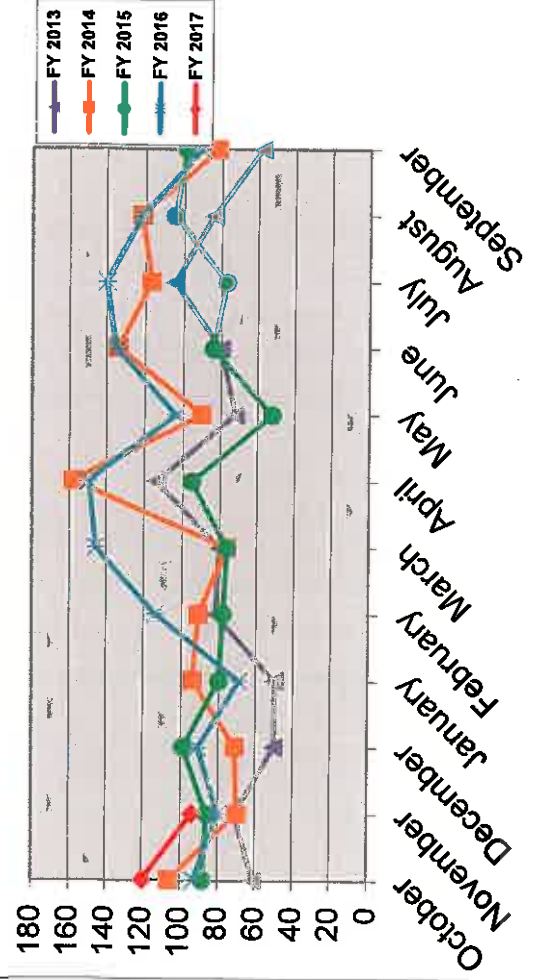
PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-9035	7703 WINDOMERE DR	SFR	Mechanical Rough	11/4/2016	11/16/2016	TRUE	FAILED 11/4 & 11/9	ISS	3
2016-9035	7703 WINDOMERE DR	SFR	Framing	11/4/2016	11/16/2016	TRUE	FAILED 11/4 & 11/9	ISS	3
2016-9020	5302 NORWICK DR	SFR	Building Final	11/8/2016	11/8/2016	TRUE		FINAL	1
2016-9020	5302 NORWICK DR	SFR	Survey Plat	11/8/2016	11/8/2016	TRUE		FINAL	1
2016-9029	5702 BERWICK LN	SFR	Driveway Approach	11/9/2016	11/9/2016	TRUE		ISS	1
2016-9042	5311 WESTFIELD DR	SFR	T-Pole	11/10/2016	11/10/2016	TRUE		ISS	1
2016-9035	7703 WINDOMERE DR	SFR	Building Final	11/10/2016		FALSE	FAILED 11/10/16	ISS	1
2016-9043	6802 CHESWICK CT	SFR	T-Pole	11/11/2016	11/14/2016	TRUE		ISS	1
2016-9004	4703 SHEFFIELD CT	SFR	Building Final	11/11/2016	11/15/2016	TRUE	FAILED 11/11/16	FINAL	2
2016-9001	4705 SHEFFIELD CT	SFR	Building Final	11/11/2016	11/15/2016	TRUE	FAILED 11/11/16	FINAL	2
2016-9046	4608 BRYCE DR	SFR	T-Pole	11/14/2016		FALSE	FAILED 11/14 & 11/22	CANCEL	2
2016-9043	6802 CHESWICK CT	SFR	Plumbing Rough	11/14/2016	11/18/2016	TRUE	FAILED 11/14/16	ISS	2
2016-9042	5311 WESTFIELD DR	SFR	Plumbing Rough	11/14/2016	11/16/2016	TRUE	FAILED 11/14/16	ISS	2
2016-9004	4703 SHEFFIELD CT	SFR	Survey Plat	11/15/2016	11/15/2016	TRUE		FINAL	1
2016-9001	4705 SHEFFIELD CT	SFR	Survey Plat	11/15/2016	11/15/2016	TRUE		FINAL	1
2016-9040	5302 ASHFORD CT	SFR	Foundation	11/16/2016	11/16/2016	TRUE		ISS	1
2016-9012	6503 ERIN LN	SFR	Survey Plat	11/16/2016	11/18/2016	TRUE		ISS	1
2016-9012	6503 ERIN LN	SFR	Building Final	11/16/2016		FALSE	FAILED 11/16/16	ISS	1
2016-9025	6801 HAVENHURST CT	SFR	Foundation	11/16/2016	11/16/2016	TRUE		ISS	1
2016-9042	5311 WESTFIELD DR	SFR	Form Survey	11/16/2016	11/16/2016	TRUE		ISS	1
2016-9029	5202 BERWICK LN	SFR	Meter Release - Gas	11/18/2016	11/18/2016	TRUE		ISS	1
2016-9043	6802 CHESWICK CT	SFR	Form Survey	11/18/2016	11/18/2016	TRUE		ISS	1
2016-9023	4408 SALISBURY DR	SFR	Meter Release - Electric	11/18/2016	11/18/2016	TRUE		ISS	1
2016-9023	4408 SALISBURY DR	SFR	Meter Release - Gas	11/18/2016	11/18/2016	TRUE		ISS	1
2016-9016	5302 BERWICK LN	SFR	Driveway Approach	11/21/2016	11/21/2016	TRUE		ISS	1
2016-9041	5206 MIDDLETON DR	SFR	Foundation	11/22/2016	11/22/2016	TRUE		ISS	1
2016-9006	4702 SHEFFIELD CT	SFR	Meter Release - Electric	11/23/2016	11/23/2016	TRUE		ISS	1
2016-9006	4702 SHEFFIELD CT	SFR	Meter Release - Gas	11/23/2016	11/23/2016	TRUE		ISS	1
2016-9021	3708 GRAY LN	SFR	Plumbing Top-Out	11/28/2016		FALSE	FAILED 11/28/16	ISS	1
2016-9021	3708 GRAY LN	SFR	Electrical Rough	11/28/2016		FALSE	FAILED 11/28/16	ISS	1
2016-9021	3708 GRAY LN	SFR	Mechanical Rough	11/28/2016		FALSE	FAILED 11/28/16	ISS	1
2016-9021	3708 GRAY LN	SFR	Framing	11/28/2016		FALSE	FAILED 11/28/16	ISS	1
2016-9014	5306 WESTFIELD DR	SFR	Building Final	11/28/2016	11/30/2016	TRUE	FAILED 11/28/16	FINAL	2
2016-9045	5209 MIDDLETON DR	SFR	T-Pole	11/30/2016		FALSE	FAILED 11/30/16	ISS	1

**INSPECTION LOG
NOVEMBER 2016**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-9045	5209 MIDDLETON DR	SFR	Plumbing Rough	11/30/2016	11/30/2016	TRUE		ISS	1
2016-9045	5209 MIDDLETON DR	SFR	Form Survey	11/30/2016	11/30/2016	TRUE		ISS	1
2016-9044	4608 SALISBURY DR	SFR	T-Pole	11/30/2016	11/30/2016	TRUE		ISS	1
2016-9044	4608 SALISBURY DR	SFR	Plumbing Rough	11/30/2016		FALSE	FAILED 11/30/16	ISS	1
2016-9044	4608 SALISBURY DR	SFR	Form Survey	11/30/2016	11/30/2016	TRUE		ISS	1
2016-9014	5306 WESTFIELD DR	SFR	Survey Plat	11/30/2016	11/30/2016	TRUE		FINAL	1
2016-9042	5311 WESTFIELD DR	SFR	Foundation	11/30/2016	11/30/2016	TRUE		ISS	1
2016-2019	5600 KARA LN	SOLAR	Other	11/18/2016	11/18/2016	TRUE	SOLAR PANELS	FINAL	1
								TOTAL=	94

Monthly Inspection Report

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
October	61	106	88	93	120
November	71	70	86	80	94
December	50	71	99	91	
January	50	94	80	69	
February	82	91	78	114	
March	80	76	76	146	
April	114	158	95	150	
May	72	90	52	104	
June	80	134	84	135	
July	105	117	77	140	
August	84	122	105	122	
September	58	82	99	91	
Year Total	907	1211	1019	1335	214



CODE ENFORCEMENT REPORT 2016-2017

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
High Grass													0
Illegal Dumping		1											1
Illegal Structure													0
Illegal Vehicle	1												1
Junked Vehicles	1												1
Lot Maintenance	2	5											7
Trash and Debris	5	6											11
ITEM TOTALS	9	12	0	0	0	0	0	0	0	0	0	0	21

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
Verbal Warnings	9	10											19
Complied/Resolved	9	10											19
10 Day Notice (Letters Mailed)	2	2											4
Extension Granted													0
Complied/Resolved	2	2											4
Citations Issued													0
Stop Work Order													0
Misc													0
ITEM TOTALS	22	24	0	0	0	0	0	0	0	0	0	0	46

City of Parker Municipal Court Monthly Report

November, 2016	Traffic Misdemeanors	Non-Traffic Misdemeanors
New Cases Filed	26	6
Total Pending Cases	860	356
Uncontested Dispositions	26	20
Compliance Dismissals		
After Driver Safety Course	1	
After Deferred Disposition	4	0
After Proof of Insurance	4	
Other Dismissals	0	0
Total Cases Disposed	35	20
Arrest Warrants Issued	10	
Warrants Cleared	4	
Total Outstanding Warrants	660	
Show Cause Hearings Held	4	0
Trials	0	0
Fines, Court Costs & Other Amounts Collected:		
Retained by City	\$7,010.00	
Remitted to State	\$4,963.00	
Total	\$11,973.00	

Definitions:

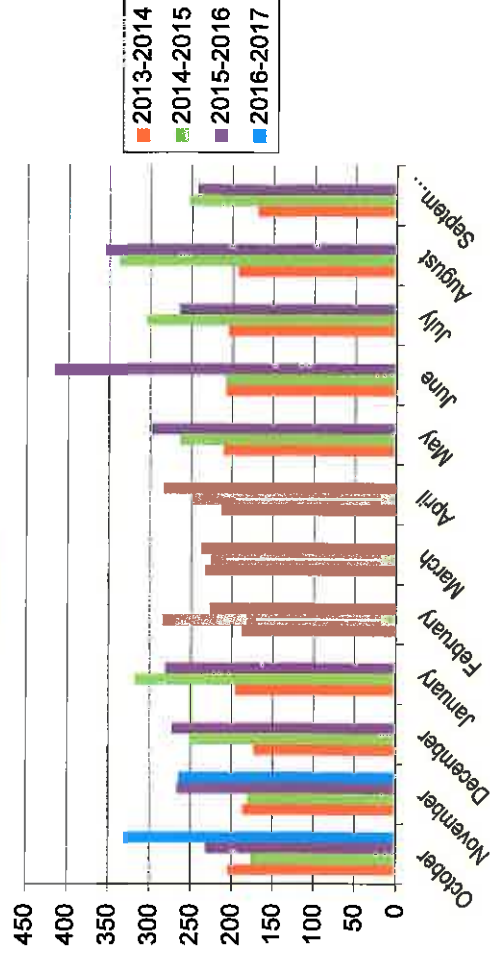
Show Cause Hearing - A court hearing that is held for a defendant who has been granted a Driving Safety Course or Deferred Disposition to Show Cause for Non-Compliance

All cases heard in Municipal Court are Class C Misdemeanors Only.

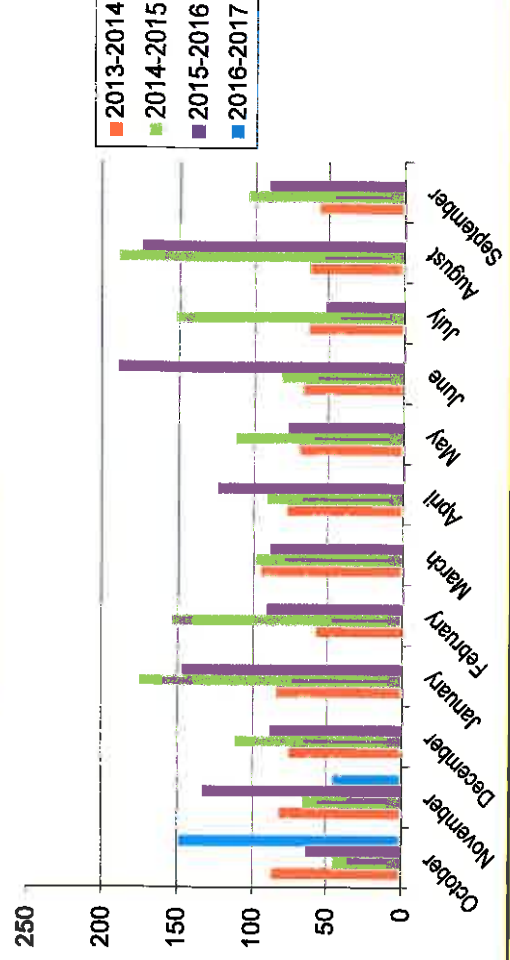
City of Parker
POLICE DEPARTMENT
MONTHLY REPORT

Calls					
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017	
October	205	177	232	331	
November	187	181	267	265	
December	174	251	273		
January	196	318	281		
February	188	284	227		
March	233	225	237		
April	213	249	283		
May	211	263	298		
June	208	208	415		
July	205	305	265		
August	193	338	355		
September	169	253	243		
Y-T-D Total	2382	3052	3376	596	
Traffic Stops					
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017	
October	87	46	64	149	
November	82	66	134	46	
December	75	112	89		
January	84	174	147		
February	57	154	91		
March	95	99	89		
April	77	91	125		
May	69	112	77		
June	67	82	189		
July	63	152	52		
August	63	188	173		
September	56	105	91		
Y-T-D Total	875	1381	1321	195	

