AGENDA

CITY COUNCIL MEETING

FEBRUARY 7, 2017 @ 7:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, February 7, 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. APPROVAL OF MEETING MINUTES FOR DECEMBER 6, 2016. [SCOTT GREY]

2. APPROVAL OF MEETING MINUTES FOR JANUARY 9, 2017. [SCOTT GREY]

INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ANNUAL AUDIT REPORT. [BOYD]

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER STORAGE FACILITY DEVELOPMENT PLAT. [FLANIGAN] [Tabled – 10182016 & 11152016]

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 743 CALLING FOR AN ELECTION TO BE HELD ON SATURDAY, MAY 6, 2017 TO ELECT THREE (3) CITY COUNCIL MEMBERS AT-LARGE; PROVIDING FOR EARLY VOTING; AUTHORIZING THE MAYOR TO EXECUTE A GENERAL ELECTION CONTRACT FOR ELECTION SERVICES WITH COLLIN COUNTY; PROVIDING FOR THE ORDER AND NOTICE OF THE ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW. [SHELBY]

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE JOINT ELECTION AGREEMENT BETWEEN THE CITY COUNCIL OF THE CITY OF PARKER (THE CITY), THE BOARD OF TRUSTEES OF THE PLANO INDEPENDENT SCHOOL DISTRICT (PISD), KNOWN AS (THE SCHOOL), AND THE BOARD OF TRUSTEES OF COLLIN COLLEGE DISTRICT (THE COLLEGE). [SHELBY]

7. PUBLIC HEARING FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION. [SHELBY]

8. DISCUSSION OF CITY COUNCIL STIPEND/COMPENSATION. [SHELBY]

9. DISCUSSION OF MARCH 13, 2017 SPECIAL CITY COUNCIL MEETING AND POSSIBLE CANCELATION OF MARCH 21, 2017 CITY COUNCIL MEETING. [MARSHALL]

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE MAY 2, 2017 REGULAR MEETING DUE TO EARLY VOTING. [FLANIGAN]

ROUTINE ITEMS

11. FUTURE AGENDA ITEMS

UPDATE(S):

- SUBSTANCE ABUSE SERVICES IN COLLIN COUNTY [SHELBY]
- ACCEPTANCE OF A THERMAL LAMINATOR FROM THE JERNIGANS
- 2017 MAY. EARLY VOTING PERIOD AND ELECTION DAY INFORMATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 23	Apr 24 Early Voting 8am to 5pm	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 7pm	Apr. 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm
Apr 30	May 1 Early Voting 7am to 7pm	May 2 Early Voting 7am to 7pm	May 3	May 4	May 5	May 6 Election Day 7am to 7pm

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 February 3, 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.

Council Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Secretary
Fund Balance-before expenditure:		Prepared by:	City Secretary Scott Grey
Estimated Cost:		Date Prepared:	January 12, 2017
Exhibits:	Proposed Minutes		

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR DECEMBER 6, 2016. [SCOTT GREY]

SUMMARY

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

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:	Patti Scott Grey	Date:	02/03/2017
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	02/03/2017

MINUTES

CITY COUNCIL MEETING

DECEMBER 6, 2016

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

Mayor Z Marshall called the meeting to order at 3:00 p.m. Council members Scott Levine, Lee Pettle, Cleburne Raney, Ed Standridge, and Patrick Taylor were present.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Fire Chief Mike Sheff, Assistant Fire Chief Mark Barnaby, Police Chief Richard Brooks, Capital Improvement Advisory Committee (CIAC) Member Steve Sallman, and Zoning Board of Adjustment (ZBA) Member Phil Steiman.

AMERICAN PLEDGE: Police Chief Richard Brooks led the pledge.

TEXAS PLEDGE: Fire Chief Mike Sheff led the pledge.

No comments

1. 2016-2017 ANNUAL PLANNING SESSION

Mayor Marshall announced the 2016-2017 Annual Planning Session would begin and cover items for a couple hours, break for brief dinner, and then continue with the remaining items.

Staff and Council discussed immediate and long-term needs of the City.

a. POLICE

Police Chief Brooks reviewed a handout, outlining his eleven (11) year plan for the Parker Police Department. (See Exhibit 1 – Police Chief Richard D. Brooks' Parker Police Department handout, dated December 6, 2016). Chief Brooks stated the Police Department's four (4) most significant needs were 1) New Building; 2) Records

PROPOSED

Management System/Computer Aided Dispatch (RMS/CAD); 3)Mobile Video Upgrade and Body Cameras; and 4) Personnel. The new building would be discussed as part of the Municipal Buildings discussion later under General Government. Chief Brooks explained the most critical component other than police personnel was the Records Management System/Computer Aided Dispatch (RMS/CAD). He recommended Integrated Computer System (ICS), Inc., McKinney, Texas, commenting that was the vendor Murphy, Texas, used and also the vendor he was very familiar. He reviewed the benefits of this system and stated House Bill 11 would amend sections of Texas Government Code to set goals for Texas Department of Public Safety (DPS) to implement an incident-based reporting to meet National Incident-Based Reporting System (NIBRS) of the Federal Bureau of Investigation by September 1, 2019. Finally, he reviewed the costs associated with that system.

b. FIRE

Fire Chief Sheff reviewed his handout. He said even with the recent population growth, there was no need for any major purchases for the next 5 years or more, including Fire Ladder Truck and Pumper. The Ladder Truck could be needed more often due to the size of the homes being built in Parker. The Chief highlighted his main concerns, which were: Phase 1: hardware for communications; Phase 2: hardware conversion for compatibility purposes; and Phase 3: sleeping quarters. One (1) office was being converted into sleeping quarters for three (3) fire personnel for temporary use. He recapped by stating his wish list included Computer Aided Dispatch (CAD) and true sleeping quarters. (See Exhibit 2 – Fire Chief Mike Sheff Parker Fire Department handout, dated December 6, 2016)

Mayor Marshall asked if there were any questions. There were no questions. He thanked both the police and fire chiefs and asked for a five (5) minute break. City Council agreed.

Mayor Marshall recessed the regular meeting at 4:25 p.m.

Mayor Marshall reconvened the regular meeting at 4:34 p.m.

c. PUBLIC WORKS

1. STREETS

City Administrator Flanigan highlighted several upcoming street projects. Recently, Springhill Estates Drive was rebuilt, pushing that project into the future approximately eight (8) to ten (10) years. He noted other than our normal street road maintenance, Lewis Lane and Sycamore Lane would be total rebuilds for an approximate cost $600,000 and $550,000 respectively. There was a section in the middle of Lewis Lane that would need County cooperation. The project was about one (1) to two (2) years out.

After a decision is made on whether to rebuild, widen, or repair Dublin Lane, certain drainage issues would need to be addressed, which was in the five (5) year plan. Finally, he said the annual street maintenance would continue at an approximate cost of $500,000.

PROPOSED

Councilmember Pettle asked about plans for Donna Lane. Mr. Flanigan said Donna Lane would be addressed in standard yearly street repair. (See Exhibit 3 – City Administrator Jeff Flanigan's Administration/Public Works handout, dated December 6, 2016)

2. DRAINAGE

City Administrator Flanigan highlighted upcoming drainage projects, stating Moss Ridge was in the planning stages and the expected cost associated with that project was $130,000 and Springhill Estates Drive, which should begin soon once the notice to proceed was issued in about three (3) weeks. That project would cost approximately $400,000. He noted several older subdivisions had drainage issues, which needed to be addressed over time, costing about $200,000 per year. Stormwater Utility Fees were being researched for possible future use to recover costs. After some discussion with our City Attorney and City Engineer, Stormwater Utility Fee information would be provided to City Council for review.

Lastly, Mr. Flanigan remarked in 2017, the City would begin central pump station and distribution line designs; in 2018, central pump station ground storage designs would begin, with an estimated cost of $8 million and the City may sell Certificates of Obligations (CO) Bonds to fund the projects. Also, the existing Municipal Building or City Hall was 4,000 square foot (s.f.); existing Police Department building was 2,400 s.f. of space; and the existing Fire Station was 10,170 s.f. Administration, Municipal Court, Police, Fire (sleeping quarters), and City Council Chambers would need approximately 21,000 s.f. A Request for Qualifications (RFQ) would be advertised soon for an architect to complete a needs assessment and then a decision could be made by City Council for the Architect and design. The City would use General Obligation (GO) bonds with an estimated cost of $5 million. (See Exhibit 3 – City Administrator Jeff Flanigan's Administration/Public Works handout, dated December 6, 2016)

d. GENERAL GOVERNMENT

1. DEVELOPMENTS (City Administrator Flanigan discussed this item earlier in the meeting.)

2. REPORT ON A POPULATION CENSUS FOR THE CITY OF PARKER. [LEVINE]

City Administrator Flanigan said currently, Parker had 136 available lots, 200 homes under construction, and 182 future lots with developmental agreements. He estimated the current population to be between 4,500 and 4,880 (See Exhibit 3 – City Administrator Jeff Flanigan's Administration/Public Works handout, dated December 6, 2016).

Mayor Pro Tem continued, stating with this growth, the City of Parker would be eligible to become a home rule city soon, as the population reached 5,000. The preliminary research would be completed by himself, City Attorney Brandon Shelby, and Mayor Z Marshall. A flow chart on the home rule process, the steps needed for this process, plus a charter example, would be presented to City Council for discussion in early 2017. While Mayor Pro Tem Levine said he believed there were advantages for the City of Parker becoming a home rule city, the City

PROPOSED

could not become a home rule city without a vote of its citizens. The Parker residents would also have to approve the Charter.

3. MUNICIPAL BUILDINGS (City Administrator Flanigan discussed this item earlier in the meeting.)

e. WATER (City Administrator Flanigan discussed this item earlier in the meeting.)

2. APPROVAL OF MEETING MINUTES FOR NOVEMBER 15, 2016. [SCOTT GREY]

MOTION: Councilmember Taylor moved to approve the October 20, 2016 regular meeting minutes as presented. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SETTING A PUBLIC HEARING DATE FOR LAND USE ASSUMPTIONS AND WATER FOR OUR IMPACT FEES. [FLANIGAN/BIRKHOFF]

City Administrator Flanigan reviewed the information in City Council packet, stating the City of Parker owned and operated their water distribution system comprised of a pumping station, ground storage facilities, elevated storage facility and pipeline infrastructure. This system was being continuously improved and expanded. A schedule for future improvements and investments in the water distribution system was known as the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code required the political subdivision create its Capital Improvement Plan to impose impact fees on new development. The Capital Improvement Plan and its costs were 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 were required to provide capacity to serve new development during the impact fee 2016-2026 period could be included in the impact fee calculation. (See Exhibit 4 – Land Use Assumptions (LUA) Report and Capital Improvements Plan (CIP) information, dated September 9, 2016)

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

The Capital Improvements Plan consisted 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.

In order to adopt the plan and associated fees, the City Council must schedule and hold appropriate public hearings on the matter.

PROPOSED

Councilmember Pettle asked if there would need to be a super quorum for this item. Mayor Marshall said yes.

MOTION: Councilmember Standridge moved to set the Land Use Assumptions and Water for the Impact fees public hearing date for Monday, January 9, 2017. Councilmember Taylor seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRESERVE USAGE. [SHELBY]

Mayor Marshall said he asked that this item be placed on the agenda. Parker Preserve was being used extensively, which was a good thing; although activities needed to be monitored.

Mayor Pro Tem Levine related an experience he had with a photographer, who said she rented the Preserve, which he knew was not possible. Mr. Levine's concern was that the Preserve was being used for commercial purposes and he wanted everyone to be able to enjoy the park, not at the exclusion of others.

Councilmember Standridge voiced concerns from a citizen that children were playing in the barn lofts.