Calls



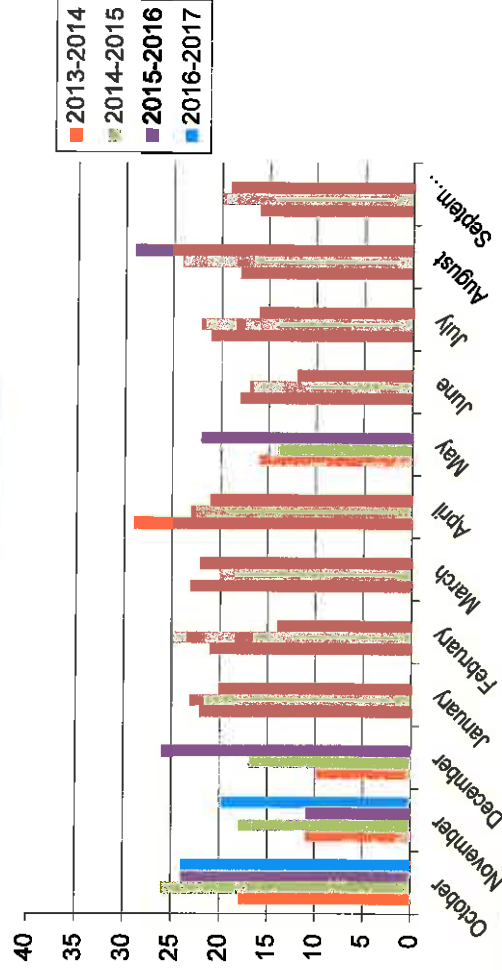
Traffic Stops



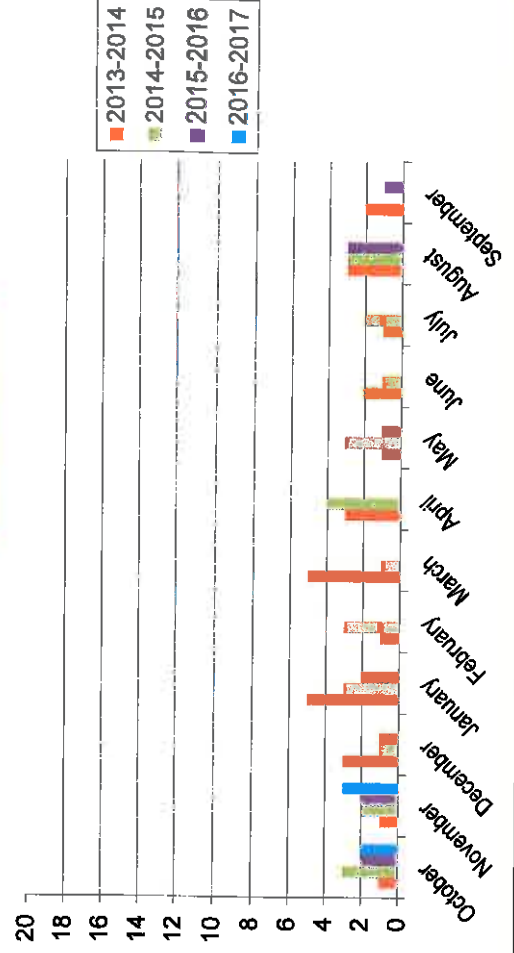
City of Parker
POLICE DEPARTMENT
MONTHLY REPORT

Total Reports				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	18	26	24	24
November	11	18	11	20
December	10	17	26	
January	22	23	20	
February	21	25	14	
March	23	20	22	
April	29	23	21	
May	16	14	22	
June	18	17	12	
July	21	22	16	
August	18	24	29	
September	16	20	19	
Y-T-D Total	223	249	236	44
Total Arrests				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	1	3	2	2
November	1	2	2	3
December	3	1	1	
January	5	3	2	
February	1	3	0	
March	5	1	0	
April	3	4	0	
May	1	3	1	
June	2	1	0	
July	1	2	0	
August	3	3	3	
September	2	0	1	
Y-T-D Total	28	26	12	5

Total Reports



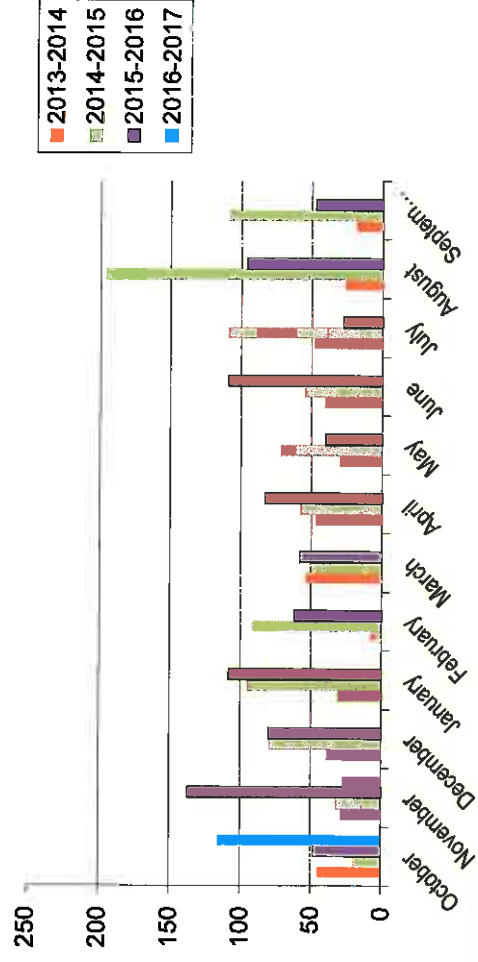
Total Arrests



City of Parker
POLICE DEPARTMENT
MONTHLY REPORT

Total Citations				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	45	20	48	116
November	29	33	137	28
December	39	80	80	
January	31	95	108	
February	8	92	62	
March	54	50	58	
April	47	58	83	
May	30	72	40	
June	41	55	109	
July	48	109	28	
August	27	196	96	
September	19	109	47	
Y-T-D Total	418	969	896	144

Total Citations



City of Parker
POLICE DEPARTMENT
VEHICLE MAINTENANCE

	Milage Ending 15-16	2012 CHEVY TAHOE - UNIT 100															
Unit 100		2012 CHEVY TAHOE - UNIT 100															
		Q4	Ending Odometer Reading	Starting Odometer Reading	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Mileage	Odometer Reading
Monthly Mileage	120,542	1,532	121,249	0	542											542	542
Gallons of Fuel		20.24	corrected		28.356												
Miles/Gal		75.692			19.114												
Major Repairs over \$500		\$0.00	Changed to Unit 500	Put into Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Unit 200		2013 CHEVY TAHOE -UNIT 200															
		Q4			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Mileage	Odometer Reading
Monthly Mileage	85,234	3,896			3,896											7,482	92,716
Gallons of Fuel		423.035			465.072												
Miles/Gal		8,500			8,356												
Major Repairs over \$500		\$0.00			\$1,255.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
					Brake Pads/Rotor/ 90k service												
Unit 300		2011 DODGE CHARGER - UNIT 300															
		Q4			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Mileage	Odometer Reading
Monthly Mileage	58,147	881			627											1,508	59,655
Gallons of Fuel		86.507			64.008												
Miles/Gal		9.843			9.796												
Major Repairs over \$500		\$0.00			\$556.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
					Labor-check gas, tune up, cabin filter												
Unit 400		2009 DODGE CHARGER - UNIT 400															
		Q4			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Mileage	Odometer Reading
Monthly Mileage	55,059	1,822			874											2,696	55,755
Gallons of Fuel		219.935			111.277												
Miles/Gal		8.284			7.854												
Major Repairs over \$500		\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

[illegible]

CITY OF PARKER

RESERVE OFFICERS HOURS

[illegible]

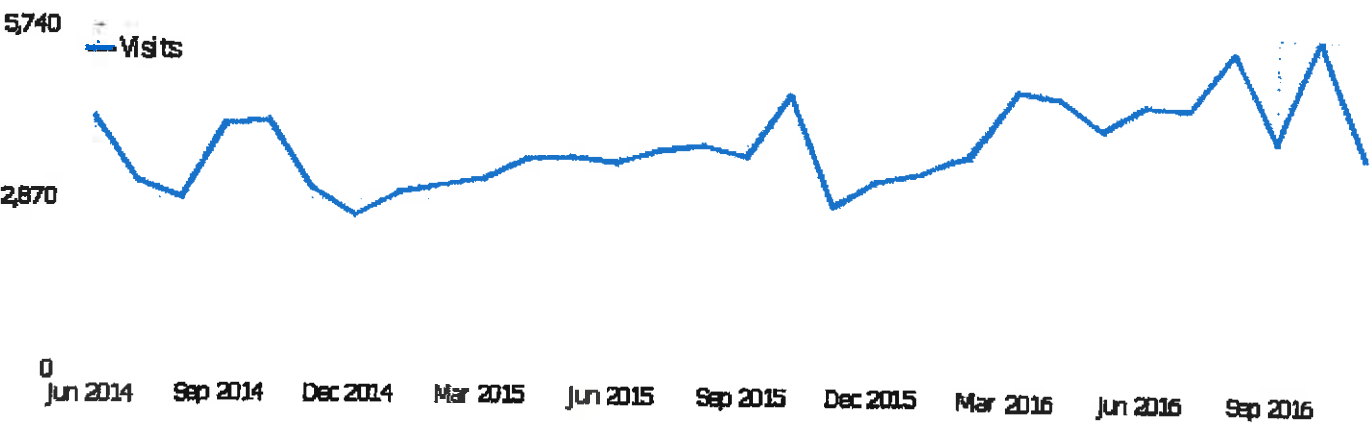


Parker, TX

Date range: November 2016

Monthly Web Report

Visits Summary



Name	Value
Unique visitors	3,090
Visits	3,786
Actions	10,500
Maximum actions in one visit	235
Actions per Visit	3
Avg. Visit Duration (In seconds)	00:02:17
Bounce Rate	53%

Site Search Keywords

























Keyword	Searches	Search Results pages	% Search Exits
keyword	4	1	0%
id postings	2	1	100%
iff flanagan	2	1	50%
xe cordina	2	2	50%
taps	2	1	50%
tayor	2	2	0%
ermits	2	1	50%
affic ticket	2	2	0%
oting	2	1	50%
016 parkerfest car show	1	2	0%
017 scholarship awards	1	2	0%
28879	1	1	0%
ccounts payable	1	2	0%
larm permit	1	1	100%
pplication	1	1	0%
id	1	1	0%
uilding	1	2	0%
uilding inspections	1	1	0%
uilding official / code enforcement	1	1	0%
uilding permit	1	1	0%
ulk trash	1	1	100%
usiness	1	1	0%
ar accident	1	3	0%
arbon	1	4	0%
ithers	1	1	0%
	71	94	24%

Referrer Type

Referrer Type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
Direct Entry	1,894	4,633	2	00:02:38	60%	\$ 0
Search Engines	1,604	4,956	3	00:01:58	47%	\$ 0
Websites	288	911	3	00:01:45	38%	\$ 0




Country

country

	United States
	Canada
	Philippines
	France
	Germany
	China
	India
	Russia
	Ireland
	Pakistan
	South Korea
	United Kingdom
	Côte d'Ivoire
	Malaysia
	Israel
	Japan
	Mexico
	Spain
	Bangladesh
	Unknown
	Argentina
	Bulgaria
	Burkina Faso
	Others

Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
2,634	7,527	3	00:02:23	53%	\$ 0
963	2,593	3	00:01:56	47%	\$ 0
28	45	2	00:00:45	64%	\$ 0
27	101	4	00:15:10	30%	\$ 0
21	23	1	00:00:01	95%	\$ 0
17	19	1	00:00:02	88%	\$ 0
8	29	4	00:01:23	63%	\$ 0
7	7	1	00:00:00	100%	\$ 0
6	10	2	00:00:21	50%	\$ 0
6	13	2	00:02:40	50%	\$ 0
6	15	3	00:00:12	67%	\$ 0
6	7	1	00:00:01	83%	\$ 0
4	48	12	00:09:04	50%	\$ 0
4	4	1	00:00:00	100%	\$ 0
3	3	1	00:00:00	100%	\$ 0
3	3	1	00:00:00	100%	\$ 0
3	3	1	00:00:00	100%	\$ 0
3	3	1	00:00:00	100%	\$ 0
2	4	2	00:00:00	50%	\$ 0
2	4	2	00:00:07	0%	\$ 0
1	1	1	00:00:00	100%	\$ 0
1	1	1	00:00:00	100%	\$ 0
1	1	1	00:00:00	100%	\$ 0
30	36	1	00:00:01	83%	\$ 0

Device type

Device type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Conversion Rate
 Desktop	2,468	7,208	3	00:02:31	50%	0%
 Smartphone	1,015	2,449	2	00:01:25	60%	0%
 Tablet	239	721	3	00:02:21	50%	0%
Unknown	45	95	2	00:08:57	49%	0%
Phablet	19	27	1	00:00:08	74%	0%



Council Agenda Item

Item 2
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	None

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF
TO ADVERTISE FOR BIDS ON MOSS RIDGE DRAINAGE PROJECT.
[FLANIGAN/BIRKHOFF]

SUMMARY

Authorizing staff to move forward with advertising the project.

POSSIBLE ACTION

Council may direct staff to take appropriate action,

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>JE</i>	01/06/2016



Council Agenda Item

Item 3
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	None

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF TO ADVERTISE FOR BIDS ON SPRINGHILL ESTATES DRAINAGE PROJECT. [FLANIGAN/BIRKHOFF]

SUMMARY

Authorizing staff to move forward with advertising the project.

POSSIBLE ACTION

Council may direct staff to take appropriate action,

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	01/06/2016



Council Agenda Item

Item 4
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	None

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUTHORIZING STAFF TO ADVERTISE FOR BIDS ON 2016-2017 ANNUAL ROAD MAINTENANCE PROJECT. [FLANIGAN/BIRKHOFF]

SUMMARY

Authorizing staff to move forward with advertising the projects.

POSSIBLE ACTION

Council may direct staff to take appropriate action,

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>EF</i>	01/06/2016



Council Agenda Item

Item 5
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: Police Dept./Finance
Fund Balance-before expenditure:	Prepared by: Police Chief Brooks
Estimated Cost:	Date Prepared: December 21, 2016
Exhibits:	None

AGENDA SUBJECT


CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING A DONATION IN THE AMOUNT OF \$3,000.00 FROM HIGHLAND CAPITAL MANAGEMENT THROUGH THE HIGHLAND DALLAS FOUNDATION ON BEHALF OF FRANK AND HOLLY WATERHOUSE FOR THE PARKER POLICE DEPARTMENT. [BROOKS]

SUMMARY

In early December, Chief Richard Brooks received a call from Frank Waterhouse who is a Parker resident. Mr. Waterhouse wanted to make a donation to the Police Department. The Chief and Mr. Waterhouse discussed the Chief's desire to provide Self-Aid/Buddy-Aid (SABA) medical equipment for the officers to carry on their person and to be carried on their emergency response ballistic plate carriers as well as additional emergency response equipment for the plate carriers. Mr. Waterhouse advised he would like to fund such a project. On December 19, 2016 the Parker Police Department received a letter announcing a grant of \$3,000.00 from the Highland Dallas Foundation, which has been designated as a general donation. The grant was requested by Frank and Holly Waterhouse. The Parker Police Department, City of Parker and Chief Richard Brooks would like to acknowledge the support from Highland Capital Management and the Highland Dallas Foundation and would like to thank Frank and Holly Waterhouse for their generosity and support of their local public safety service providers.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:	<i>Richard D. Brooks</i>	Date:	Via Email 12/20/2016
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: 	0106/2017



Council Agenda Item

Item 6
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	<ol style="list-style-type: none">1. Revised Schedule2. Water and Impact Fee Advisory Committee Recommendation Letter3. Land Use Assumptions Report4. Capital Improvements Plan for 2016-2026 Water Impact Fee, dated December 8, 2016

AGENDA SUBJECT

PUBLIC HEARING FOR THE LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN (CIP). [FLANIGAN/BIRKHOFF]

SUMMARY

At the December 6, 2016 City Council meeting, Council discussed the Capital Improvements Plan (CIP) and set the Land Use Assumptions and Water for the Impact fees public hearing date for Monday, January 9, 2017, which is necessary in the process of adopting the CIP Plan and associated fees, in accordance with Chapter 395 of the Texas Local Government Code.

POSSIBLE ACTION

Council may direct staff to take appropriate action,

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	01/06/2016

Revised Schedule of Meetings, Agendas and Public Notices for the City of Parker's Water Impact Fee Update process.