Mayor Marshall asked for Police Chief Brooks' help with the matter and commented that he understood it would be difficult to monitor and control, but there may be potential risk to the City. There needed to be a way to better control park usage to mitigate exposure.

Councilmember Pettle asked if the rules for the park where posted. Mayor Marshall said they were posted at the entrance to the trail by the parking lot.

Mayor Pro Tem Levine noted it was unlawful per Ordinance No. 722 (Open Space and Parks), Section 2. PARK REGULATIONS REVISED The following section of the Municipal Code are modified as follows: <u>Section 97.11 (A) shall have the following provisions added, commencing with subsection 14 as follows</u>:

"17. To remain, stay or loiter in the area of the parker between the hours of 11:00 pm and 5:00 am inclusive, every day of the week.

and

"22. To advertise, solicit, and/or conduct a business in the park in any manner that wither creates a disturbance to other park guests, or displaces other park guests in the park, or involves more than two representative of the business, or which occurs for more than one hour in any three day period.

Mayor Pro Tem Levine asked City Attorney Shelby to review the ordinance for any changes necessary and he asked Police Chief Brooks to check with other municipalities to see how they deal with similar issues.

PROPOSED

Police Chief Brooks said the ordinance seemed to have significant restrictions. Residents/Guests needed to report violations and other guests needed to be educated.

Councilmembers Standridge and Raney suggested improved lighting. City Administrator Flanigan recommended several lighting and structural changes.

City Attorney Shelby reiterated what Chief Brooks said, which was the ordinance seemed to have sufficient restrictions. Violations needed to be reported for enforcement of park rules. Mr. Shelby also noted there was a waiver rule, if needed.

Councilmember Pettle said it was important that guests were aware the park was being monitored and the rules were being enforced. This would resolve a portion of the problems.

After some discussion, Mayor Marshall asked Police Chief Brooks to advise City Council on any changes needed other than additional education of residents and visitors to our Preserve. The Mayor also asked Chief Brooks to write an informative article, regarding the safe and proper use of the Preserve for the next newsletter and Chief Brooks agreed.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2016-531, ADOPTING THE COLLIN COUNTY HAZARD MITIGATION ACTION PLAN, SEPTEMBER 2016. [FLANIGAN]

   City Administrator Flanigan reviewed the item briefly, stating the City of Parker participated in the development of a county-wide hazard mitigation action plan to eliminate or reduce the long term risk to property in Collin County from the impact of future hazards and disasters by providing an avenue for federal mitigation funds and assistance. In other words, the bottom line was in the event of a disaster in the City of Parker adoption of this plan would allow the uninsured to apply for grant money through the federal government. The attached Resolution would formally adopt the Collin County Hazard Mitigation Action Plan, September 2016.

   Councilmember Pettle noted several corrections that needed to be made to the plan document before adoption.

   MOTION: Councilmember Levine moved to table the resolution, adopting the Collin County Hazard Mitigation Action Plan, September 2016, for corrections and additional information. Councilmember Standridge seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2016-532, UPDATING RESOLUTION NO. 2016-511 (COURT OFFICIALS). [SHELBY]

   Mayor Marshall recognized City Attorney Shelby. Mr. Shelby stated in September the Alternate Prosecuting Attorney James E. Shepherd resigned. This resolution

PROPOSED

reflected that change, appointing Brandon S. Shelby as Alternate Prosecuting Attorney for the current term ending on the municipal election date in May 2018.

MOTION: Councilmember Pettle moved to approve Resolution No. 2016-532, updating Municipal Court Officials, specifically appointing our new City Attorney Brandon S. Shelby to the position of Alternate Prosecuting Attorney, term ending May 2018, to replace James E. Shepherd. Councilmember Standridge seconded with Councilmembers Levine, Pettle, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE 65 YEARS OR OLDER EXEMPTION. [SHELBY]

Mayor Marshall stated during our past and last budget and tax rate processes, several Parker 65 and older residents, on fixed incomes, who have been in their homes for quite some time, with property values increasing and their taxes increasing, asked that City Council consider increasing the property tax exemption for residents 65 years or older from $30,000 to $50,000. He reviewed the numbers provided, as follows:

The City of Parker currently has 301 properties with the over 65 years or older exemption. The total projected loss of tax revenue associated with the change from a $30,000 to $50,000 would be 301 X $20,000 = $6,020,000 / 100 * 0.365984 = $22,032.24.

That change would equate to a tax savings of $73.20 per household [$22,032.24 / 301=$73.20]

Councilmember Standridge said he was biased, but he liked the idea. Mayor Pro Tem said he was biased and did not like it. The increase would result in a tax savings for those projected homes for 65 and older, the 301 homes/properties or a $22,032.24 savings, which would need to be picked up by the balance of the citizens. He said he did not support the action. While it would be a tax savings for some, it would be a tax burden to others, and he did not know how those numbers and demographics would change moving forward.

Mayor Marshall spoke briefly about his concern for the older Parker residents and rising costs. This would be a nice gesture for our senior citizens.

Mayor Pro Tem Levine clarified when this would go into effect. Mayor Marshall said January 1, 2017.

MOTION: Councilmember Standridge moved to approve increasing the property tax exemption for those resident 65 years or older from $30,000 to $50,000. Councilmember Raney seconded with Councilmembers Pettle, Raney, Standridge, and Taylor voting for the motion and Mayor Pro Tem Levine voting against the motion. Motion carried 4-1.

PROPOSED

8. FUTURE AGENDA ITEMS

Mayor Marshall asked if there were any items to be added to the future agenda. He noted City Council set the Land Use Assumptions and Water for the Impact fees public hearing date for Monday, January 9, 2017; the possible Parker Storage Facility Development Plat and Preliminary Engineering Plans item; and the Ordinance re-write for the 65 years or older property tax exemption increase. Councilmember Standridge asked that an item on Substance Abuse be placed on the future agenda items. The Mayor also noted the next scheduled meeting would be the special meeting Monday, January 9, 2017 and noted the audit would be in February.

9. UPDATE(S)

- LEGISLATIVE SESSION

After some discussion, City Council agreed Mayor Marshall, City Attorney Shelby, and Councilmember Pettle would meet with Texas State Representative Jodie Laubenberg, regarding any legislative issues affecting the City of Parker, Texas for the upcoming session.

10. ADJOURN

Mayor Marshall adjourned the meeting at 6:30 p.m.

APPROVED:

_____
Mayor Z Marshall

ATTESTED:

Approved on the ___7th____ day
of _____February_____, 2017.

_____
Patti Scott Grey, City Secretary

PROPOSED

PARKER POLICE DEPARTMENT

11 Year Planning Proposal

Exhibit 1

Significant Department Needs

1. New Building
2. Records Management System / Computer Aided Dispatch (RMS/CAD)
3. Mobile Video Upgrade and Body Cameras
4. Personnel

Significant Department Needs

New Building

This item will be discussed as a Municipal Complex discussion later in this meeting.

Significant Department Needs

Records Management System / Computer Aided Dispatch (RMS/CAD)

RMS/CAD is the engine of any Police Department. This is the most critical component outside of your people. My recommendation is to select Integrated Computer System, Inc. out of McKinney, Texas. ICS is the RMS/CAD vendor for Murphy PD and it is a system and business I am very familiar with.

Significant Department Needs

Records Management System / Computer Aided Dispatch (RMS/CAD)

Benefits of Selecting ICS:

- ✓ Powerful system that will serve all of the Department's needs.
- ✓ Murphy PD is using the system and will allow the Department to receive dispatched calls for service into the patrol vehicles (valuable information available to officers).
- ✓ Allows for field reporting.

Significant Department Needs

Records Management System / Computer Aided Dispatch (RMS/CAD)

Unfunded Mandate

House Bill 11 amended Section 10 Subchapter D, Chapter 411 Government Code by adding Sec. 411.054 which set a goal that Texas DPS will implement an incident-based reporting system that meets the reporting requirements of the National Incident-Based Reporting System (NIBRS) of the Federal Bureau of Investigation by September 1, 2019.

Significant Department Needs

Records Management System / Computer Aided Dispatch (RMS/CAD)

Cost:

- Software - $85,906.00
- Recurring - $13,577.00 (After 1st Year)
- Hardware - $
- Total - $

Significant Department Needs

Mobile Video Upgrade and Body Cameras

The Department's current mobile video system is antiquated and failing. We currently do not have body cameras. My recommendation is to upgrade our mobile video capabilities to 4RE and issue each officer a VISTA body camera.

Significant Department Needs

Mobile Video Upgrade and Body Cameras

Cost

All In Initial - $67,735.00

Recurring - $1,950.00 (After 1st Year)

Significant Department Needs

Personnel

My planning approach to personnel is from an officer safety, supervision and service delivery perspective. This plan achieves a department where each section has back-up capabilities and we achieve a minimum officer deployment in the field of two per shift 24 hours a day 365 days per year (at full staff). My recommendation is to begin this plan in the upcoming budget year and continue implementation until the 2027/2028 budget year. The next slide is an overview of the plan. A detailed plan of personnel assignments is available upon request.

Parker Police Department 11 Year Needs Projection

Uniformed Services Division		FY 2017-2018	FY 2018 - 2019	FY 2019 - 2020	FY 2020 - 2021	FY 2021 - 2022	FY 2022 - 2023	FY 2023 - 2024	FY 2024 - 2025	FY 2025 - 2026	FY 2026 - 2027	FY 2027 - 2028
Personnel		1 - Officer	1-Officer	1-Officer (1% increase in Sworn)	1 Sergeant	1-Sergeant	1-Sergeant	1-Sergeant				
Equipment	Replacement	UNIFORMS Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle	Patrol Vehicle
	NEW	EMS/CATI		Patrol Vehicle			Patrol Vehicle					

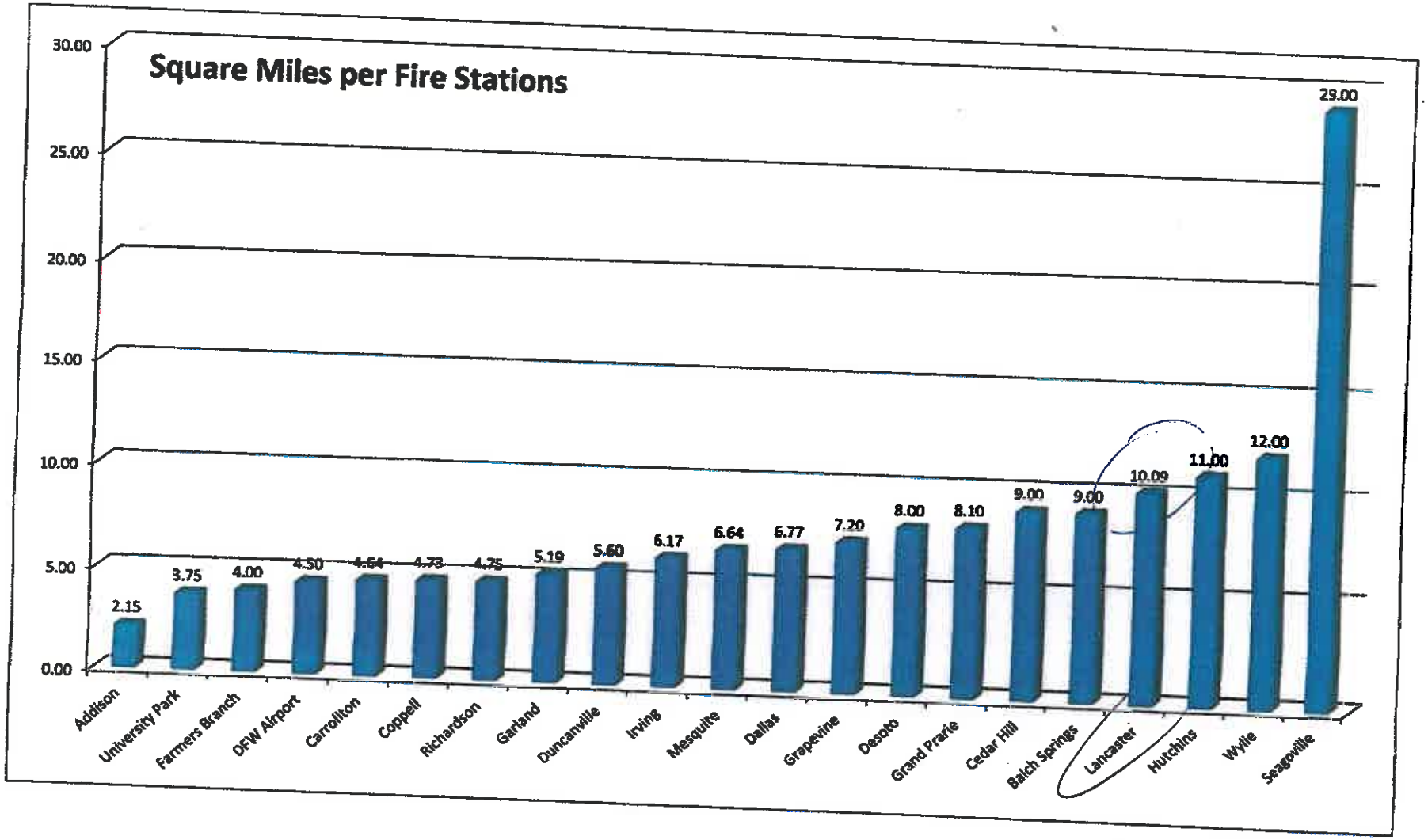
Administrative Services Division		FY 2017-2018	FY 2018 - 2019	FY 2019 - 2020	FY 2020 - 2021	FY 2021 - 2022	FY 2022 - 2023	FY 2023 - 2024	FY 2024 - 2025	FY 2025 - 2026	FY 2026 - 2027	FY 2027 - 2028
Personnel				(1% increase in Sworn Chief)					1 - Records Clerk		1 - Community Services Officer	
Equipment	Replacement											
	NEW		Staff Vehicle								Staff Vehicle (Shared)	