Advisory Committee (P&Z) Meetings	City Council Meeting	City Staff	Meeting/Action	Agenda and Action Required
		October 3 (1 st Monday)	City Staff	<ul style="list-style-type: none"> Kick-off Meeting for Impact Fee Process
November 10 (2 nd Thursday)			Advisory Committee	<ul style="list-style-type: none"> Present Water CIP to Advisory Committee (provide by Nov. 2nd) Advisory Committee Written Recommendation to Council for Land Use Assumptions and CIP
	December 6 (1 st Tuesday)		City Council	<ul style="list-style-type: none"> Set Public Hearing Date for Land Use Assumptions and Water CIP (for January 10, 2017)
		December 9 (2 nd Friday)	City Staff	<ul style="list-style-type: none"> Publish Notice for Land Use and Water CIP Public Hearing (for Jan 9, 2017) Land Use Assumptions and Water CIP for Impact Fees Available for Public Review
	January 9 <i>Monday Special Mtg</i>		City Council	<ul style="list-style-type: none"> Land Use Assumptions and Water CIP Public Hearing Adopt Land Use Assumptions and Water CIP
January 26 (4 th Thursday)			Advisory Committee	<ul style="list-style-type: none"> Water Impact Fees to Advisory Committee (provide by Jan 18th) Advisory Committee Written Recommendation to Council
	February 7 (1 st Tuesday)		City Council	<ul style="list-style-type: none"> Set Public Hearing date for Water Impact Fee (March 21, 2017)
		February 10 (1 st Friday)	City Staff	<ul style="list-style-type: none"> Publish Notice for Water Impact Fee Public Hearing Water Impact Fee Report Available for Public Review
	March 21 (3 rd Tuesday)		City Council	<ul style="list-style-type: none"> Public Hearing for Water Impact Fee Adopt Water Impact Fee

City of Parker, Texas
Impact Fee Advisory Committee
5700 E. Parker Road
Parker, Texas 75002

November 17, 2016

Re: Water and Impact Fee
Impact Fee Advisory Committee Recommendation

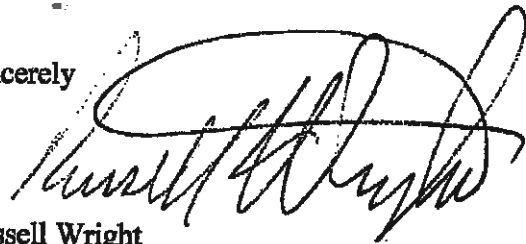
Honorable Mayor Z Marshall and the City of Parker City Council:

The City of Parker Impact Fee Advisory Committee, established in accordance with Section 395.058 of the Texas Local Government Code, met on this date for the purpose of reviewing the 2016 Water Impact Fee.

The Impact Fee Advisory Committee reviewed the 2016 Water Impact Fee Land Use Assumptions prepared by the City of Parker Impact Fee Advisory Committee; and the 2016 Water Capital Improvement Plan prepared by Birkhoff, Hendricks & Carter, L.L.P. Professional Engineers.

On behalf of the Advisory Committee, we find the Impact Fee Land Use Plan to be consistent with the City's current Comprehensive Plan, and the Water Capital Improvement Plan to be consistent with the land use plan and in conformance with the requirements of Texas Local Government Code Chapter 395. The Impact Fee Advisory Committee offers no objections

Sincerely

A handwritten signature in black ink, appearing to read "Russell Wright", written over a horizontal line.

Russell Wright
Chairman, Impact Fee Advisory Committee



Land Use Assumptions Report of the Capital Improvements Advisory Committee of the City of Parker

September 9, 2016

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Executive Summary

The Capital Improvements Advisory Committee (the "Committee") was appointed by the City of Parker City Council to review the subjects identified below and render an opinion on the land use assumptions necessary for the City to create and adopt lawful impact fees for the City of Parker public water system. The Committee has reviewed the Comprehensive Plan, the land use data, the current development within Parker, the current zoning within Parker, and the existing water plans for future growth and development. The Committee's report on the Land Use Assumptions required by Texas Local Government Code with relation to the Committee's work on impact fee research is contained within.

Members of this Committee include regular members of the Planning and Zoning Commission, experienced developers within the City of Parker, its ETJ, and key City personnel.

Table 1 - Capital Improvements Advisory Committee Members

Name	Role
Russell Wright	P&Z Chairman
Joe Lozano	P&Z Vice-Chairman
Cleburne Raney	P&Z Member
Jasmat Sutaria	P&Z Member
Wei Wei Jeang	P&Z Member
JR Douglas	P&Z Alternate, Developer
Steve Sallman	Developer/ETJ Owner
Jim Shepherd	City Attorney
Jeff Flanigan	City Administrator
Patti Scott Grey	City Secretary

Analysis of Existing Conditions

Each member of the Committee is personally familiar with the existing development within the City of Parker. The areas of the City of Parker that are not yet developed were presented by the City Administrator and the relevant maps and data were reviewed. This data review included the population (Exhibit 1), existing zoning (Exhibit 2), and the Comprehensive Plan (Exhibit 3), current Development Map (Exhibit 4), and the Water Master Plan Map (Exhibit 5) for the City as it relates to the undeveloped areas of Parker and its ETJ.

Determination of Service Area

The City Council's charge to the Committee was to render an opinion on the land use assumptions necessary for the City to create and adopt lawful impact fees for the City of Parker public water system. The Committee reviewed the requirements to exclude the provisions and related costs to current development and concentrated on the capital improvements necessary to serve future development based on the existing conditions noted above, and the anticipated use of the comprehensive plan and related development plans of the City, all as required by the Texas Local Government Code. The service area for a water impact fee would be the entire City and its ETJ with respect to new development in any portion of this area.

There is a portion of the City's water service area (CCN, Certificate of Convenience and Necessity) that lies within the City of Wylie. This was discussed as whether it should be included in the impact fee Service Area. The City Administrator noted that the water infrastructure in that area is already built out to specifications that would not necessitate additional infrastructure capital improvements. Therefore, it was concluded by the committee to not include this area within the Service Area.

Additionally, The City has a Special Activities area of approximately 188 acres (Southfork Ranch) which, at some point in the future, could be developed and subsequently subdivided. While there are no specific plans at the time of this writing, it is important to include this area for any future plans.

Growth Projections

Based on the review of the factors set forth in the sections above, *Analysis of Existing Conditions* and *Determination of Service Area*, the Committee projected the 10 year growth patterns as they relate to water system capital improvements are as set forth in Table 6 - Land Use Assumptions (Exhibit A). The Committee's findings are based on the following discussions and calculations.

Density Calculations

The Committee agrees with the Comprehensive Plan of Parker with regard to the future development of Parker and its ETJ. Consequently, for those areas zoned SF-Single Family, the Committee has projected single family residential units on lots of two acres, with three residents per household. For those areas projected to be zoned SFT-Single Family Transitional, the Committee anticipates 1 acre minimum lots, with a 1.5 acre average size of lots in the subdivision. The population estimate for SFT is also three residents per unit. Additional zoning categories such as Special Activities, Agricultural, Manufactured Housing and non-conforming uses, were all considered in the analysis.

The raw data in Table 2 was used as the basis of the analysis. The Meters column indicates the number of water meters the City was billing in that year. The Estimated Residents (Est. Residents) is based on the assumption of three residents per household, as indicated above. The % Change is expressed as the delta (change in number of meters) from the prior year divided by the number of meters in the prior year, e.g. $98/688=14.2\%$.

Table 2 - Historical Water Meters (i.e. Service Units) for 2000 - Jan 2016

Year	Meters	Est. Residents	Delta	% Change	Std. Dev.
2000	688	2064	688.0		
2001	786	2358	98.0	14.2%	5.1%
2002	938	2814	152.0	19.3%	4.6%
2003	1022	3066	84.0	9.0%	2.1%
2004	1075	3225	53.0	5.2%	1.4%
2005	1121	3363	46.0	4.3%	
2006	1180	3540	59.0	5.3%	
2007	1210	3630	30.0	2.5%	
2008	1258	3774	48.0	4.0%	
2009	1273	3819	15.0	1.2%	
2010	1295	3885	22.0	1.7%	
2011	1320	3960	25.0	1.9%	
2012	1351	4053	31.0	2.3%	
2013	1385	4155	34.0	2.5%	
2014	1404	4212	19.0	1.4%	
2015	1435	4305	31.0	2.2%	
2016	1501	4503	66.0	4.6%	

Referring to the standard deviation of a sample¹ Table 2, we can see the standard deviation for years 2001 and 2002 are significantly greater than several of the later years, so it was concluded that this extreme rate of growth for the City of Parker will likely not repeat itself. However, the Committee concluded the economic factors of many companies moving into the surrounding areas will likely increase

¹ Excel function STDEV.S is used to calculate the standard deviation of a sample.

the growth rate for the next several years, which might indicate above average growth for four to five years (5-6%), followed by slower growth (2-3%). In its final estimation, the committee agreed that 5% growth for the next five years (2017-2021) followed by 3% growth for the following five years (2022-2026) was a reasonable compromise.

When the absolute number of water meters is graphed over the years for which data exists, a curve as shown in Figure 1 develops. For comparison purposes, linear and 3rd order polynomial trend lines are added, along with their respective formulae.

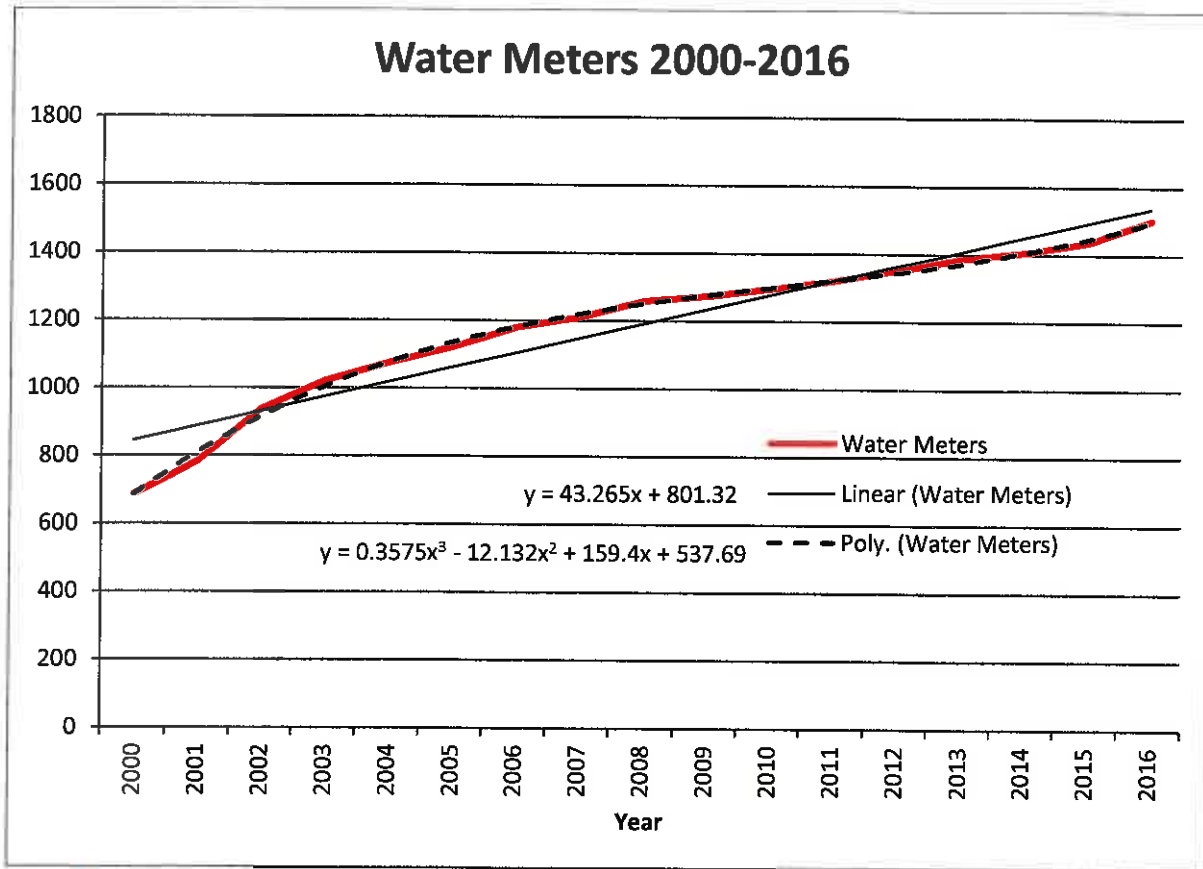


Figure 1 - Water Meter Graph

Figure 2 shows a graphical representation of the tabular data in Table 2. Since there was no detailed recording of service unit numbers prior to the year 2000, it is difficult to determine if the upward trend of the graph is representative of the years prior to 2000. However, as stated earlier, this could represent the beginning of an upward "growth spurt" for the City and this upward trend has been considered in the analysis of the overall growth projections.

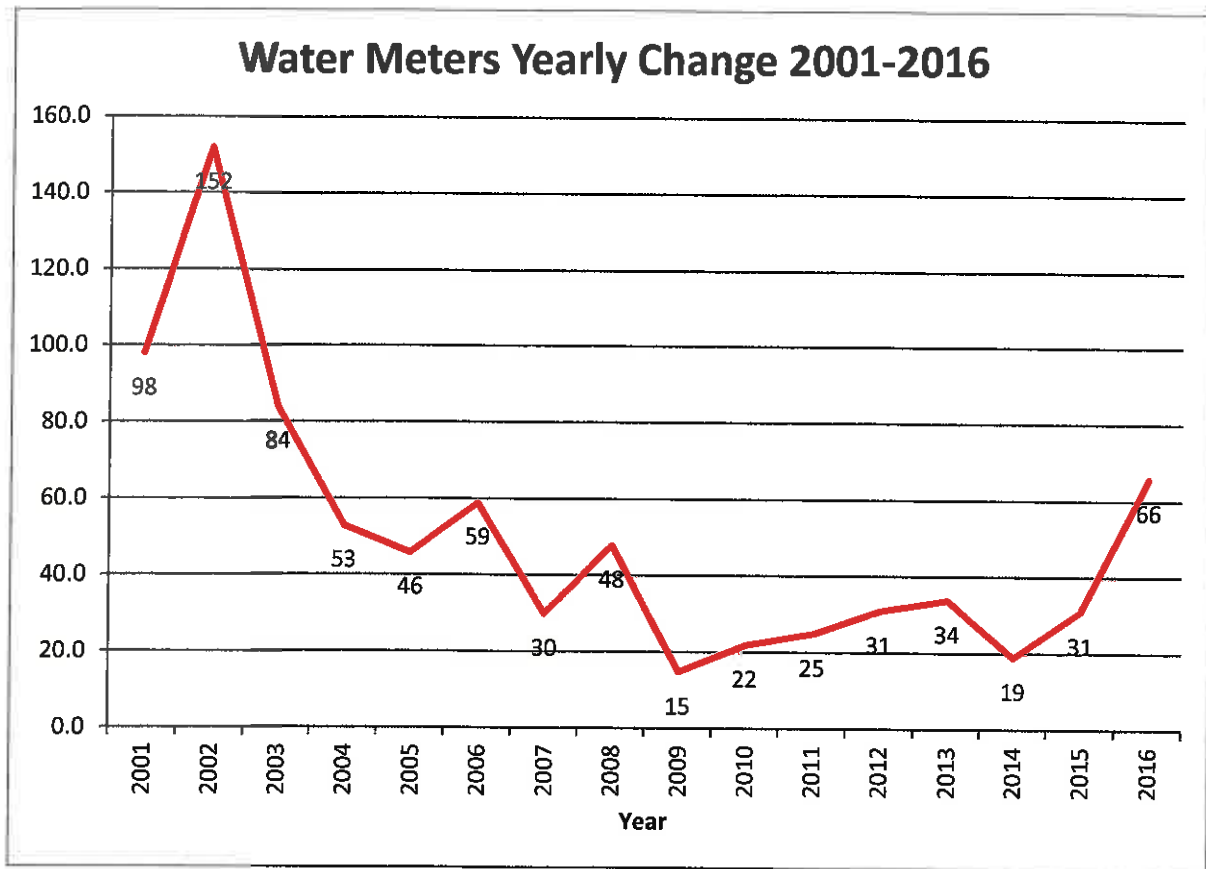


Figure 2 - Water Meters Delta from Prior Year

For selected time periods, average year on year growth rates can be established. Several time periods were used (refer to Table 3) to show the difference in growth rate when some of the outlying data is included or excluded.

Table 3 - Selected Year on Year Growth Rates

Period	# Periods	Avg. YoY Growth Rate
2001-2016	16	5.1%
2003-2016	14	3.4%
2001-2011	10	6.2%
2003-2013	10	3.6%

Build Out

Table 4 shows the analysis of the estimated number of lots, which correspond directly to service units in the City, for areas covered by zoning or development agreements and all undeveloped land. The estimated lots for those areas already approved are actual numbers. For the undeveloped areas a factor of 0.9² is used to allow for those areas dedicated for roads, rights-of-way and other unusable areas.

² Formula used: Number of acres * Lots/Acre * 0.9

Table 4 - Future Service Area Impact

Future Service Area	Acres	Lots/Acre	Est. Lots/Service Units	Est. Residents
Approved by Zoning or Development Agreement	1500	0.646	969	2907
Undeveloped in ETJ	720	1	648	1944
Undeveloped Zoned SF	500	0.5	225	675
Undeveloped Zoned SFT	400	0.67	241	724
Current Special Activities Area³	188	2		
Totals	3120	NA	2083	6250

Add plus existing homes.

The current number of residents and population within Parker and its anticipated growth patterns over the next 10 years are as set forth in Table 6 - Land Use Assumptions (Exhibit A). The projections shown in Table 6 provide Parker's ultimate build-out growth projections, including existing development within Parker, anticipated future development on currently undeveloped land within Parker, and development in the extra-territorial jurisdiction (ETJ).

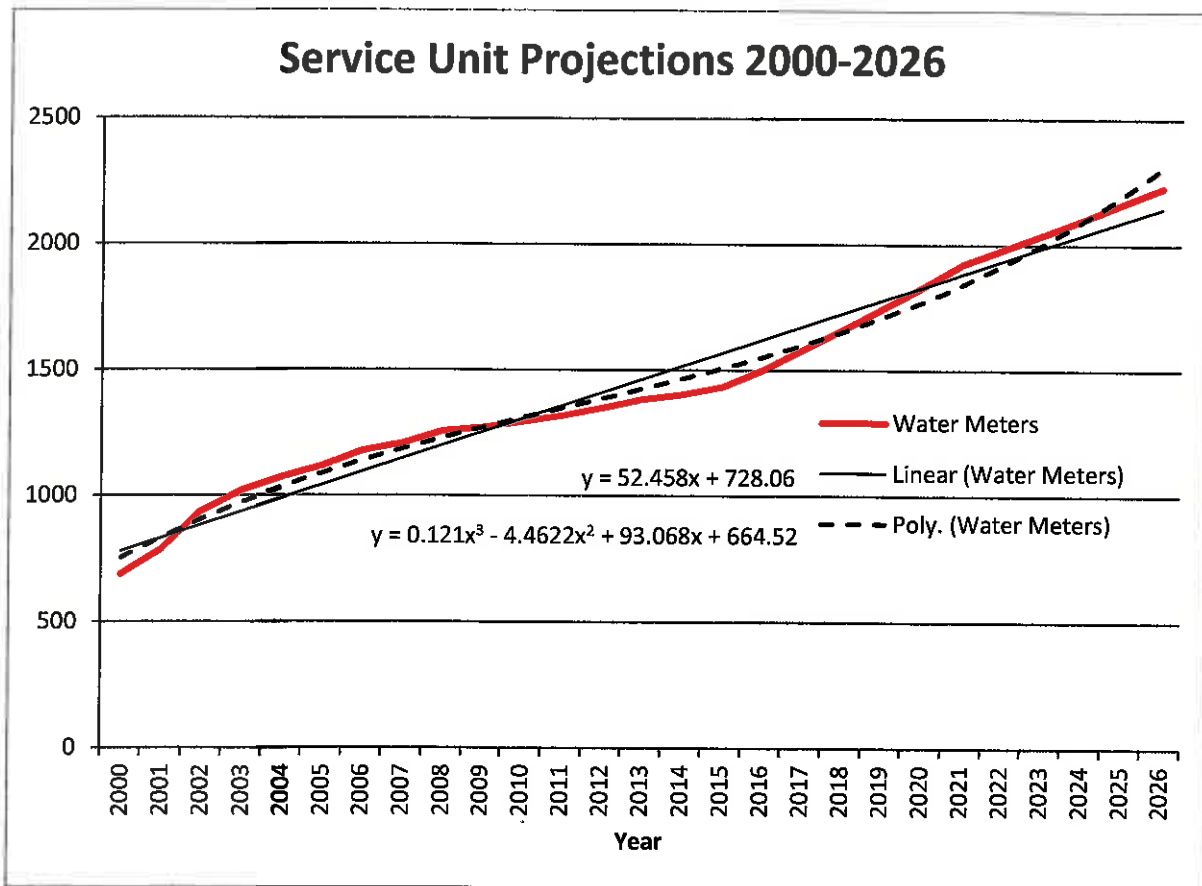


Figure 3 - Service Unit Projection Graph

³ Southfork Ranch is a Special Activities area that is included in the table but not included in calculations.

Table 5 - Actual and Estimated Service Units

Year	Meters	Linear equation	Poly equation
2000	688	845	685
2001	786	888	811
2002	938	931	916
2003	1022	974	1004
2004	1075	1018	1076
2005	1121	1061	1135
2006	1180	1104	1182
2007	1210	1147	1219
2008	1258	1191	1250
2009	1273	1234	1276
2010	1295	1277	1299
2011	1320	1320	1321
2012	1351	1364	1345
2013	1385	1407	1372
2014	1404	1450	1406
2015	1435	1493	1447
2016	1501	1537	1498
2017	1581	1580	1561
2018	1660	1623	1639
2019	1743	1666	1733
2020	1830	1710	1846
2021	1922	1753	1979
2022	1979	1796	2136
2023	2039	1839	2317
2024	2100	1883	2526
2025	2163	1926	2764
2026	2228	1969	3034

Table 6 - Land Use Assumptions (Exhibit A)

	2016 (Current)	2021	2026	Buildout
Homes	1,501	1,922	2,228	4,000 ⁴
Mfg'd Housing	75 ⁵	75	75	75
Commercial	0	10	20	20
Public	0	0	0	0
Totals	1,576	2,007	2,323	4,095
Population	4,503	6,021	6,969	12,000

⁴ Buildout based on total population of 12,000

⁵ 75 manufactured houses, 75 houses in CCN (not in City) is a wash

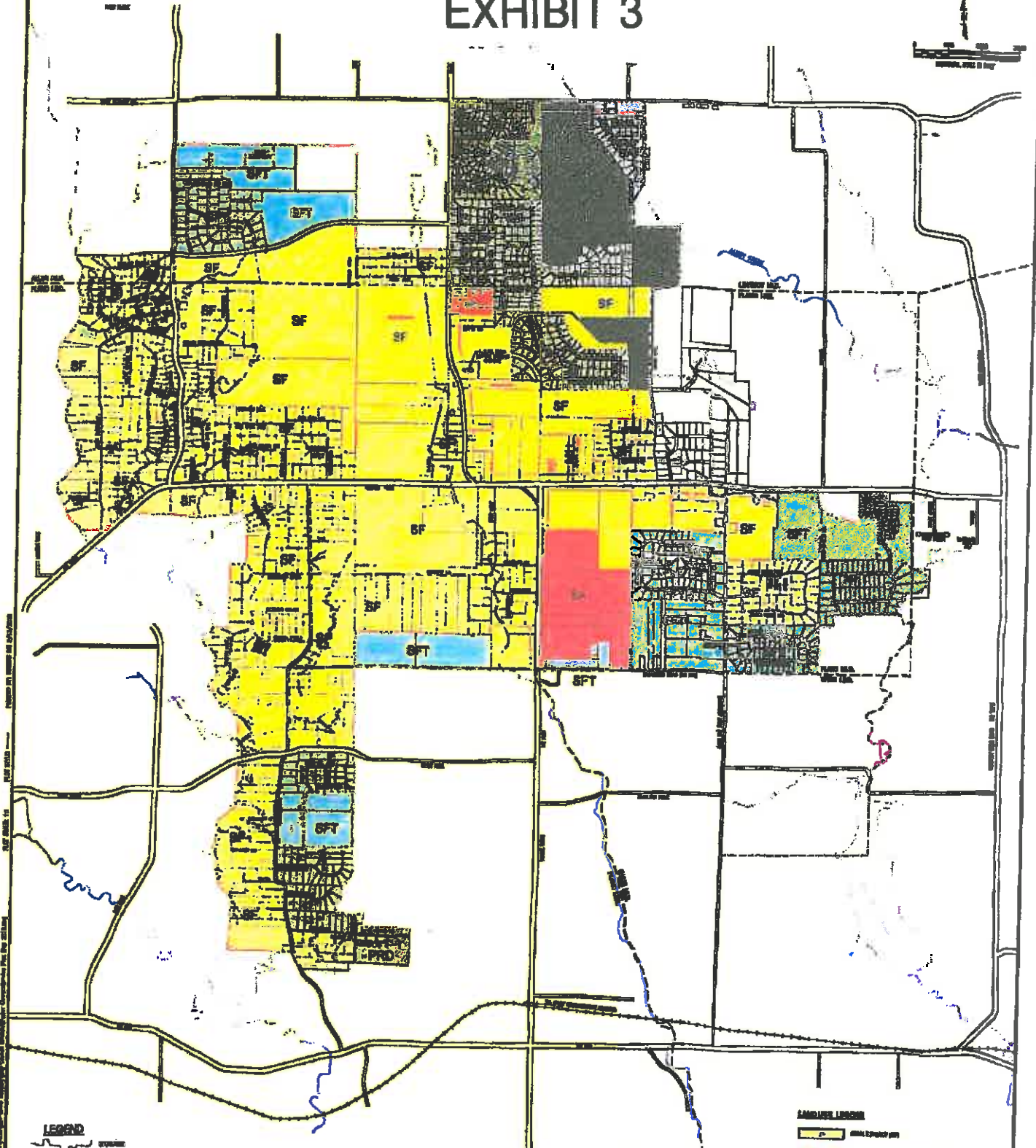
EXHIBIT 1

Year	January Water Meters	x 3 per household
2000	688	2064
2001	786	2358
2002	938	2814
2003	1022	3066
2004	1073	3225
2005	1121	3363
2006	1180	3540
2007	1210	3630
2008	1258	3774
2009	1273	3819
2010	1295	3885
2011	1320	3960
2012	1351	4053
2013	1385	4155
2014	1404	4212
2015	1435	4305
2016	1501	4503



1999

EXHIBIT 3



- LEGEND**
- STREET
 - ALLEY
 - CITY LIMIT
 - RAILROAD
 - COUNTY LINE
 - WATER BODY

A COMPREHENSIVE PLAN MAP OF THE CITY OF PARKER, TEXAS, SHOWING THE ZONING AND LAND USE DESIGNATION FOR THE CITY OF PARKER, TEXAS.

This document was prepared under the authority of the City of Parker, Texas, and shall remain the property of the City of Parker, Texas. It is to be used for planning and zoning purposes only and shall not be used for any other purpose without the written consent of the City of Parker, Texas.

COMPREHENSIVE PLAN MAP CITY OF PARKER, TEXAS



PREPARED BY: **REYNOLDS, BARNES & CARTER, L.L.P.**
 1720 Reynolds Drive, Suite 200
 Dallas, Texas 75201 (214) 760-1000

- LAND USE DESIGNATION**
- SINGLE-FAMILY RESIDENTIAL (SFR)
 - SINGLE-FAMILY RESIDENTIAL (SFR) - FLOOD PRONE
 - PLANNED COMMERCIAL DEVELOPMENT (PCD)
 - COMMERCIAL RESIDENTIAL (CR)
 - OFFICE/INDUSTRIAL (OI)
 - COMMERCIAL/INDUSTRIAL (CI)
 - COMMERCIAL/INDUSTRIAL (CI) - FLOOD PRONE