Investigative Services Division		FY 2017-2018	FY 2018 - 2019	FY 2019 - 2020	FY 2020 - 2021	FY 2021 - 2022	FY 2022 - 2023	FY 2023 - 2024	FY 2024 - 2025	FY 2025 - 2026	FY 2026 - 2027	FY 2027 - 2028
Personnel										1 - Investigator		1 - Investigator
Equipment	Replacement											
	NEW									Staff Vehicle		Staff Vehicle
Personnel Strength	Sworn	1	1	1	1	1	1	1	0	1	1	1
	Civilian	0	0	0	0	0	0	0	1	0	0	0
	Total	1	1	1	1	1	1	1	1	1	1	1
Current Staffing		9	10	11	12	13	14	15	16	16	17	18	19
		1	1	1	1	1	1	1	1	2	2	2	2

Significant Department Needs

Seeking Alternate Funding Sources

- Texas State Grant – to fund the NIBRS portion of RMS/CAD ($46,861.00)
- CoServ Grant – to fund a gas powered trail vehicle ($23,500.00)
- Firehouse Subs Grant – Self-Aid/Buddy-Aid (SABA) medical equipment ($1,200.00)


Square Miles per Fire Stations
30.00
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Addison
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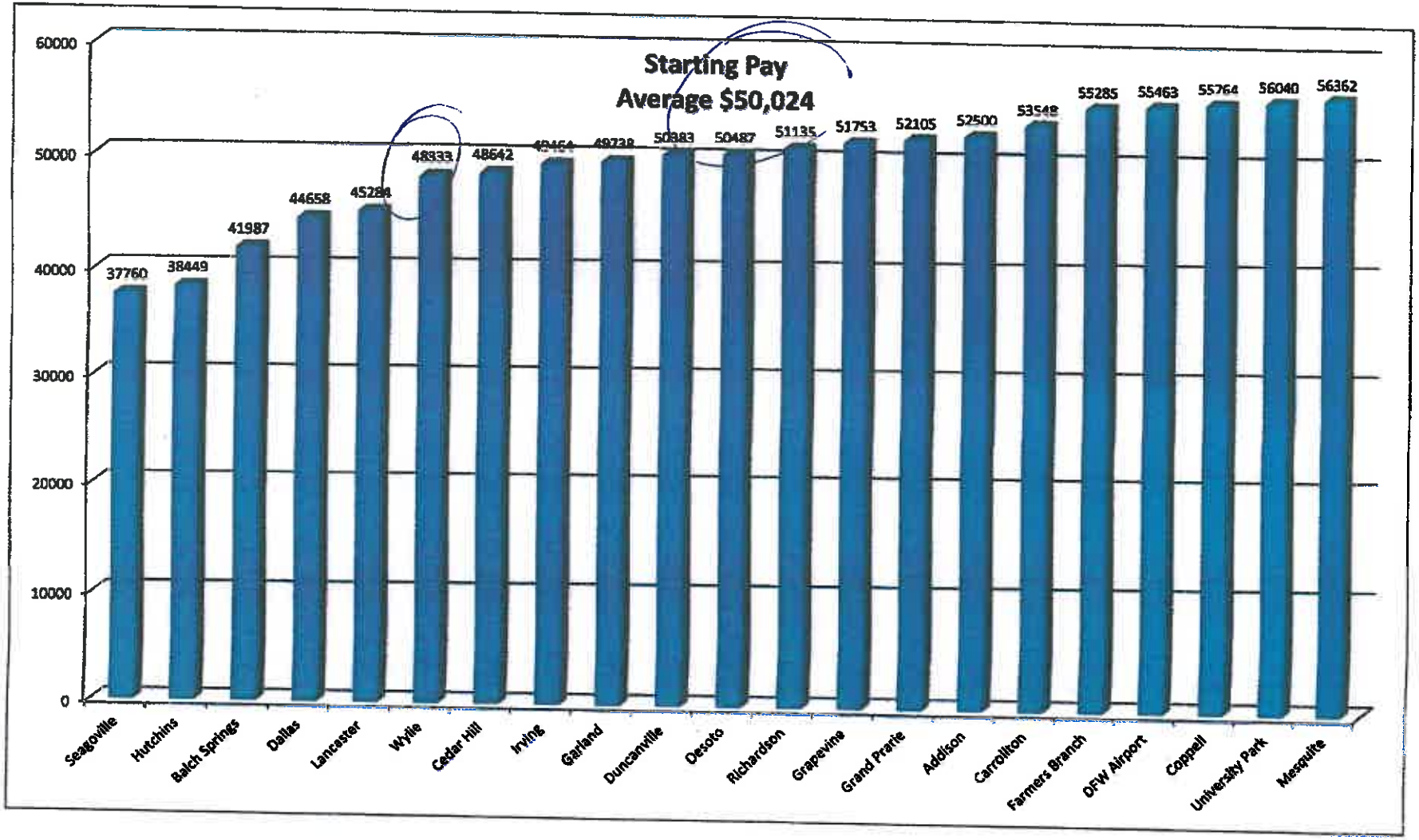
Farmers Branch
DFW Airport
Carrollton
Coppell
Richardson
Garland
Duncanville
Irving
Mesquite
Dallas
Grapevine
Desoto
Grand Prarie
Cedar Hill
Balch Springs
Lancaster
Hutchins
Wylie
Seagoville

Exhibit 2


Starting Pay
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Seagoville
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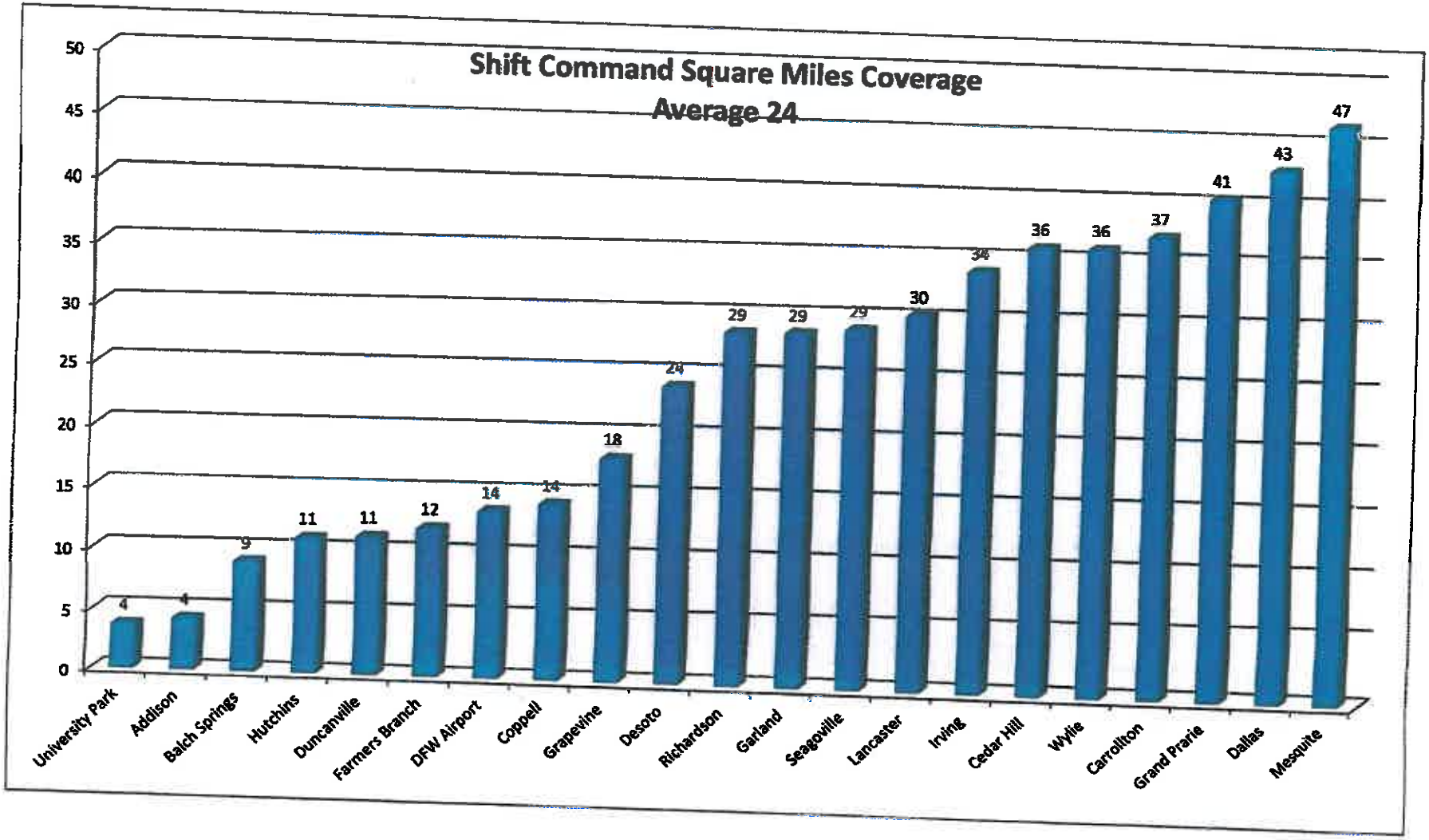
Dallas
Lancaster
Wylie
Cedar Hill
Irving
Garland
Duncanville
Desoto
Richardson
Grapevine
Grand Prarie
Addison
Carrollton
Farmers Branch
DFW Airport
Coppell
University Park
Mesquite


Shift Command Square Miles Coverage
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18
24
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43
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University Park
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Balch Springs
Hutchins
Duncanville
Farmers Branch
DFW Airport
Coppell
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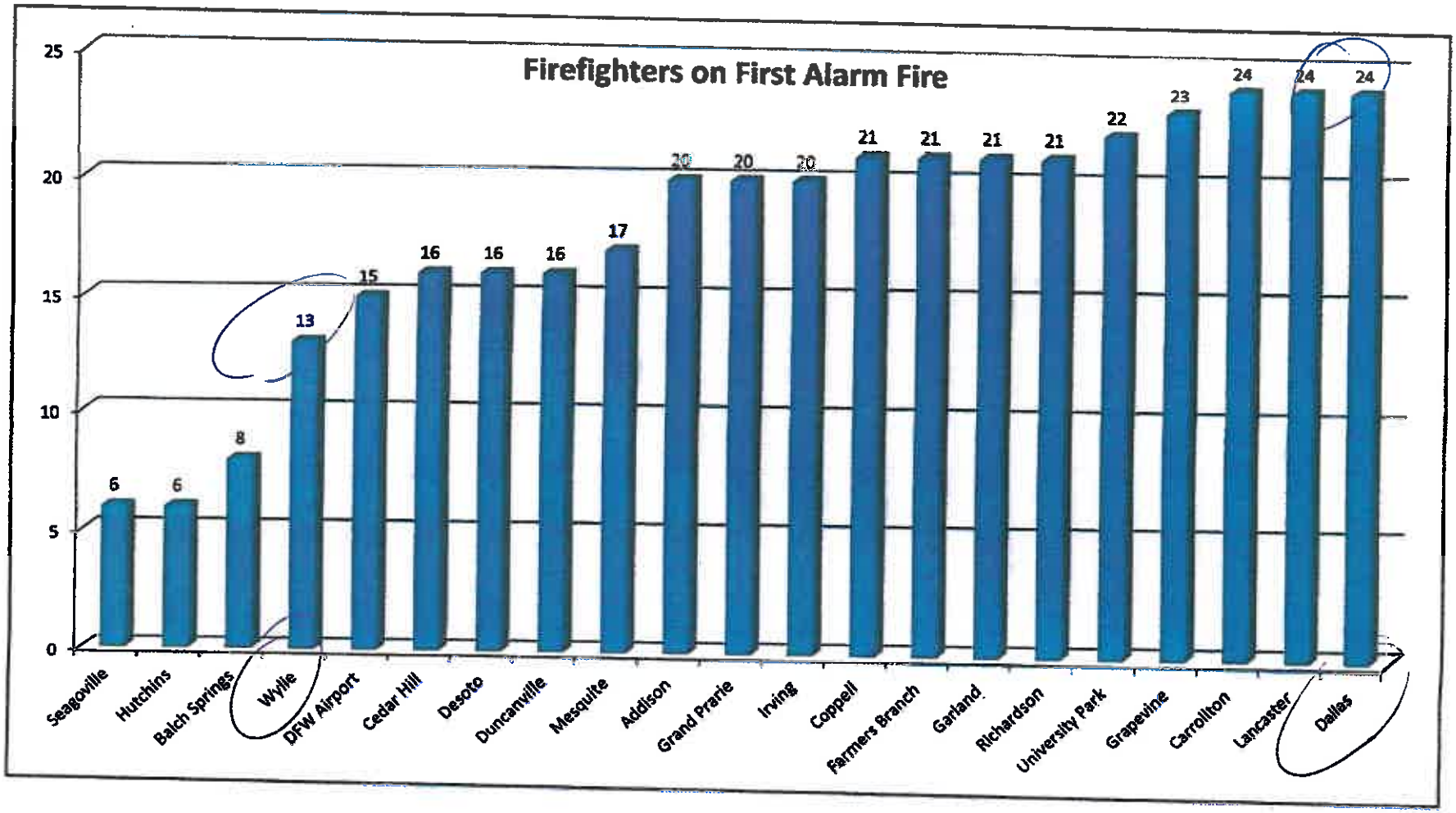
Dallas
Mesquite


Firefighters on First Alarm Fire
25
20
15
10
5
0
6
6
8
13
15
16
16
16
17
20
20
20
21
21
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Seagoville
Hutchins
Balch Springs
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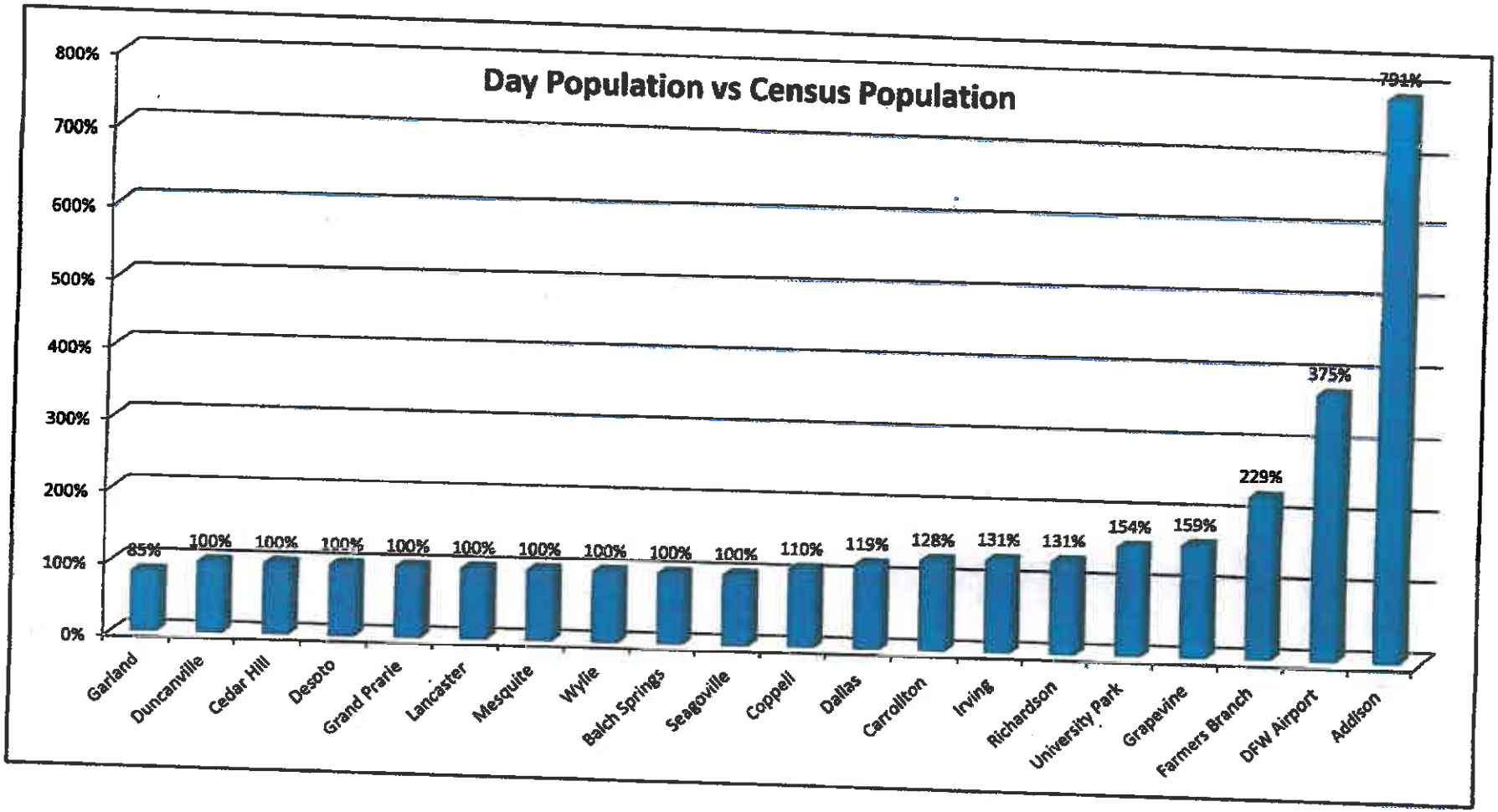
Day Population vs Census Population
800%
700%
600%
500%
400%
300%
200%
100%
0%
85%
100%
100%
100%
100%
100%
100%
100%
100%
100%
110%
119%
128%
131%
131%
154%
159%
229%
375%
791%
Garland
Duncanville
Cedar Hill
Desoto
Grand Prarie
Lancaster
Mesquite
Wylie
Balch Springs
Seagoville
Coppell
Dallas
Carrollton
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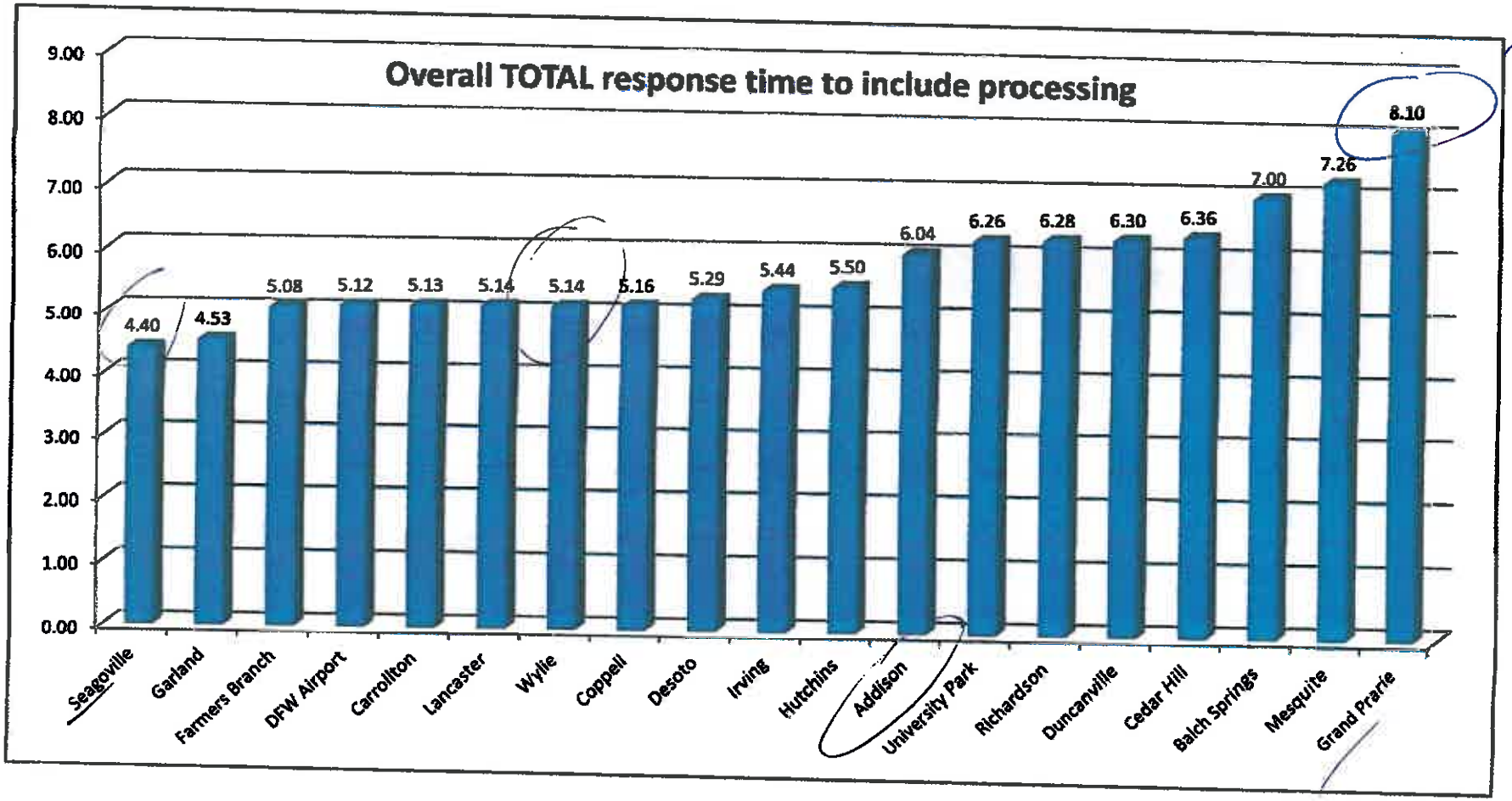
Farmers Branch
DFW Airport
Addison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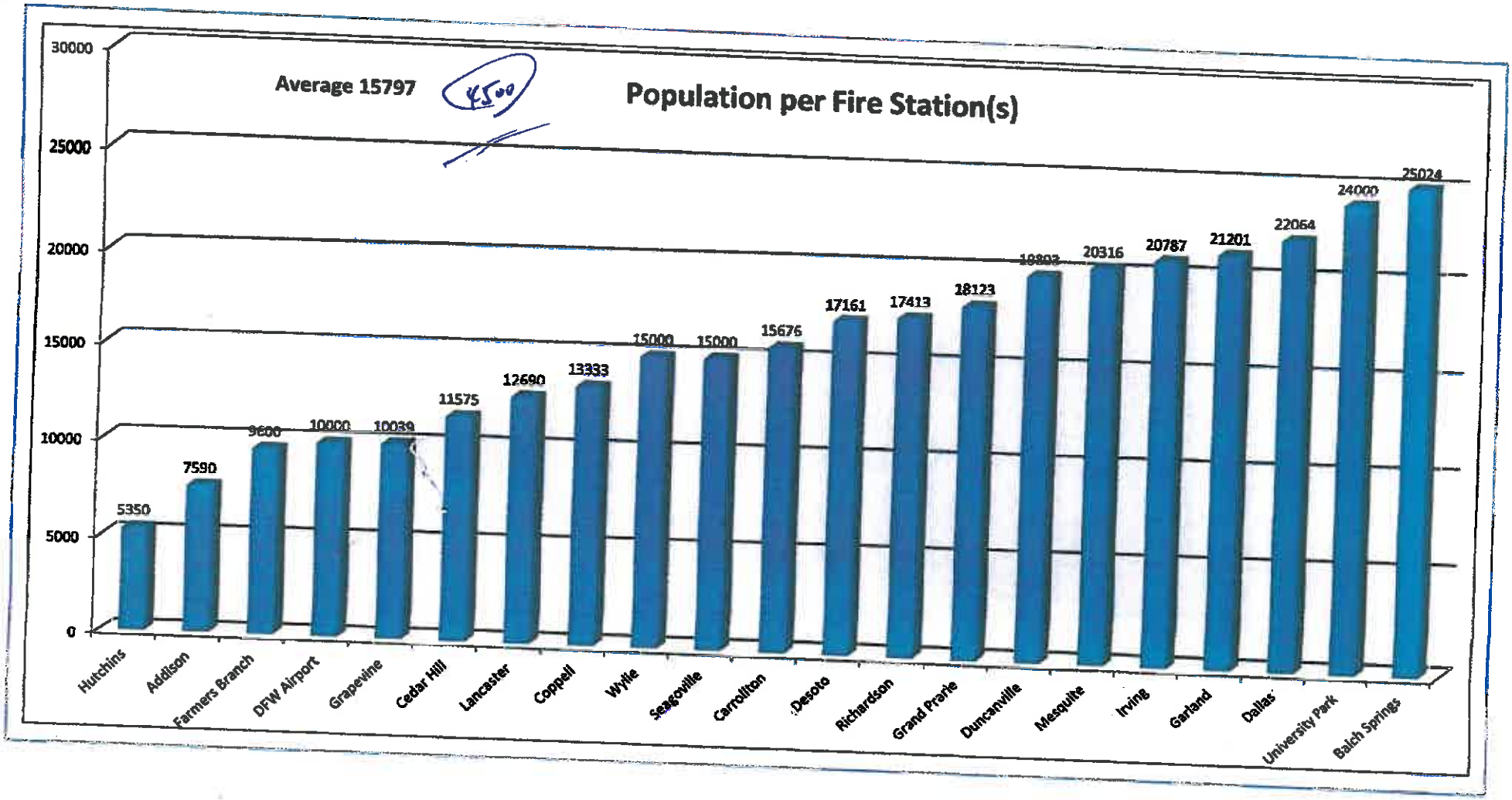
1.0