APPROVED BY THE CITY OF PARKER, TEXAS, ON: **APRIL 1, 2003**

9000 Total

720 acres +/-

500 acres +/-

400 series +/-

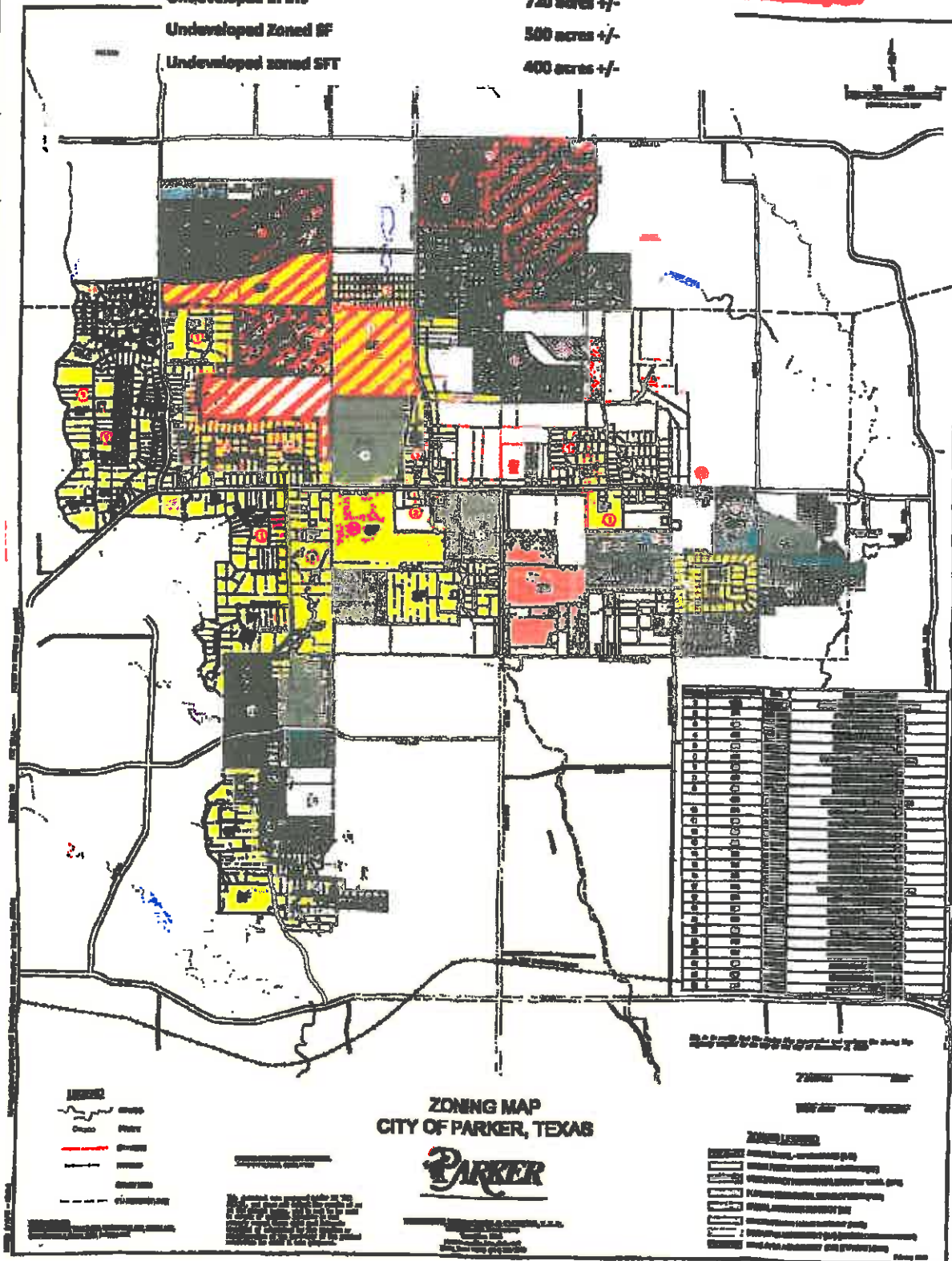
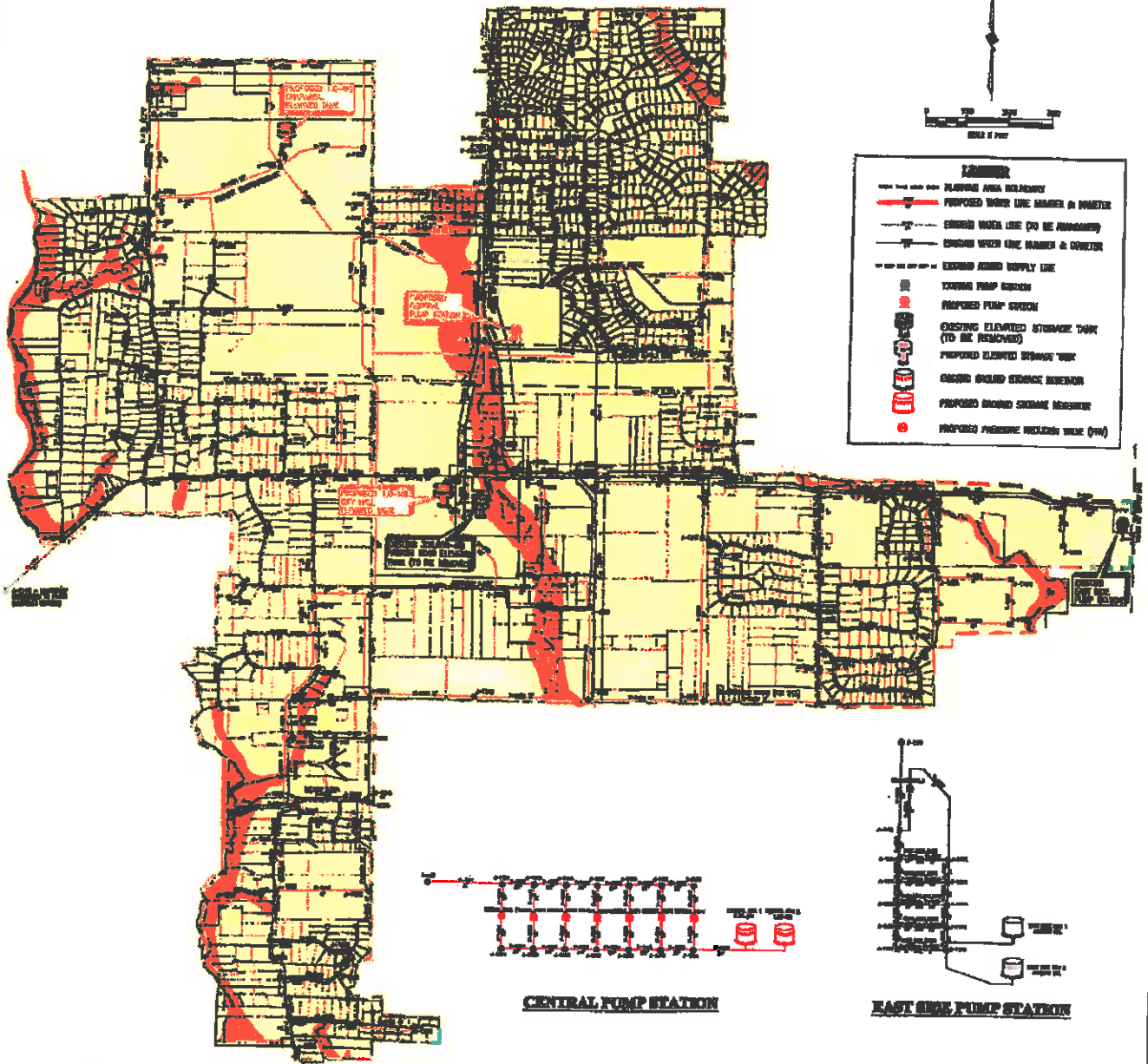


EXHIBIT 5



WATER DISTRIBUTION SYSTEM MASTER PLAN MAP

PREPARED BY: [illegible]
DATE: [illegible]



**CITY OF PARKER, TEXAS
2016 IMPACT FEE
WATER DISTRIBUTION SYSTEM
10-YEAR CAPITAL IMPROVEMENT PLAN**

Birkhoff, Hendricks & Carter LLP

PROPOSED WATER LINES

Project No. ⁽³⁾	Project	Size	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	Dillehay Drive 18-Inch Water Line	18"	\$ 577,500	\$ 197,657	\$ 775,157
2	Chaparral Elevated Storage Tank 16-Inch Water Line	16"	\$ 46,200	\$ 24,255	\$ 70,455
3	Malone Road 8-Inch Water Line	8"	\$ 215,000	\$ 112,875	\$ 327,875
4	Bois-D-Arc Lane 8-Inch Water Line	8"	\$ 167,000	\$ 87,675	\$ 254,675
Subtotal: Proposed Water Lines:			\$ 1,005,700	\$ 422,462	\$ 1,428,162

SUPPLY, PUMPING, STORAGE FACILITIES AND FACILITY IMPROVEMENTS

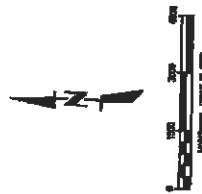
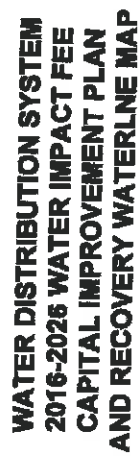
Project No. ⁽⁴⁾	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
5	Central Pump Station - 1.75 MGD P.S.	1.75 MGD	\$ 3,150,000	\$ 1,653,750	\$ 4,803,750
6	Central Pump Station - 0.75 MG G.S.R.	0.75 MG	\$ 2,700,000	\$ 135,000	\$ 2,835,000
7	NTMWD Delivery Point No. 2	5 MGD	\$ 2,100,000	\$ 135,000	\$ 2,235,000
8	Chaparral 1-MG Elevated Storage Tank	1 MGD	\$ 4,800,000	\$ 1,102,500	\$ 5,902,500
9	Bois-D-Arc Lane 8-Inch Pressure Reducing Valve	---	\$ 240,000	\$ 2,520,000	\$ 2,760,000
Subtotal, Supply, Pumping and Storage Facilities:			\$ 12,990,000	\$ 5,546,250	\$ 18,536,250

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Water System Master Plan	\$ 32,000	\$ -	\$ 32,000
	Water Impact Fee	\$ 20,000	\$ -	\$ 20,000
Subtotal, Planning Expenses:		\$ 52,000	\$ -	\$ 52,000
Water Distribution System CIP Grand Total:		\$ 14,047,700	\$ 5,968,712	\$ 20,016,412

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%
- (3) * - Developer Initiated Construction of 8-inch Waterline, City Participation in Oversize Cost



BRECKHOFF, HENDRICKS & CARTER, L.L.P.
FARMINGTON, CONNECTICUT
NEWINGTON, CONNECTICUT

Submitted To The City Of

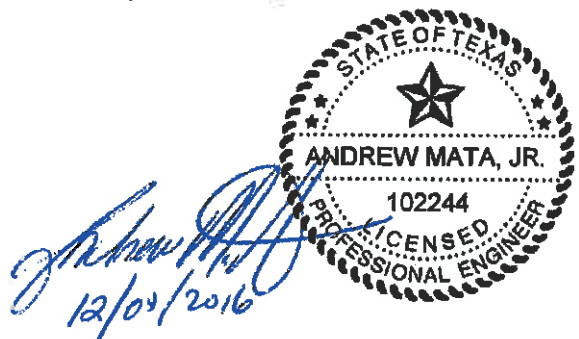


Capital Improvements Plan for 2016-2026 Water Impact Fee

Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
TBPE Firm 526

December 2016



CITY OF PARKER, TEXAS

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EXECUTIVE SUMMARY

The City of Parker owns and operates their water distribution system comprised of a pumping station, ground storage facilities, elevated storage facility and pipeline infrastructure. This system is being improved and expanded to meet the needs of the water demands imposed by the current residents and future residents of Parker, Texas. A schedule for future improvements and investments in the water distribution system is known as the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code requires the political subdivision create its Capital Improvement Plan to impose impact fees. The Capital Improvement Plan and its costs are required for the calculation of the water impact fee. Birkhoff, Hendricks, and Carter, with assistance of City staff, created the Capital Improvements Plan. Only projects from the Capital Improvement Plan that are required to provide capacity to serve growth during the impact fee (2016-2026) period can be included in the impact fee calculation.

A. INTRODUCTION

In accordance with Chapter 395 of the Texas Local Government Code, the City of Parker has retained Birkhoff, Hendricks & Carter, L.L.P. to establish the Capital Improvement Plan in conjunction with the Water Impact Fee Study. This document establishes the engineering basis for the capital projects and costs which will be included in the water impact fee calculations.

The Capital Improvements Plan consists of the necessary water distribution system improvements to support the projected water demands placed on the distributions system from the growth. The growth projections were obtained from the Land Use Assumptions Report for the Water Impact Fee prepared by the City of Parker Impact Fee Advisory Committee, dated August 29, 2016.

B. FACILITY CAPACITY REQUIREMENTS

C.1 GENERAL

This section of the report discusses the capacity of those facilities that are required to be included in the Impact Fee Capital Improvements Plan and are also eligible in the calculation of the impact fee. The capacities evaluated are the existing available capacities and the increased capacities due to projected growth. These increased capacities serve the growth projected during the impact fee period.

C.2 WATER USAGE

The water distribution system must be improved in accordance with this Capital Improvement Plan in order to support the water demands imposed on the system by the projected growth the City is envisioning within the next 10-year period. The City's existing 2016 residential population is approximately 4,503 residents. In year 2026 the City projects the residential population to grow to approximately 6,969 residents. The City of Parker updated the Water Distribution System Master Plan in February 2016. The Master Plan reports that based on information provided by the City, the residential per capita water usage rate for maximum daily demand is 571 gallons per capita per day (gpcd). Table No. 1 illustrates the water demand rates used to calculate the water demands for the projected population.

TABLE NO. 1
2016 DESIGN WATER DEMAND RATES

Land Use	Maximum Daily Demand Rate	Maximum Hourly Demand Rate
Residential	571 g.p.c.d.	1,091 g.p.c.d.
Commercial	1,500 g.p.a.d.	1,950 g.p.a.d.

g.p.c.d. – gallons per capita per day
g.p.a.d. – gallons per acre per day
residential peaking factor 1.91

Table No. 2 summarizes the calculated water demands for year 2016 and 2026, within the City's planning area.

TABLE NO. 2
WATER DEMANDS

Water Demand Capacities	Maximum Daily Demand (MGD)	Maximum Hourly Demand (MGD)
2016 Water Demands	3.334	5.521
2026 Water Demands	4.742	8.209
Additional Capacity Required:	1.408	2.688

C.3 WATER SUPPLY

The City currently receives treated water supply from the North Texas Municipal Water District (NTMWD) at the East Side Pump Station delivery point located at the southwest corner of the Parker Road and F.M. 1378 intersection. The East Side Pump Station delivery point has capacity to receive up to 3.50 MGD supply rate. It does not have enough capacity to support the additional supply required for the growth within the next ten year period. This site also does not have sufficient area for expansions. Based on the growth projections and the calculated water demands, a second delivery point for water supply will be needed to meet the new water demands. This new delivery point will be the Central Pump Station delivery point. The locations of the existing and proposed delivery point are shown on the Capital Improvement Plan Map included in this report. Table No. 3 summarizes the maximum day supply capacity requirements at each delivery point within the next ten year impact fee period.

TABLE NO. 3
WATER SUPPLY

Water Supply Capacities	East Side Supply (MGD)	Central Supply (MGD)
2016 NTMWD Supply	3.50	0.00
2026 NTMWD Supply	0.00	1.75
Additional Supply Capacity Required:	0.00	1.75

C.4 WATER DISTRIBUTION SYSTEM

The City's existing water distribution system can support the water demands applied to the system from the existing residential population. As the City grows within the next ten-year period, additional water distribution system facilities will need to be constructed to support water demand created from new growth. In addition to facilities the water distribution system will require additional water lines.

The design of the proposed water distribution system is based on three separate demand conditions. The first condition is based on the maximum daily demand. This demand is rate at which water is supplied and the rate which pump stations shall be sized to deliver water to the system. The second condition is the maximum hourly demand rate on the day of maximum demand. Maximum hourly demand rate is used to size distribution lines and to determine the volume of elevated storage. The third condition used is the minimum hourly demand rate on the day of maximum demand. This rate

is used to analyze the refill rates of the elevated storage tank. These three demand conditions were modeled over a three-day period with an Extended Period Simulation (EPS) in the hydraulic water model utilizing the H2O NET water model software.

The existing and proposed distribution lines along with facilities are shown on the Capital Improvement Plan Map presented in this report. The 72-hour EPS model was utilized with the use of a diurnal curve obtained from the 2016 Master Plan Update model for the 2016 and 2026 hydraulic models. Table No. 4 summarizes the maximum hourly demands that the proposed distribution system will need to support.