Population per Fire Station(s)
Average 15797
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30000
25000
20000
15000
10000
5000
0
5350
7590
9600
10000
10039
11575
12690
13333
15000
15000
15676
17161
17413
18123
18803
20316
20787
21201
22064
24000
25024
Hutchins
Addison
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DFW Airport
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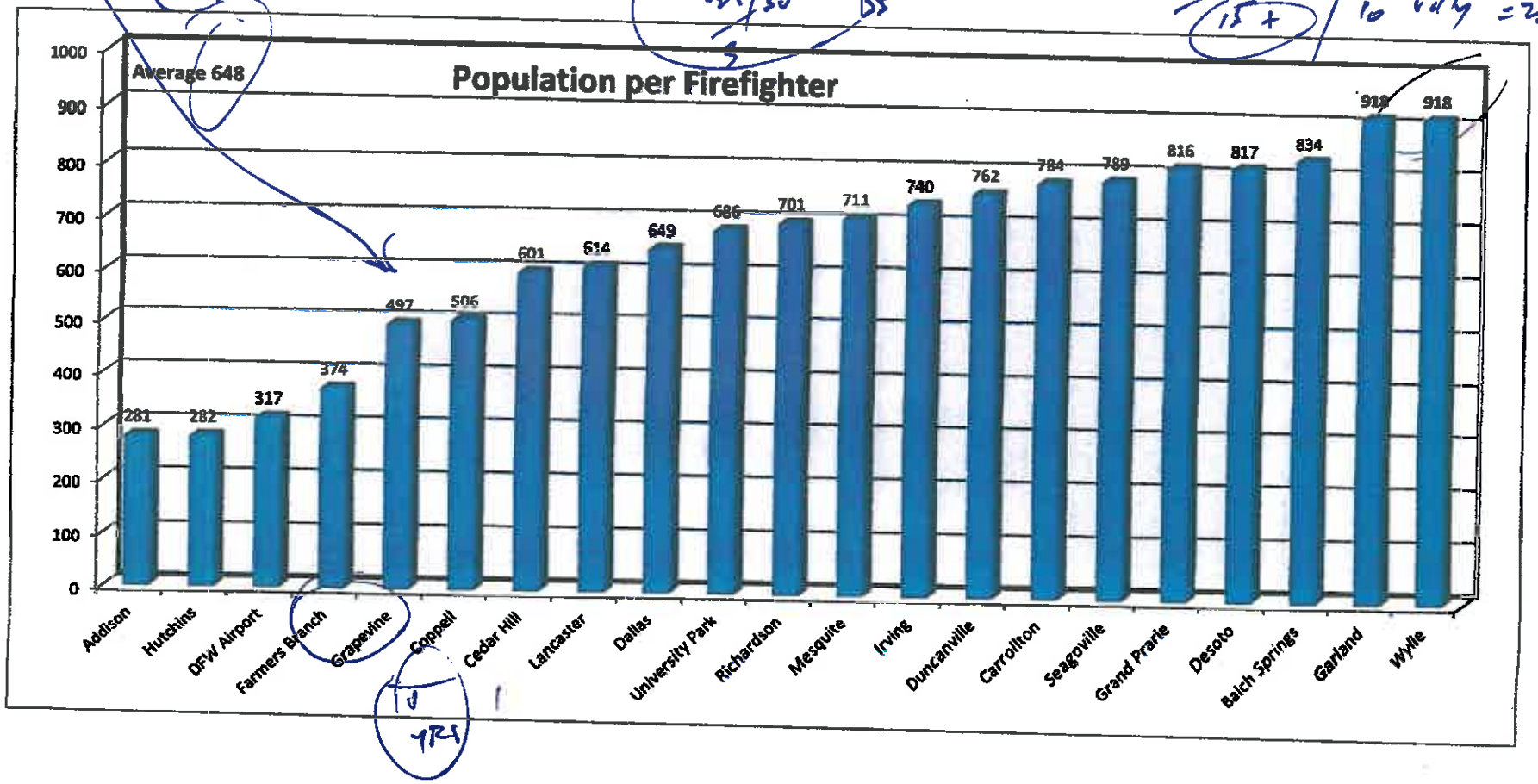
Population per Firefighter
Average 648
1000
900
800
700
600
500
400
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200
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0
281
282
317
374
497
506
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614
649
686
701
711
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762
784
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Addison
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DFW Airport
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Garland
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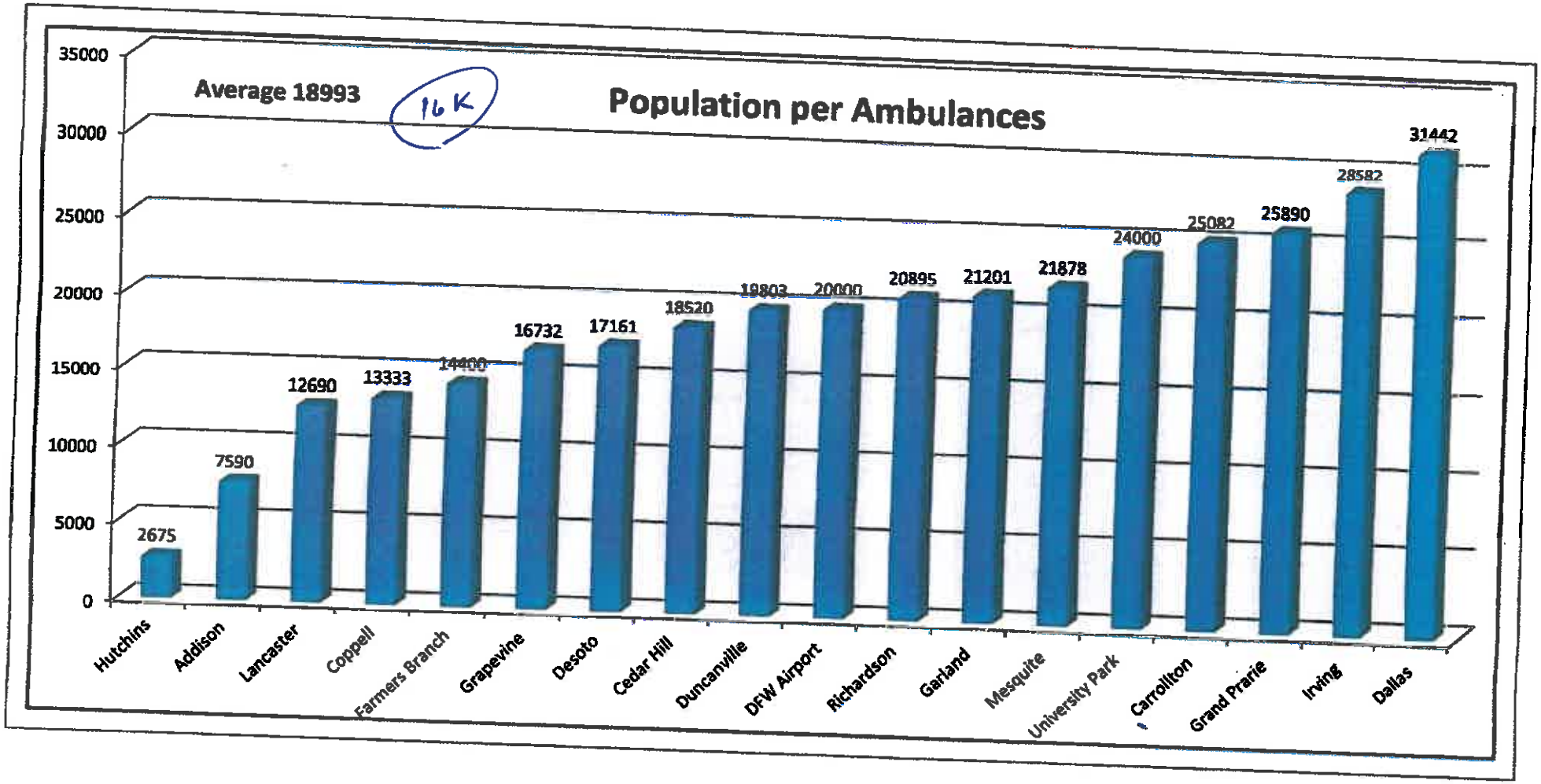
Population per Ambulances
Average 18993
16 K
35000
30000
25000
20000
15000
10000
5000
0
2675
7590
12690
13333
14400
16732
17161
18520
19803
20000
20895
21201
21878
24000
25082
25890
28582
31442
Hutchins
Addison
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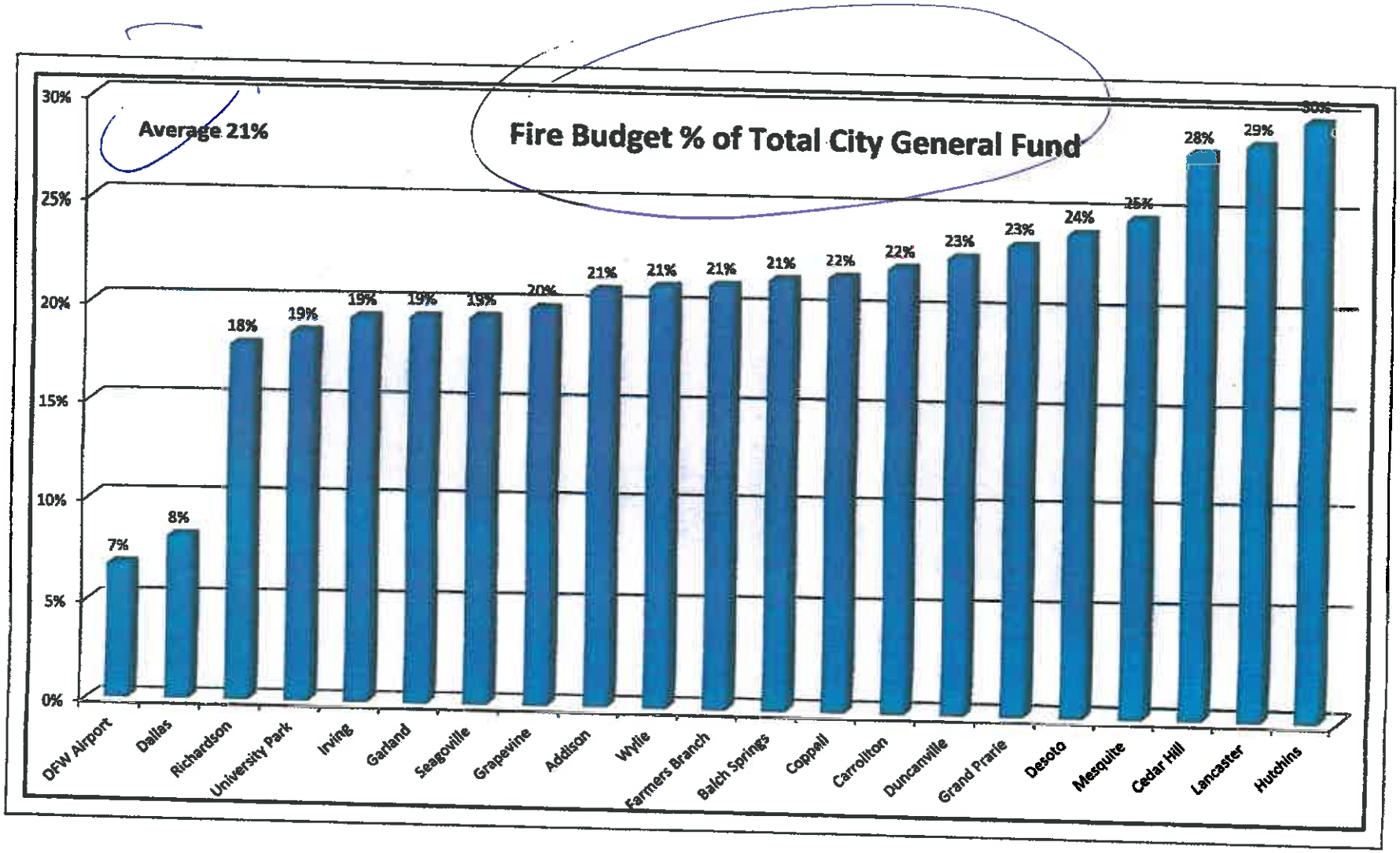
Fire Budget % of Total City General Fund
Average 21%
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25%
20%
15%
10%
5%
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19%
19%
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DFW Airport
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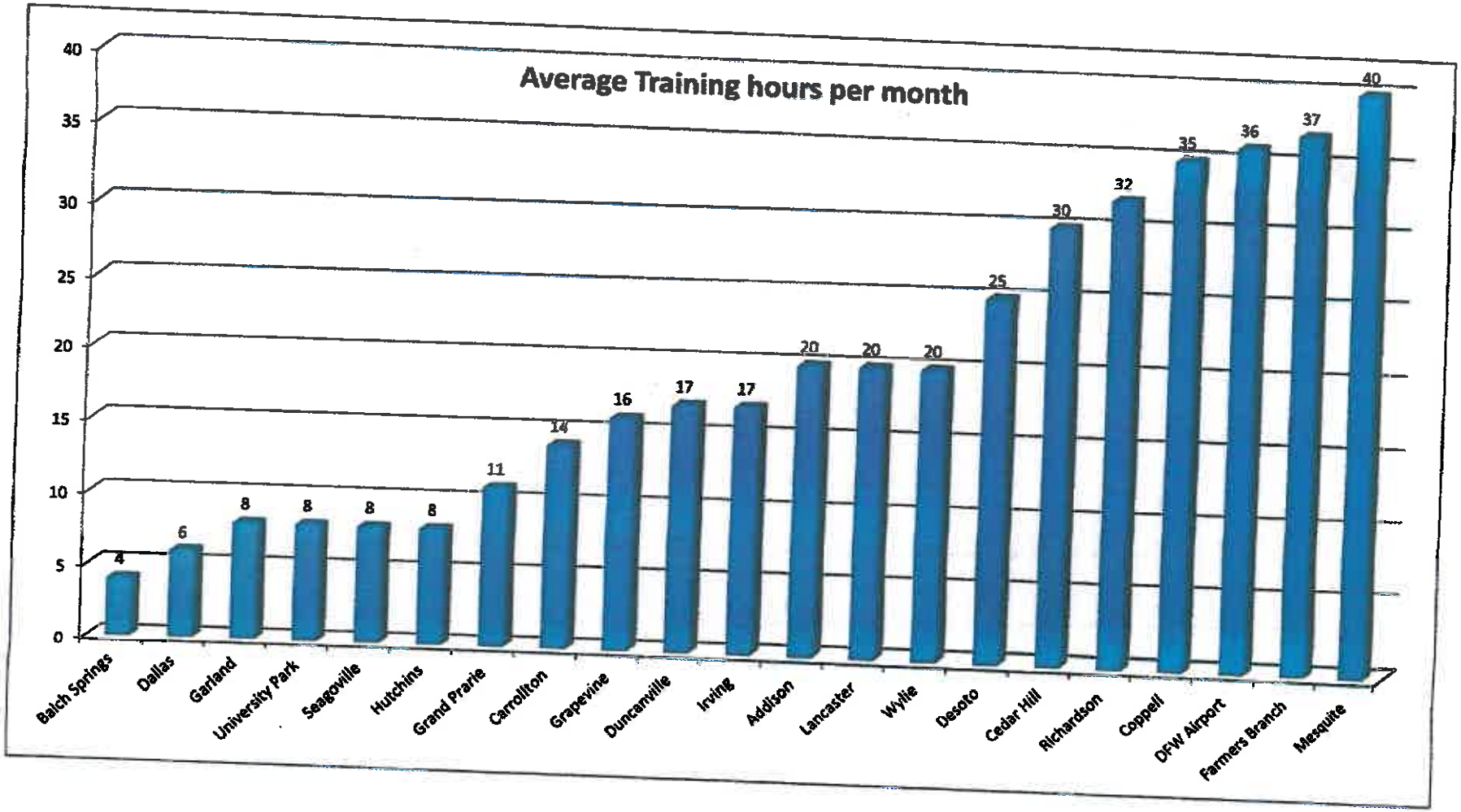
9% of 5% tkl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20
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Balch Springs
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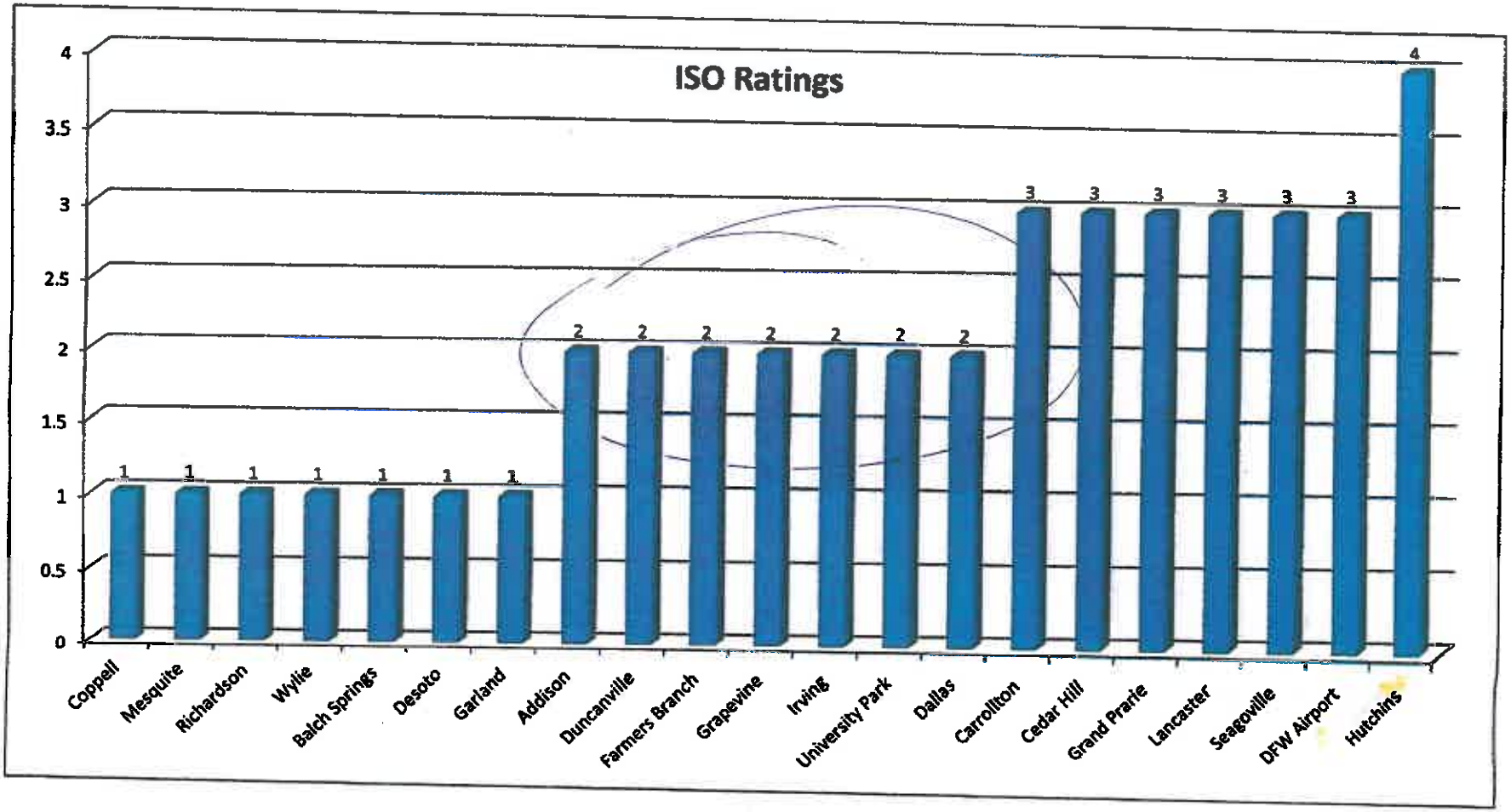
Farmers Branch
Mesquite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2.5
2
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University Park
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Carrollton
Cedar Hill
Grand Prarie
Lancaster
Seagoville
DFW Airport
Hutchins