TABLE NO. 4
WATERLINE DEMANDS

Waterline Capacities	Maximum Hourly Demand (MGD)
2016 Waterline Demands	5.521
2026 Waterline Demands	8.209
Addition Waterline Capacity Required:	2.688

C.5 HIGH SERVICE PUMP STATION

The City currently meets its pumping system demand requirements with the existing East Side Pump Station. This pump station has a firm pumping capacity of 3.60 MGD with the largest pump on standby to meet the Texas Commission on Environmental Quality (TCEQ) regulations. In order to meet the projected maximum daily demands, a second pump station with an initial firm capacity of 1.75 MGD will be required to be in service by year 2020 to meet the additional maximum daily demands. Table No. 5 summarizes the pump station capacities.

TABLE NO. 5**PUMP STATION**

Pump Station Capacities	East Side Pump Station (MGD)	Central Pump Station (MGD)
2016 Pumping Capacity	3.50	0.00
2026 Pumping Capacity	0.00	1.75
Additional Pumping Capacity Required:	0.00	1.75

C.6 GROUND STORAGE RESERVOIR

Ground Storage within the system is necessary to provide a dependable supply and during periods of interruption in supply. The volume of ground storage was designed for a 6-hour drawdown for the maximum demand pumping. The East Side Pump Station currently has a 200,000-gallon and a 300,000-gallon ground storage reservoir. These two existing reservoirs serve the East Side delivery point and pump station. The new delivery point will require additional ground storage to meet TCEQ regulations and to provide a dependable supply to the Central Pump Station. Table No. 6 illustrates the ground storage capacity requirements. The ground storage reservoir at the Central Pump Station will need to be constructed, as the pump station is constructed.

TABLE NO. 6**GROUND STORAGE RESERVOIR REQUIREMENTS**

Ground Storage Capacities	Ground Storage Added (MG)	Ground Storage Available (MG)
2016 Ground Storage Capacity	0.00	0.50
2026 Ground Storage Capacity	0.75	0.75
Reservoir Capacity Required:	0.75	1.25

C.7 ELEVATED STORAGE

Elevated storage within the system is required by TCEQ to maintain system pressure. In the Parker system elevated storage is sized to meet the maximum hourly demands working in conjunction with the pump stations, while maintaining system pressures.

The City currently has one 1.0-MG elevated storage tank located on Parker Road, adjacent to City Hall, with a high water level at 800-ft MSL. Table No. 7 summarizes the elevated storage requirements to meet maximum hourly demand rates within the 10-year period.

TABLE NO. 7
ELEVATED STORAGE TANK REQUIREMENTS

Elevated Storage Capacities	Elevated Storage Added (MG)	Elevated Storage Available (MG)
2016 Elevated Storage Capacities	0.00	1.00
2026 Elevated Storage Capacities	0.00	1.00
Elevated Storage Capacity Required:	0.00	1.00

C. UTILIZED FACILITY CAPACITIES

D.1. GENERAL

This section of the report discusses the water distribution system utilized facilities that are eligible to be included in the Impact Fee Capital Improvements Plan and are also eligible in the calculation of the impact fee. The Capital Improvements Plan makes improvements the water distribution system in order to meet and support the additional water demands created by the projected growth during the 10-year impact fee period. Only the infrastructure and facility projects identified in the Capital Improvements Plan can be eligible for impact fee funding.

D.2. WATER SUPPLY

The City will continue to receive water supply from the North Texas Municipal Water District. The new delivery point will be the Central Pump Station delivery point. For the year 2016, the utilized capacity is 0% since it is not constructed yet. For the year 2026, the utilized capacity was calculated by dividing the 2026 maximum daily demand by the buildout maximum daily demand, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand

2026 Utilized Capacity = 4.742 MGD / 7.645 MGD x 100%
= 62.0%

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

D.3. WATER DISTRIBUTION SYSTEM

The utilized capacity of the water distribution system water lines is associated with waterlines that are 8-inches or more in diameter. The water distribution system was modeled in the hydraulic water model software for the existing year 2016 water model, the 10-year 2026 water model, and the buildout water model. The utilized capacity for the new waterlines was obtained by comparing the maximum hourly flows in the new pipes, between the three water models. For the year 2016, the utilized capacity of the new pipes was 0.0% since they are not serviced yet. For the year 2026, the utilized capacity was calculated by dividing the year 2026 pipe flow with the buildout pipe flow, both obtained from the hydraulic water model pipe line flows. The following are the proposed distribution lines that are shown on the Capital Improvement Plan Map in report.

1. Church Lane 18-Inch Water Line: This waterline project consists of approximately 2,490 linear feet of 18-inch waterline beginning at the new Central Pump station, bearing south along Dillehay Drive and terminating at Parker Road by connecting to an existing 12-inch waterline. **Its utilized capacity during CRF period was calculated to be 63.0%.**

Church Lane 18-Inch Water Line: This waterline project consists of approximately 1,365 linear feet of 18-inch waterline beginning at the new Central Pump station, bearing north along Dillehay Drive and terminating just north of Curtis Road by connecting to the existing 16-inch waterline. **Its utilized capacity during the CFR period was calculated to be 84.0%.**

2. Chaparral Elevated Storage Tank Waterline: This waterline project consists of approximately 385 linear feet of 16-inch waterline from the new elevated tank to connect to the existing 16-inch waterline. **Its utilized capacity during the CFR period was calculated to be 63.0%.**

3. Bois-D-Arc Lane 8-inch Waterline: This waterline project consists of approximately 1,670 linear feet of 8-inch waterline required along Bois-O-Arc Road for the new pressure reducing valve vault to be in place and operational within the next 10 years. **Its utilized capacity during the CFR period was calculated to be 100.0% utilized by the year 2026.**

D.4. HIGH SERVICE PUMP STATION

The new Central Pump Station will have an initial firm pumping capacity of 1.75 MGD to meet the additional water demands within the next ten-year period. For the year 2016, the utilized capacity is 0.0% since it is not constructed yet. For the year 2026 the utilized capacity was calculated by dividing the 2026 maximum daily demand by the buildout maximum daily demand, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand
2026 Utilized Capacity = 4.742 MGD / 7.645 MGD x 100%
= 62.0%

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

D.5. GROUND STORAGE RESERVOIR

The new Central delivery point and pump station will required additional ground storage to meet TCEQ regulations and to provide a dependable supply for the Central Pump Station. The utilized capacity for the Central Ground Storage Reservoir was calculated the same as for the pump station utilized capacity above which is based on the maximum daily demands and calculating the differences between the 10-year period, then subtracting the utilized capacities (2026-2016). Its utilized capacity during the 10-year period is approximately 62.0%.

2016 Utilized Capacity = 0.0%

2026 Utilized Capacity = 2026 Max Daily Demand / Buildout Max Daily Demand
2026 Utilized Capacity = 4.742 MGD / 7.645 MGD x 100%
= 62.0%

Utilized Capacity during Capital Recovery Fee (CRF) Period = 62.0% - 0.0% = 62.0%

D.6. ELEVATED STORAGE TANK

The existing 1.0 MG Elevated Tank has the capacity to support maximum hourly demands imposed by the projected growth within the next ten years. The utilized capacity for the elevated tank was calculated based on the maximum hourly demands and finding the differences between the 10-year periods. For the year (2016 and 2026) the utilized capacity of the elevated storage tank was calculated by subtracting the max hour demand from the max day demand and dividing the difference by 4 (4 is a constant rate 4-MGD/1-MG) to convert from rate to volume. The 2026 required volume was then divided by the buildout volume required to obtain the utilized capacity. Its utilized capacity during the 10-year period is approximately 43.5%.

$$\begin{aligned}\text{2016 Utilized Capacity} &= (\text{2016 Max Hour Demand} - \text{Max Day Demand}) / 4 \\ &= (5.521 \text{ MGD} - 3.334 \text{ MGD}) / 4 \\ &= 2.190 \text{ MGD} / 4 \\ &= 0.55 \text{ MG}\end{aligned}$$

$$\begin{aligned}\text{2016 Utilized Capacity} &= \text{2016 Required Volume} / \text{Available Volume} \\ &= 0.55 \text{ MG} / 1.0 \text{ MG} \times 100\% \\ &= 55\%\end{aligned}$$

$$\text{2026 Utilized Capacity} = (\text{2026 Max Hour Demand} - \text{Max Day Demand}) / 4$$

$$\begin{aligned}\text{2026 Utilized Capacity} &= (8.209 \text{ MGD} - 4.742 \text{ MGD}) / 4 \\ &= 3.467 / 4 \\ &= 0.87 \text{ MG}\end{aligned}$$

$$\text{2026 Utilized Capacity} = \text{2026 Required Volume} / \text{Available Volume}$$

$$\begin{aligned}\text{2026 Utilized Capacity} &= 0.87 \text{ MG} / 1.0 \text{ MG} \times 100\% \\ &= 87\%\end{aligned}$$

$$\text{Utilized Capacity during Capital Recovery Fee (CRF) Period} = 32\%$$

D. CAPITAL IMPROVEMENTS PLAN MAP

The following map illustrates the Capital Improvements required within the 10-year period to support the City's projected growth.

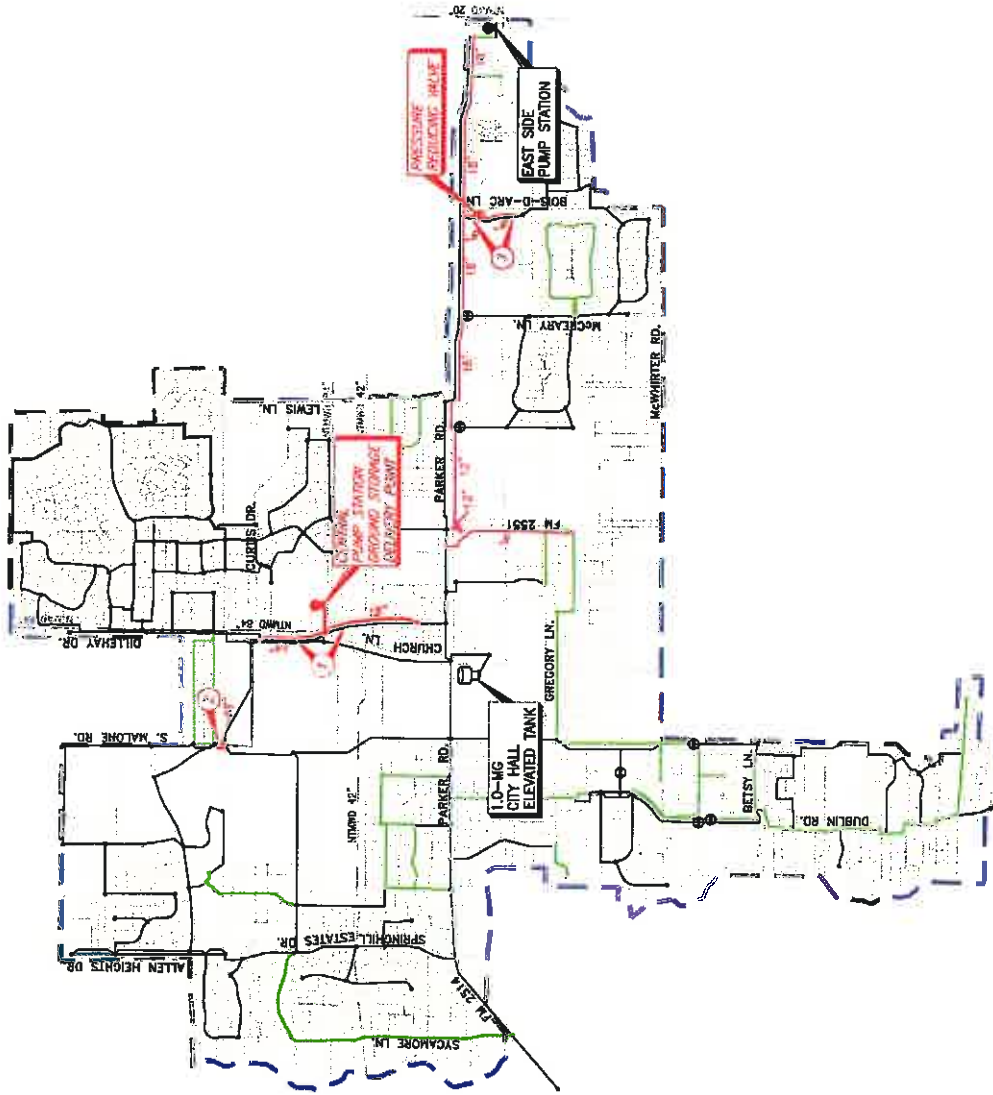


WATER DISTRIBUTION SYSTEM 2016-2026 WATER IMPACT FEE CAPITAL IMPROVEMENT PLAN AND RECOVERY WATERLINE MAP

- LEGEND**
- PLANNING AREA BOUNDARY
 - EXISTING WATER LINE (NO IMPACT FEE)
 - EXISTING WATER LINE (IMPACT FEE)
 - PROPOSED WATER LINE (IMPACT FEE)
 - CITY PARTICIPATED IN OVERSIZE COST (IMPACT FEE)
 - CITY PURCHASED FROM PECAN ORCHARD (IMPACT FEE)
 - EXISTING NTWD SUPPLY LINE
 - PROPOSED PUMP STATION
 - EXISTING PUMP STATION
 - EXISTING ELEVATED STORAGE TANK
 - EXISTING PRESSURE REDUCING VALVE
 - PROPOSED PRESSURE REDUCING VALVE



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
NOVEMBER, 2016



E. CAPITAL IMPROVEMENTS PLAN COSTS

The following table lists the Capital Improvements and this total projects costs.

**CITY OF PARKER, TEXAS
2016 IMPACT FEE
WATER DISTRIBUTION SYSTEM
10-YEAR CAPITAL IMPROVEMENT PLAN**

PROPOSED WATER LINES

Project No. ⁽³⁾	Project	Size	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	Dillehay Drive 18-Inch Water Line	18"	\$ 577,500	\$ 197,657	\$ 775,157
2	Chaparral Elevated Storage Tank 16-Inch Water Line	16"	\$ 46,200	\$ 24,255	\$ 70,455
3	Bois-D-Arc Lane 8-Inch Water Line	8"	\$ 167,000	\$ 87,675	\$ 254,675
Subtotal: Proposed Water Lines			\$ 790,700	\$ 309,587	\$ 1,100,287

SUPPLY, PUMPING, STORAGE FACILITIES AND FACILITY IMPROVEMENTS

Project No. ⁽⁴⁾	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
4	Central Pump Station - 1.75 MGD P.S.	1.75 MGD	\$ 3,150,000	\$ 1,653,750	\$ 4,803,750
5	Central Pump Station - 0.75 MG G.S.R.	0.75 MG	\$ 990,000	\$ 49,500	\$ 1,039,500
6	NTMWD Delivery Point No. 2	5 MGD	\$ 1,320,000	\$ 693,000	\$ 2,013,000
7	Bois-D-Arc Lane 8-Inch Pressure Reducing Valve	-----	\$ 240,000	\$ 126,000	\$ 366,000
Subtotal, Supply, Pumping and Storage Facilities:			\$ 5,700,000	\$ 2,522,250	\$ 8,222,250

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Water System Master Plan	\$ 32,000	\$ -	\$ 32,000
	Water Impact Fee	\$ 20,000	\$ -	\$ 20,000
Subtotal, Planning Expenses:		\$ 52,000	\$ -	\$ 52,000
Water Distribution System CIP Grand Total:		\$ 6,542,700	\$ 2,831,837	\$ 9,374,537

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%
- (3) * - Developer Initiated Construction of 8-inch Waterline, City Participation in Oversize Cost

F. CAPITAL IMPROVEMENT PLAN SCHEDULE

The following table No. 8 illustrates the projected Capital Improvement Plan schedule. This schedule correlated to the projected growth in the Land Use Assumptions report. The City will need to evaluate the yearly growth projections to determine if the schedule below needs to be revised accordingly to development growth.

TABLE NO. 8
CAPITAL IMPROVEMENTS PLAN SCHEDULE

Facility	Start Design	Start Construction	In Service
Central Pump Station	Mid 2017	Mid 2018	2020
Water Supply and Distribution Lines	Early 2017	Mid 2018	2020
Central 0.75 MG Ground Storage No. 1	Mid 2017	Mid 2018	2020
NTMWD Metered Station	Mid 2017	Mid 2028	2020

G. INDEX

Parker Demand Rates

LAND USE	Residential		Non-Residential		Peaking Factor
	Max Day Per Capita g.p.c.d.	Max Hour Per Capita g.p.c.d.	Max Day Per Acre g.p.a.d.	Max Hour Per Acre g.p.a.d.	
Single Family Residential (1.0 AC.)	571	1,090			1.91
Single Family Residential (1.5 AC.)	571	1,090			1.91
Single Family Residential (2.0 AC.)	571	1,090			1.91
Single Family Residential (>2.0 AC.)	1,500	1,500			1.00
Manufactured Housing					
Commercial		0	1,500	1,950	
Public/Special Activities		0	1,500	1,950	
ROW					

Min Hour GDF

0.3

City of Parker - Existing 2016 Demands

LAND USE	Residential			Non-Residential			Total Demand	
	Population	Max Day Demand (MGD)	Max Hour Demand (MGD)	Area (Ac)	Max Day Demand (MGD)	Max Hour Demand (MGD)	Max Day Demand (MGD)	Max Hour Demand (MGD)
Single Family Residential (1.0 AC.)	2,130	1.216	2.322				1.216	2.322
Single Family Residential (1.5 AC.)	699	0.399	0.762				0.399	0.762
Single Family Residential (2.0 AC.)	1,200	0.685	1.308				0.685	1.308
Single Family Residential (>2.0 AC.)	474	0.711	0.711				0.711	0.711
Manufactured Housing				0.00	0.000	0.000	0.000	0.000
Commercial				13.53	0.020	0.026	0.020	0.026
Public/Special Activities				201.16	0.302	0.392	0.302	0.392
ROW								
Totals	4,503	3.01	5.10	214.69	0.32	0.42	3.334	5.521

Parker Demand Rates

LAND USE	Residential		Non-Residential		Peaking Factor
	Max Day Per Capita g.p.c.d.	Max Hour Per Capita g.p.c.d.	Max Day Per Acre g.p.a.d.	Max Hour Per Acre g.p.a.d.	
Single Family Residential (1.0 AC.)	571	1,090			1.91
Single Family Residential (1.5 AC.)	571	1,090			1.91
Single Family Residential (2.0 AC.)	571	1,090			1.91
Single Family Residential (>2.0 AC.)	1,500	1,500			1.00
Manufactured Housing					
Commercial		0	1,500	1,950	
Public/Special Activities		0	1,500	1,950	
ROW					

Min Hour GDF

0.3

City of Parker - 2026 Demands

LAND USE	Residential			Non-Residential			Total Demand	
	Population	Max Day Demand (MGD)	Max Hour Demand (MGD)	Area (Ac)	Max Day Demand (MGD)	Max Hour Demand (MGD)	Max Day Demand (MGD)	Max Hour Demand (MGD)
Single Family Residential (1.0 AC.)	4,596	2.624	5.010				2.624	5.010
Single Family Residential (1.5 AC.)	699	0.399	0.762				0.399	0.762
Single Family Residential (2.0 AC.)	1,200	0.685	1.308				0.685	1.308
Single Family Residential (>2.0 AC.)	474	0.711	0.711				0.711	0.711
Manufactured Housing				0.00	0.000	0.000	0.000	0.000
Commercial				13.53	0.020	0.026	0.020	0.026
Public/Special Activities				201.16	0.302	0.392	0.302	0.392
ROW								
Totals	6,969	4.42	7.79	214.69	0.32	0.42	4.742	8.209

Parker Demand Rates

LAND USE	Residential		Non-Residential		Peaking Factor
	Max Day Per Capita g.p.c.d.	Max Hour Per Capita g.p.c.d.	Max Day Per Acre g.p.a.d.	Max Hour Per Acre g.p.a.d.	
Single Family Residential (1.0 AC.)	571	1,090			1.91
Single Family Residential (1.5 AC.)	571	1,090			1.91
Single Family Residential (2.0 AC.)	571	1,090			1.91
Single Family Residential (>2.0 AC.)	1,500	1,500			1.00
Manufactured Housing					
Commercial		0	1,500	1,950	
Public/Special Activities		0	1,500	1,950	
ROW					

Min Hour GDF

0.3

City of Parker - Buildout Demands

LAND USE	Residential			Non-Residential			Total Demand	
	Population	Max Day Demand (MGD)	Max Hour Demand (MGD)	Area (Ac)	Max Day Demand (MGD)	Max Hour Demand (MGD)	Max Day Demand (MGD)	Max Hour Demand (MGD)
Single Family Residential (1.0 AC.)	7,254	4.142	7.907				4.142	7.907
Single Family Residential (1.5 AC.)	1,626	0.928	1.772				0.928	1.772
Single Family Residential (2.0 AC.)	2,631	1.502	2.868				1.502	2.868
Single Family Residential (>2.0 AC.)	492	0.738	0.738				0.738	0.738
Manufactured Housing				0.00	0.000	0.000	0.000	0.000
Commercial				21.53	0.032	0.042	0.032	0.042
Public/Special Activities				201.16	0.302	0.392	0.302	0.392
ROW								
Totals	12,003	7.31	13.28	222.69	0.33	0.43	7.645	13.719



Capital Improvements Plan for 2016-2026 Water Impact Fee

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFFESIONAL ENGINEERS
DALLAS, TEXAS
(214) 361-7900
amata@bhcllp.com

December 2016



Council Agenda Item

Item 7
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	Public Hearing Publication Affidavit and Dec. 8 th Dallas Morning News advertisement

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ADOPTING LAND
USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN (CIP).
[FLANIGAN/BIRKHOFF]

SUMMARY


As provided in the December 6, 2016 City Council packet, the City of Parker owns and operates their water distribution system comprised of a pumping station, ground storage facilities, elevated storage facility and pipeline infrastructure. This system is being continuously improved and expanded to meet the needs of the water demands imposed by the current residents and future residents of Parker, Texas. A schedule for future improvements and investments in the water distribution system is known as the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code requires the political subdivision create its Capital Improvement Plan to impose impact fees on new development. The Capital Improvement Plan and its costs are required for the calculation of the water impact fee. Birkhoff, Hendricks, and Carter, with assistance of City staff, created the Capital Improvements Plan. Only projects from the Capital Improvement Plan that are required to provide capacity to serve new development during the impact fee 2016-2026 period can be included in the impact fee calculation.

In accordance with Chapter 395 of the Texas Local Government Code, the City of Parker has retained Birkhoff, Hendricks & Carter, L.L.P. to establish the Capital Improvement Plan in conjunction with the Water Impact Fee Study.

The Capital Improvements Plan consists of the necessary water distribution system improvements to support the projected water demands applied to the distributions system from the projected growth. The growth projections were obtained from the Land Use Assumptions Report for the Water Impact Fee prepared by the City of Parker Impact Fee Advisory Committee, dated August 29, 2016.

POSSIBLE ACTION

Adoption of the Land Use Assumptions Report and Capital Improvements Plan for 2016-2026 Water Impact Fee.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	 Date:	01/06/2016

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS


COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Dan Navarro, Advertising Representative for The Dallas Morning News, being duly sworn by oath, states the attached advertisement of

City of Parker

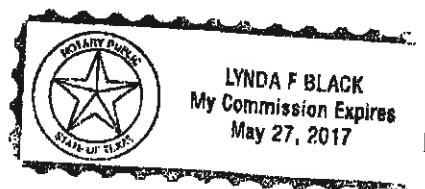
was published in The Dallas Morning News

December 8, 2016


(Dan Navarro)

Sworn to and subscribed before me this December 8, 2016


(Notary Public)



NTIS

RFB 0452-NTIS-05-1T 2017 Telephony System Software Maintenance Renewal

The North Texas Tollway Authority (NTTA) will receive bids for the 2017 Telephony System Software Maintenance Renewal at 5900 W Plano Pkwy., Ste 100, Plano, Texas 75093, until December 29, 2016 at 2:30 p.m. A copy of the RFB and more information can be downloaded at: www.bidsexchange.com/nta. Questions should be directed to Corinne Schwartz at cschwartz@nta.org.

NOTICE OF PUBLIC HEARING ON POSSIBLE REVISION OF THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR WATER IMPACT FEES

Date: January 9, 2017
Time: 7:00 P.M.
Location: Parker City Council Chambers
3900 E. Parker Road
Parker, Texas 75068

In accordance with Subchapter C, Section 395.449 of the Texas Local Government Code, a public hearing is scheduled by the City of Parker to consider the revision of the Land Use Assumptions and Capital Improvements Plan for the Water Impact Fees.

Any member of the public has the right to appear at the hearing and present evidence for or against the revision of the land use assumptions and capital improvements plan for the water impact fees.

John G. Flores, MD, will no longer be with Little Elm Medical Clinic. Medical records can be obtained at 469-460-0067.

North Academy Annual Public Hearing on Financial Management Report

The meeting will be held at 6:00 p.m. on December 13, 2016 at 2800 Frickland Lane, Dallas, TX 75227.

Vijayakumari Raghav

MD, will no longer be with Baylor Primary Medicine at Cooper Medical records will be maintained at this location. (972) 245-4590

BLE THAT SCRAMBLED WORD GAME

by David L. Hoyt and Jeff Knaus

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Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION AND PRELIMINARY DECISION FOR WATER QUALITY TYPES PERMIT RENEWAL PERMIT NO. WQ0004687000

APPLICATION AND PRELIMINARY DECISION: Univer USA Inc., 1838 Dan Martin Drive, Dallas, Texas 75228, which operates a chemical distribution facility, has applied to the Texas Commission on Environmental Quality (TCEQ) for a renewal of Texas Pollutant Discharge Elimination System Permit No. WQ0004687000, which authorizes the discharge of stormwater at an intermittent and flow variable basis. This application was submitted to the TCEQ on June 2, 2016.

The facility is located at 1838 Dan Martin Drive, Dallas, Dallas County, Texas 75228. The effluent is discharged from Outfall 001 via a pipeline and from Outfall 002 via overhead flow from a settling pond, to the City of Dallas stormwater collection system; thence to a series of ditches; thence to an unnamed tributary; thence to Fivemile Creek; thence to the Upper Trinity River, in Segment No. 0606 of the Trinity River Basin. The designated use for the undesignated receiving waterbody is minimal aquatic life use and for the series of ditches and the unnamed tributary is limited aquatic life. The designated use for Fivemile Creek is high aquatic life. The designated use for Segment No. 0606 are primary contact recreation and high aquatic life.

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. This permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at the J. Erik Jonsson Central Library, Government Information Center-6th Floor, 1816 Young Street, Dallas, Dallas County, Texas 75201. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <http://www.tceq.texas.gov/permitting/permits/060610/index.html#46870004687000>

CHANGE IN LAW: The Texas Legislature enacted Senate Bill 702, effective September 1, 2015, amending the requirements for comments and contested case hearings. This application is subject to these changes in law.

PUBLIC COMMENT/PUBLIC MEETING: You may submit public comments or request a public meeting about this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ holds a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING: After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant material or significant public comments. Unless the application is directly referred for a contested case hearing, the responses to comments will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting a contested case hearing or reconsideration of the Executive Director's decision. A contested case hearing is a legal proceeding similar to a civil trial in a state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number, applicant's name and permit number; the location and distance of your property/activities relative to the facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and the statement "I/we request a contested case hearing;" if the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are germane to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period. TCEQ may act on an application to renew a permit for discharge of wastewater without providing an opportunity for a contested case hearing if certain criteria are met.

EXECUTIVE DIRECTOR ACTION: The Executive Director may issue final approval of the application unless a timely contested case hearing request or request for reconsideration is filed. If a timely hearing request or request for reconsideration is filed, the Executive Director will not issue final approval of the permit and will forward the application and request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

MAILING LIST: If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and state your request to TCEQ Office of the Chief Clerk at the address below.

All written public comments and public meeting requests must be submitted to the Office of the Chief Clerk, MC 103, TCEQ, P.O. Box 130687, Austin, TX 78711-3067 or electronically at www.tceq.texas.gov/permitting/comments.html within 30 days from the date of newspaper publication of this notice.

AGENCY CONTRACTS AND INFORMATION: If you need more information about this permit



Council Agenda Item

Item 8
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	Proposed Ordinance

AGENDA SUBJECT

ADOPT ORDINANCE NO. 742 ON THE 65 YEARS OR OLDER EXEMPTION FROM \$30,000 TO \$50,000. [MARSHALL]

SUMMARY

At the December 6, 2016 City Council meeting, Council discussed options for a property tax exemption increase for persons 65 years or older and voted 4-1 to increase the property tax exemption for those residents 65 years or older from \$30,000 to \$50,000.

POSSIBLE ACTION

Council may direct staff to take appropriate action,

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	01/06/2016

ORDINANCE NO. 742
(65 Years or Older Exemption)

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING SECTION 1 OF ORDINANCE NO. 478 WHICH ESTABLISHED AN EXEMPTION FROM TAXATION BY THE CITY OF PARKER OF A PORTION OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD OF AN INDIVIDUAL 65 YEARS OR OLDER TO RAISE THE EXEMPTION FROM \$30,000.00 TO \$50,000.00.

WHEREAS, Section 11.13 of the Tax Code of the State of Texas, provides that the Council of the City of Parker, Texas may establish, by Ordinance, an exemption from taxation a portion of the appraised value of the residence of the person of 65 years or older; and

WHEREAS, the City Council of the City of Parker, Texas has determined that it is in the best interest of all taxpayers and property owners within the City of Parker, Texas, to allow such an exemption to be established; and

WHEREAS, on January 18, 2000, the City Council of the City of Parker, Texas passed Ordinance No. 478, exempting the first \$30,000.00 of taxable value of certain residential structures; and

WHEREAS, the City Council of the City of Parker finds that it is in the best interest of all taxpayers and property owners within the City of Parker, Texas to amend Section 1 of Ordinance No. 478 to raise the exempt value to the first \$50,000.00

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

SECTION 1. In addition to exemption from taxation provided taxpayers by Collin and/or the relevant school district, the City of Parker does hereby grant an exemption from ad valorem taxation of ~~\$30,000~~ *\$50,000.00* of the appraised value of the residence homestead of a person 65 years in age, or older.