FIRE DEPARTMENT COST PER CAPITA FOR SELECT COLLIN COUNTY MUNICIIPALITIES

Source: Collin County Fire Chief's Association

Agency		FY15 Budget	FY15 Total Calls	Total Population (Est)		Cost/Call		Cost/Capita
Allen	$	13,307,597	5,435	91,800	$	2,448	$	145
Anna	$	686,570	1,126	10,980	$	610	$	63
Blue Ridge	$	101,940	338	842	$	302	$	121
Branch	$	74,000	312	2,429	$	237	$	30
Celina	$	1,438,253	953	7,320	$	1,509	$	196
Fairview	$	2,294,402	822	8,490	$	2,791	$	270
Farmersville	$	433,343	1,023	9,960	$	424	$	44
Lucas	$	1,384,674	505	6,680	$	2,742	$	207
Melissa	$	661,656	856	7,800	$	773	$	85
Murphy	$	2,985,200	1,149	19,330	$	2,598	$	154
Nevada	$	110,576	608	5,034	$	182	$	22
Parker	$	308,550	314	3,592	$	983	$	86
Plano	$	51,585,512	24,972	271,140	$	2,066	$	190
Princeton	$	487,532	1,554	10,000	$	314	$	49
Prosper	$	3,380,104	1,245	17,790	$	2,715	$	190
Royse City	$	370,150	598	12,000	$	619	$	31
Wylie	$	6,432,405	3,927	47,000	$	1,638	$	137
Average Paid					$	2,091	$	171
Average Volunteer					$	494	$	59

Exhibit 3

Public Works:

Streets:

Lewis Lane /total rebuild from Parker to northern city limits $ 600,000

Sycamore Lane / total rebuild after water main replacement $ 550,000

Dublin Road

Donna Lane - res'l. m/t.

Standard street maintenance / continue of $ 500,000 per year

Drainage:

Moss Ridge / $130,000

Springhill Estates Road / $ 400,000

Old Subdivisions / $ 200,000 per year

Discussion on Stormwater Utility Fee

WATER: Water Master Plan 2016

2017 start design central pump station

2017 start design additional distribution lines

2018 start design ground storage at central pump station

Estimated 8 million dollars

MUNICIPAL BUILDING:

Existing city hall 4000 s.f.

Existing Fire station 10,170 s.f.

Existing police building 2400 s.f.

Staff's opinion on build out Square footage needs

Additional: Administration, Police, Fire Sleeping Quarters and Council Room 21,000 s.f.

General Governments:

Developments:

Current available lots:	136
Developments under construction (8 mo.)	200
Development Agreements Future Lots	182

Annual Estimates of Residential Population in Texas April 1, 2010 to July 1, 2015

Source: U.S. Census Bureau, Population Division

CITY OF PARKER

July 2010	July 2011	July 2012	July2013	July 2014	July 2015
3731	3873	4007	4091	4251	4352

The average total square feet for issued permits from **2012-2016 is 6,893**.

Total Water Meters Inside the City Limits and Parker's ETJ	1525 x 3 = 4575
	1525 x 3.2 = 4880

Exhibit 4

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

September 9, 2016

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Analysis of Existing Conditions 3
Determination of Service Area 3
Growth Projections 4
Density Calculations 4
Build Out 6

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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 it's 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 sample[1] 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.

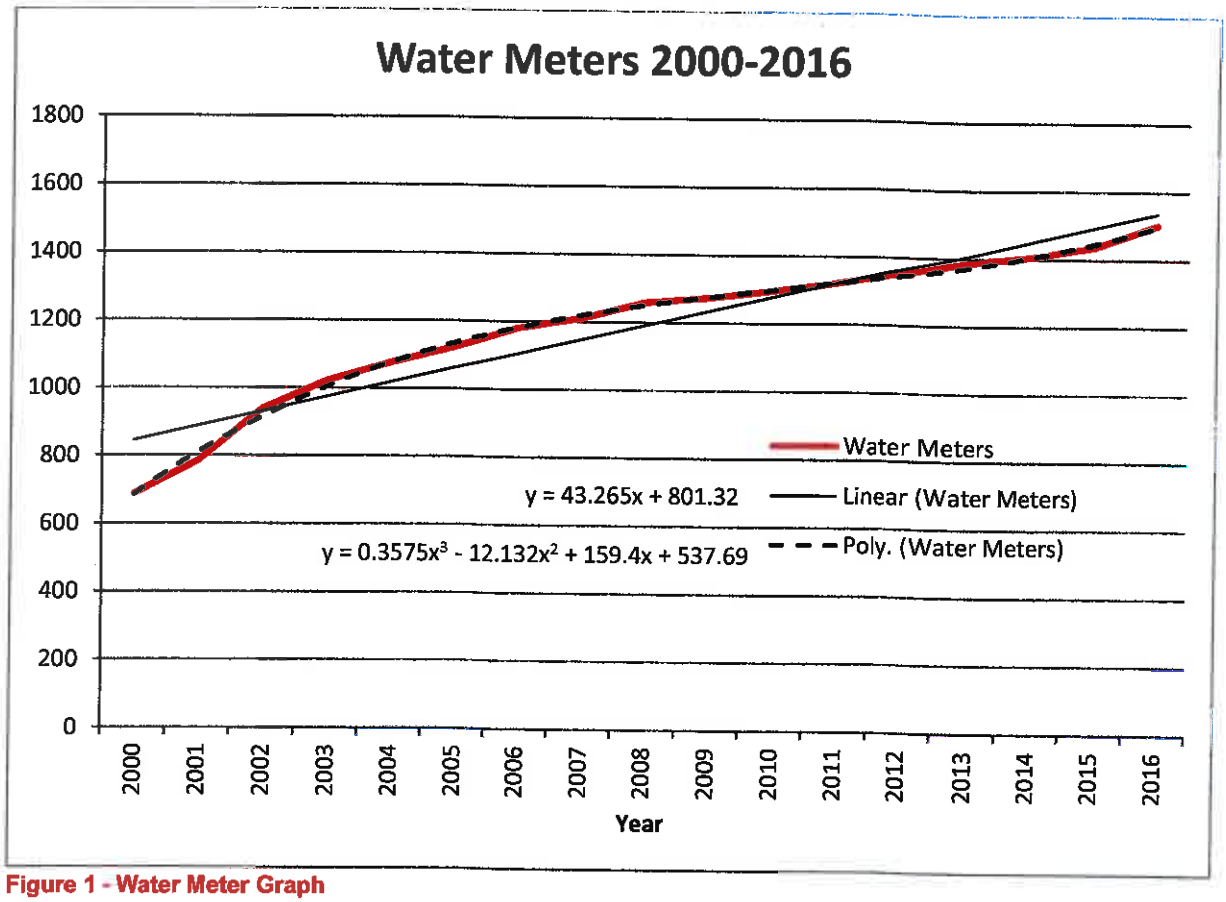


Figure 1 - Water Meter Graph

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.

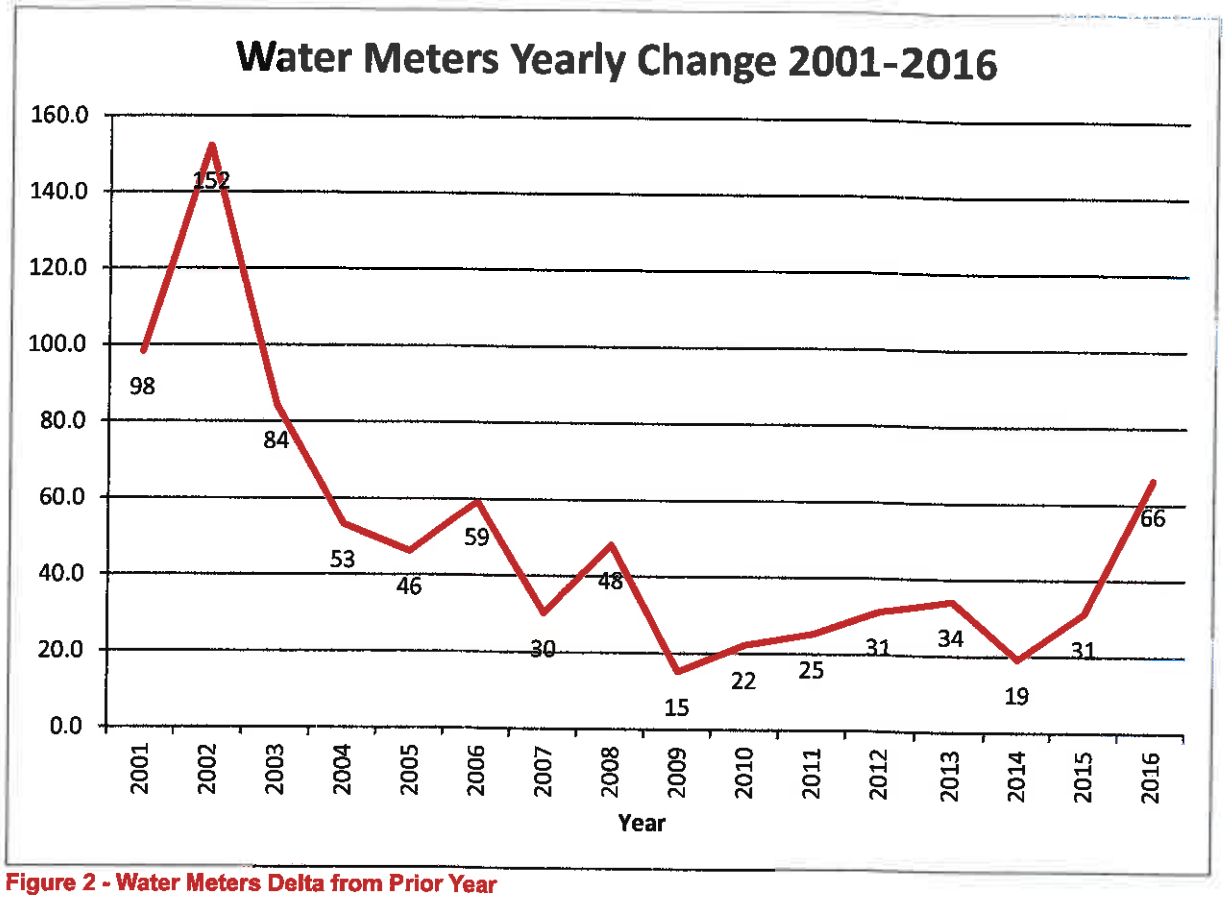


Figure 2 - Water Meters Delta from Prior Year

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 0.9[2] 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 Area[3]	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).