DULY PASSED by the City Council of the City of Parker, Texas, on the 9th day of January, 2017.

APPROVED:

Z Marshall, Mayor

ATTESTED:

Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

Brandon Shelby, City Attorney, City Attorney

Proposed



Council Agenda Item

Item 9
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	1. Application 2. Survey

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SCHEDULING ANNEXATION PUBLIC HEARING DATES FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS). [FLANIGAN]

SUMMARY

Stephen L. Sallman, Manager, has filed an Annexation Petition for Council's consideration. The property will be developed pursuant to a comprehensive development agreement, which includes the developer's obligation to annex the property into the City of Parker.

The City Council is required by law to follow the annexation process of property proposed by the owners for annexation. Please see City Attorney Brandon Shelby's Annexation Schedule below and note a called meeting March 13-19 is needed.

From: Brandon Shelby [mailto:BShelby@shelbylawpllc.com]
Sent: Friday, January 06, 2017 8:19 AM
To: Patti Grey <PGrey@parkertexas.us>
Subject: RE: Whitestone Estates (formerly Donihoo Farms)
annexation public hearing dates

If we used regular council meeting dates for the public hearings then the schedule would be:

1st Public hearing: February 7, 2016

2nd Public Hearing: February 21, 2016


*Introduction of Ordinance and Adoption:
between March 13 and March 19.*

Called Meeting

Adoption must be no more than 40 days after 1st public hearing and no less than 20 days after 2nd public hearing so Council must choose a date between the 13th and 19th of March to hold a called meeting to adopt annexation ordinance.

POSSIBLE ACTION

Council set two public hearing dates set forth by our City Attorney for the Whitestone Estates (Formerly Donihoo Farms) annexation and set a called meeting date between March 13-19 to adopt the annexation ordinance.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon Shelby</i>	Date:	Via Email 01/06/2017
City Administrator:	<i>Jeff Flanigan</i>	 Date:	01/06/2016

RECEIVED
DEC 14 2016
CITY OF PARKER

DONIHOO FARMS, LTD
4925 Greenville Ave., Suite 1020
Dallas, Texas 75206
(214) 368-0238:Office
(214) 368-0812:Fax

December 12, 2016

Mr. Jeff Flanigan
City of Parker
5700 East Parker Road
Parker, Texas 75002

Ref: Annexation Application – Donihoo Farms Phase 1

Dear Jeff:

Attached is our completed and signed Annexation Application for the above referenced project. Also enclosed find the legal description (Exhibit A) and survey (Exhibit B) for the above referenced property.

Please note that the Application Fees are attached and have been calculated below:

Base Fee	\$400
\$5/Acre x 40.144 Acres =	<u>\$200.72</u>
Application Fee	\$600.72

Please contact me if you have any questions or additional concerns.

Sincerely,



Stephen L. Sallman
Manager



RECEIVED

DEC 14 2016

CITY OF PARKER

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation x _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: Donihoo Farms, Ltd

Company Address: 4925 Greenville Ave, Suite 1020, Dallas, TX 75206

Company Phone Number: 214-368-0238 x223

Company Email: ssallman@warnergroup.com

Contact Name: Stephen L Sallman

Contact Phone Number: 214-368-0238 x223

Contact Email: ssallman@warnergroup.com

2. Description and Location of Property:

a. Survey and abstract: See Attached Exhibit A

b. Lot and block: n/a

c. Total number of acres: 40.144 Acres

d. Location further described: North of Donihoo Ln & East of Donna Ln

3. Attach 8 copies of the preliminary plat or survey that contains:

a. North point, scale, and date

b. Name and address of:

i. Applicant

ii. Engineer or surveyor responsible for survey of plat

c. Survey and abstract with tract designation

d. Location of major and/or secondary thoroughfares located with or adjacent to the property

e. Location of existing or platted streets within and adjacent to the existing property

f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Stephen L. Bellum Date: 12/12/16

Accepted: _____ Date: _____

EXHIBIT A

Legal Description

TRACT A - 11.660 ACRES

Being an 11.660 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being all of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of the Deed Records, Collin County, Texas, said 11.660 acre tract of land being more particularly described as follows:

Beginning at a 1/2" Iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records and the northeast corner of said 11.6503 acre tract;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" Iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 11.6503 acre tract;

Thence South 89°19'35" West at 30.0 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said 11.6503 acre tract;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said 11.6503 acre tract;

Thence North 88°52'47" East with said south line, a distance of 388.63 feet to the Point-of-Beginning and containing 11.660 acres or 507,895 square feet of land.

TRACT B - 11.669 ACRES

Being a 11.669 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 11.669 acre tract of land being more particularly described as follows:

Commencing at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhlmani and Anu V. Bhlmani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West a distance of 388.63 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, and the northwest corner of said 11.6503 acre tract;

Thence South 89°52'56" West with the north line of said Cotton Wood Acres North, a distance of 1,203.34 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of the herein described 11.669 acre tract, the True Point-of-Beginning;

Thence South 89°52'56" West continuing with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 11.669 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 165.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 11.669 acre tract;

Thence North 89°19'02" East with said north line, a distance of 600.04 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 11.669 acre tract;

Thence South 00°01'02" West over and across said 119.9785 acre tract, a distance of 808.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East a distance of 592.61 feet to the Point-of-Beginning and containing 11.669 acres or 508,289 square feet of land.

TRACT C - 16.815 ACRES.

Being a 16.815 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas; said 16.815 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhilmani and Anu V. Bhilmani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West with the north line of said 11.6503 acre tract, a distance of 156.12 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 16.815 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.97 feet (chord bears North 49°48'04" West, 55.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.59 feet and an arc length of 316.15 feet (chord bears North 29°35'25" West, 305.05 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 990.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 16.815 acre tract;

North 89°19'02" East with said north line, a distance of 625.05 feet to a 1/2" iron rod found in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cab A, Page 198), said rod being the northeast corner of said 119.9785 acre tract;

Thence South 00°01'02" West with the west line of said 171.126 acre tract, passing the northwest corner of said 35.005 acre Bhimani tract and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 16.815 acres or 732,477 square feet of land.

EXHIBIT B

Permitted Exceptions

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

2. Easement to Texas Power and Light Company recorded in Volume 652, Page 638 of the Deed Records of Collin County, Texas.

3. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 858 of the Deed Records of Collin County, Texas.

4. Temporary 30' Access Easement recorded as Collin County Clerk's Document No. 20060210000186220 in the Official Public Records of Collin County, Texas.

5. Development Agreement recorded as Collin County Clerk's Document No. 20150511000539840 in the Official Public Records of Collin County, Texas.

6. Mineral reservation contained in document recorded in Volume 2003, Page 161 of the Deed Records of Collin County, Texas.

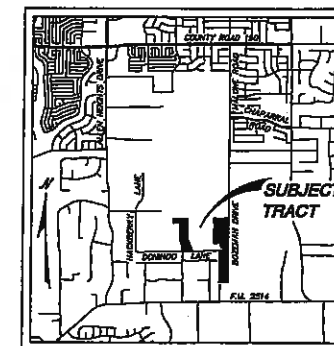
7. Easement to Pecan Orchard Water Supply recorded in Volume 907, Page 33 of the Deed Records of Collin County, Texas.

8. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 861 of the Deed Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/30/2015 09:20:32 AM
\$62.00 CJAMAL
20150630000791500

Stacey Kemp



VICINITY MAP
NOT TO SCALE


Westwood

Phone (972) 793-0300
Toll Free (888) 837-5150
Survey Firm Number: 10074301
westwoodas.com

Designed: _____
Checked: _____
Drawn: _____
Record Drawing by/date: _____

[illegible]

GRAPHIC SCALE $1" = 200'$



200' 0' 200' 400'

Prepared for:

**Parker Bedell
Farms, Ltd.**

4925 Greenville Avenue
Suite 1020
Dallas, Texas 75206

Boundary Survey
Tract 1 11.660 Ac.
Tract 3 11.669 Ac.
Tract 4 16.815 Ac.

in the Thomas Estes Survey,
Abstract No. 298
City of Parker, Collin County, Texas

**Donihoo Farms,
Phase 1**

Date 06/23/15

Electr 1 of 2

SURVEYOR'S NOTES

- 1.) BEARINGS ON THE SURVEY ARE BASED ON MONUMENTATION FOUND ALONG THE EAST LINE OF TRACT 4, THE REFERENCE BEARING BEING: S 00°01'02" W GRID NORTH MAG33, TEXAS NORTH CENTRAL ZONE 4204.
- 2.) THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO THE FESA FLOOD INSURANCE RATE MAP NUMBERS 48083C385J AND 48045C30165J, MAPS REVISED ARE 2, 2009.

LEGEND

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
IRON ROD FOUND
O
O 3/8" IRON ROD SET WITH YELLOW CAP
STAMPED "WESTWOOD PS"

LEGAL DESCRIPTIONS

TRACT ONE

Being an 11.660 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being all of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of the Deed Records, Collin County, Texas, said 11.660 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records and the northeast corner of said 11.6503 acre tract;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 11.6503 acre tract;

Thence South 89°19'35" West at 30.0 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said 11.6503 acre tract;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said 11.6503 acre tract;

Thence North 88°52'47" East with said south line, a distance of 388.63 feet to the Point-of-Beginning and containing 11.660 acres or 507,895 square feet of land.

TRACT TWO

Easement Estate as created in Document No. 20060210000186220, Official Public Records, Collin County, Texas.

TRACT THREE

Being a 11.669 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 11.669 acre tract of land being more particularly described as follows:

Commencing at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West a distance of 388.63 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, and the northwest corner of said 11.6503 acre tract;

Thence South 89°52'56" West with the north line of said Cotton Wood Acres North, a distance of 1,203.34 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of the herein described 11.669 acre tract, the True Point-of-Beginning;

Thence South 89°52'56" West continuing with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 11.669 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 165.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 11.669 acre tract;

Thence North 89°19'02" East with said north line, a distance of 600.04 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 11.669 acre tract;

Thence South 00°01'02" West over and across said 119.9785 acre tract, a distance of 808.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East a distance of 592.61 feet to the Point-of-Beginning and containing 11.669 acres or 508,289 square feet of land.

TRACT FOUR

Being a 16.815 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 16.815 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West with the north line of said 11.6503 acre tract, a distance of 156.12 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 16.815 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.97 feet (chord bears North 48°48'04" West, 55.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.59 feet and an arc length of 316.15 feet (chord bears North 29°35'25" West, 305.05 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 990.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 16.815 acre tract;

North 89°19'02" East with said north line, a distance of 625.05 feet to a 1/2" iron rod found in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cab A, Page 198), said rod being the northeast corner of said 119.9785 acre tract;

Thence South 00°01'02" West with the west line of said 171.126 acre tract, passing the northwest corner of said 35.005 acre Bhimani tract and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 16.815 acres or 732,477 square feet of land.

CERTIFICATION

TO: GENEVA PARTNERS, LTD
DONIHOO FARMS, LTD
FROST BANK
INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS THIS DATE MADE ON THE GROUND ON THE PROPERTY LEGALLY DESCRIBED HEREON PREPARED BY THE UNDERSIGNED AND IS CORRECT; THE SURVEY CORRECTLY SHOW THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN ON THE PLAT HEREON; THAT SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN. FURTHERMORE, THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS CALCULATED THE QUANTITY OF LAND OR ACREAGE CONTAINED WITHIN THE TRACT SHOWN ON THIS PLAT OF SURVEY AND DESCRIBED HEREON AND CERTIFIES THAT THE QUANTITY OF LAND SHOWN HEREON IS CORRECT. THIS SURVEY MEETS THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY AS DEFINED BY THE "TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS."

DATED THIS THE 23rd DAY OF JUNE, 2015

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5557



Westwood

Westwood Professional Services, Inc.
2740 North Dallas Parkway, Suite 280
Plano, TX 75093

Phone (877) 785-0300
Toll Free (888) 937-5150

Survey Firm Number: 10074301
westwoodps.com

Designed:

Checked:

JNA

Drawn:

WP

Record Drawing by/date:

Revisions:

All survey corrections 4/24/15

Prepared for:

Parker Bedell
Farms, Ltd.

4925 Greenville Avenue
Suite 1020
Dallas, Texas 75206

Boundary Survey
Tract 1 11.660 Ac.
Tract 3 11.669 Ac.
Tract 4 16.815 Ac.

in the Thomas Estes Survey,
Abstract No. 298
City of Parker, Collin County, Texas

Donihoo Farms,
Phase 1

Date: 06/23/15

Sheet: 2 of 2



Council Agenda Item

Item 10
C'Sec Use Only

Budget Account Code:	Meeting Date: January 9, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: January 5, 2017
Exhibits:	Copy of check

AGENDA SUBJECT

UPDATES

- ACCEPTANCE OF POLICE AND FIRE DONATIONS FOR RECORD

SUMMARY

Resolution No. 2016—520 states donations will be recorded in the minutes for public record.

POSSIBLE ACTION

The item will be read as part of the agenda and noted in the minutes by the City Secretary.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	<i>JP</i> Date:	01/06/2016

RALPH N. WHITE
KATHRYN B. WHITE

1705

DATE 18 Dec 2016

PAY TO THE
ORDER OF

City of Parker

\$200.00

Two hundred and no/100

DOLLARS

ASE

Chase Bank, N.A.
s.com

Donation to Parker

Police + Firemen

[Redacted]

[Redacted]

CITY COUNCIL
FUTURE AGENDA ITEMS

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
2017			
TBD	2017 City Fee Schedule	Flanigan	2015-16 Approved 2/29; added 2016-17 to FAI
TBD	Create a comprehensive zoning ordinance review committee (Fence Requirements, Alarm, Solicitors)	Council	discussion requested 3/17
TBD	Annual Codification Supplement	C'Sec	March
TBD	Charter Committee - Fact Finding/Report	MPT Levine	10/18/2016; Added 12/4/15; 3/10 Budget/Planning Session
TBD	Staff Contract Policy	Shelby/Staff	10/18/2016 CC Mtg
			2016 1018
Jan., Apr., July., Oct,	Republic Waste Report	Bernas	REQUIRED PER ORDINANCE AND AGREEMENT.
Jan., Apr., July., Oct,	Fire Dept. Report	Sheff/Barnaby	
January	Konica Minolta	Flanigan	60 Month Lease - 2012 0121 Res. No. 2012-363
January	Parker Storage	Shelby/Flanigan	Tabled – 10182016 & 12062016
January	Leg. Update	Marshall	20161206 Mayor meet w/Jodi and Report
February 7, 2017	Impact Fees	Flanigan/Birkhoff	Set P.H. date for Water Impact Fee P.H.
February 7, 2017	Calling Election/Collin County Election Contract	C'Sec	Annual
February 7, 2017	ANNUAL AUDIT REPORT	Boyd	2016 0119
February 21, 2017	Republic Waste Report	Bernas	4th Qtr Report - per 1/3 email
March	Racial Profiling Report	Brooks	Per Capt. Price - Annual Report by March

City of Austin

Updated 1/6/2017 @ 10:44 AM

CITY COUNCIL
FUTURE AGENDA ITEMS

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
March 21, 2017	Impact Fees	Flanigan/Birkhoff	P.H. for Water Impact Fee & Adopt Water Impact Fee