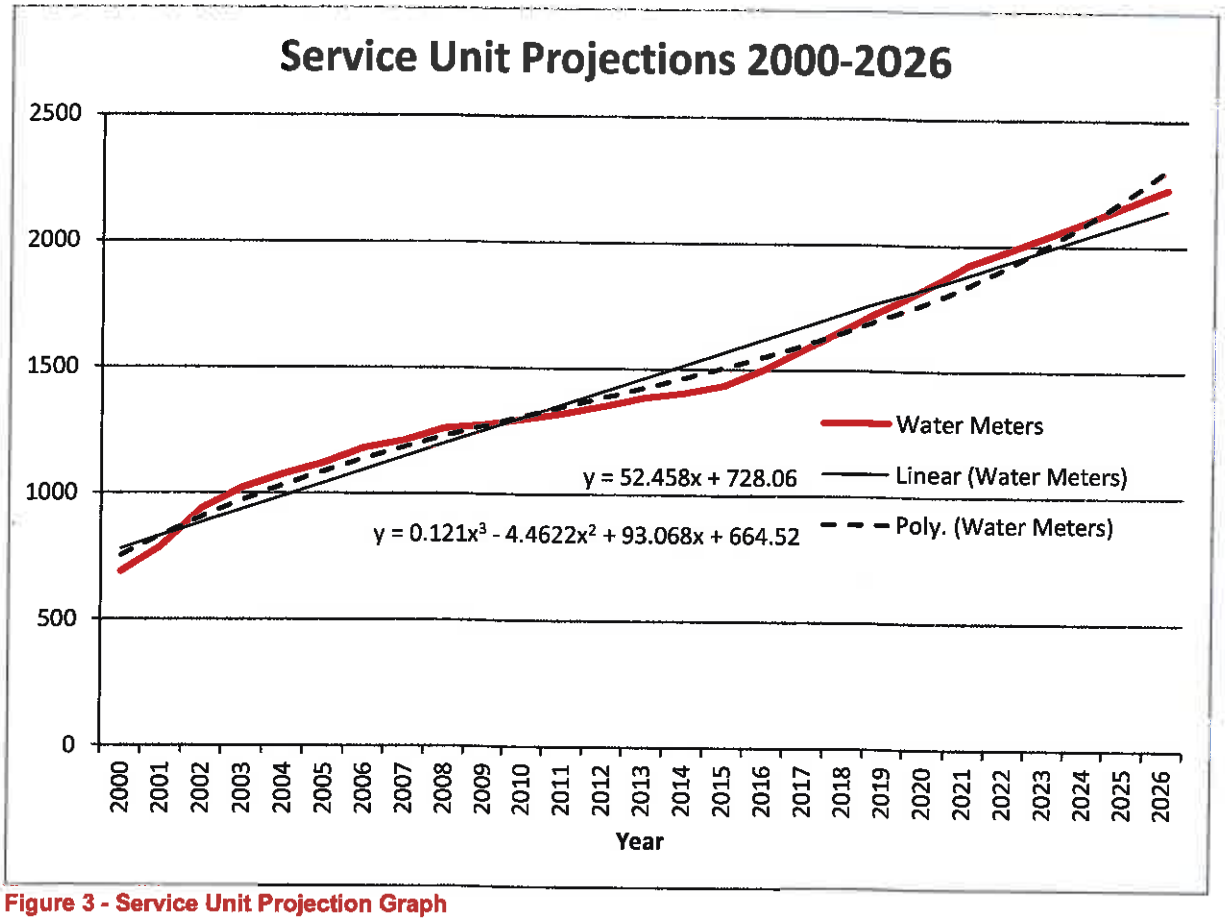


Figure 3 - Service Unit Projection Graph

[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'dHousing	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

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

Birkhoff, Hendricks & Carter L.L.P.

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:

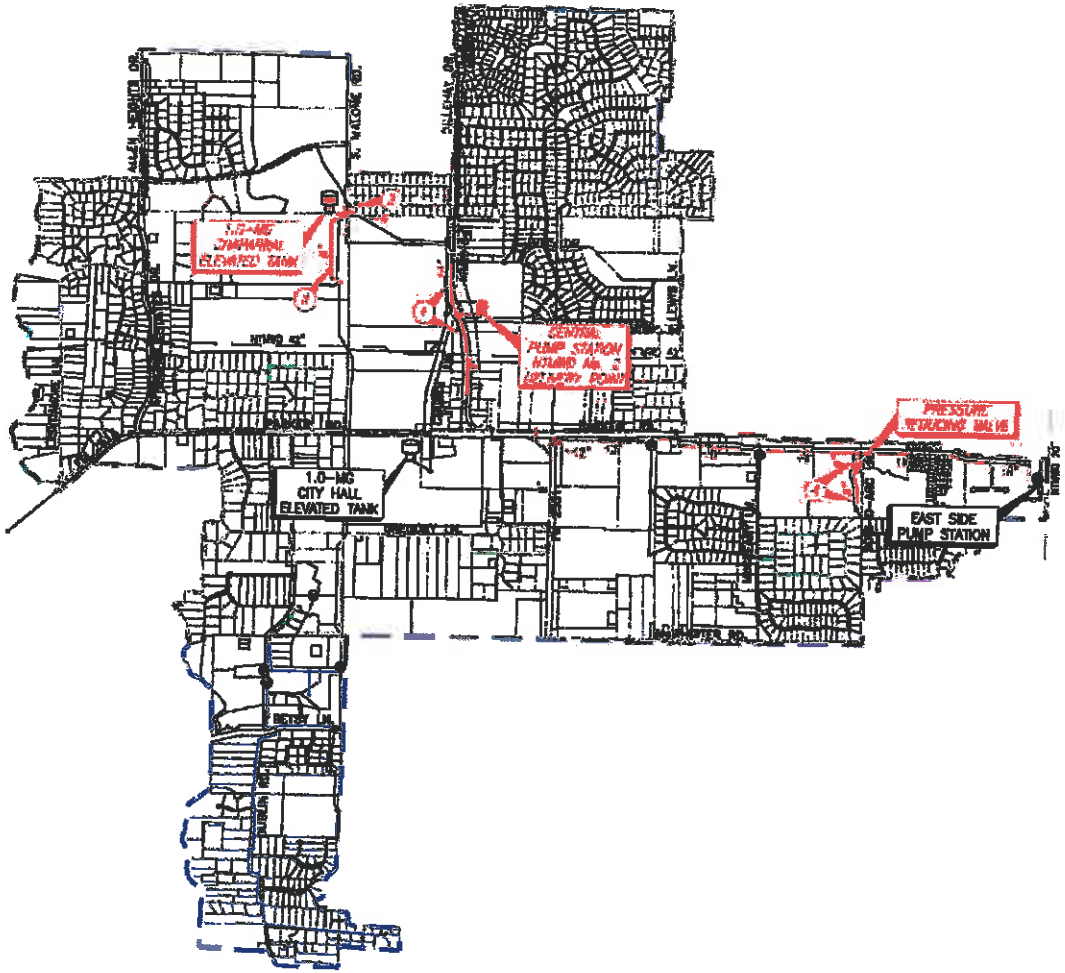
a) Engineer's Opinion of Construction Cost

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



WATER DISTRIBUTION SYSTEM 2016-2026 WATER IMPACT FEE CAPITAL IMPROVEMENT PLAN AND RECOVERY WATERLNE 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 NTMWD SUPPLY LINE
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- EXISTING PRESSURE REDUCING VALVE
- PROPOSED PRESSURE REDUCING VALVE

N

HORIZONTAL SCALE IN FEET

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

NOVEMBER, 2016

Council Agenda Item

Item 2
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Secretary
Fund Balance-before expenditure:		Prepared by:	City Secretary Scott Grey
Estimated Cost:		Date Prepared:	January 12, 2017
Exhibits:	Proposed Minutes		

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR JANUARY 9, 2017. [SCOTT GREY]

SUMMARY

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

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:	Patti Scott Grey	Date:	02/03/2017
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	02/03/2017

MINUTES

CITY COUNCIL MEETING

JANUARY 9, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

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

Mayor Z Marshall called the meeting to order at 7:00 p.m. Council members Scott Levine, Lee Pettle, Cleburne Raney, and Ed Standridge were present. Patrick Taylor was absent.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Engineer Andrew Mata, Jr., P.E., Fire Chief Mike Sheff, Assistant Fire Chief Mark Barnaby, Police Chief Richard Brooks and Police and Capital Improvement Advisory Committee (CIAC) Member Stephen L. Sallman

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Frank Waterhouse led the pledge.

TEXAS PLEDGE: Billy Barron led the pledge.

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

None

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]

PROPOSED

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

   MOTION: Councilmember Standridge moved to approve the consent agenda, as stated. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, and Standridge voting for the motion. Motion carried 4-0.

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]

   Mayor Marshall expressed his gratitude on behalf of City Council, City Staff, and Parker residents to Frank and Holly Waterhouse for their generous donation in the amount of $3,000.00 from Highland Capital Management through the Highland Dallas Foundation. He then recognized Chief Brooks, who also thanked the Waterhouses for their generosity and support.

   Mayor Pro Tem Levine asked Chief Brooks to briefly describe his plans for the donation. Chief Brooks said the donation would 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.

   MOTION: Councilmember Pettle moved to accept the 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. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, and Standridge voting for the motion. Motion carried 4-0.

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

   Mayor Marshall recognized Engineer Andrew Mata, Jr., P.E. of Birkhoff, Hendricks & Carter, L.L.P., 11910 Greenville Ave., Suite 600, Dallas, Texas. Mr. Mata briefly summarized the item, stating the Engineering Firm Birkhoff, Hendricks & Carter prepared the Capital Improvements Plan (CIP) for 2016-2026 Water Impact Fee and in accordance with Chapter 395 of the Texas Local Government Code a public hearing was necessary for the CIP Plan and associated fee adoption process. The reason for the public hearing was to discuss the Land Use Assumptions (LUA) and the CIP Plan and to give City Council, City Staff and residents an opportunity to make comments and ask questions. The Impact Fee was a financial mechanism used by municipalities to fund infrastructure required for future growth. As cites grow, those cities need more infrastructure to support service demands. The Impact fee consisted of two (2) components, the LUA and CIP plans. The LUA prepared by the

PROPOSED

Capital Improvements Advisory Committee stated the current population was approximately 4,503 residents. In ten (10) years, the projected population would be 6,969. The LUA projected the build out population to be approximately 12,000. Currently, the population was approximately 38% of the build out and in ten (10) years the projected population would be at about 58% of build out. The City of Parker envisioned growing some 20% over the next ten (10) years. That was an overview of the LUA. Based on the LUA, the CIP or how much the City envisioned on growing correlated directly to how much infrastructure the City needed to support demand. City Council, City Staff, and residents understand how important adequate water and pressure was to meet or exceed the Texas Commission on Environmental Quality (TCEQ) state requirements. The CIP determined, 1) What the City needed to support growth; 2) How much infrastructure was required; 3) Where that infrastructure would be required; and 4) How much infrastructure would cost. Mr. Mata talked about the hydraulic water model created to monitor existing and future conditions. The data would be used to determine the utilized capacity and then compared to the Master Plan report and map to calculate the anticipated costs. The capital costs were generated from what was needed and required. The Impact Fee has two (2) phases, one was for City Council to adopt the LUA, based on the growth input, and adopt the CIP. Once adopted, the next phase was for the engineers to calculate the maximum Impact fee cost, which would be reviewed and adopted. (See Exhibit 1 – Water and Impact Fee Advisory Commission Recommendation Letter, dated Nov. 17, 2016; Land Use Assumptions (LUA) Report, dated Sept. 9, 2016; and Capital Improvements Plan (CIP) for 2016-2026 Water Impact Fee, dated Dec. 8, 2016.)

Mayor Marshall opened a public hearing at 7:15 p.m. to receive comments regarding the Land Use Assumptions and Water Capital Improvements Plan (CIP). He asked if anyone had comments and/or questions. No one came forward. Councilmember Raney stated the Capital Improvements Advisory Committee (CIAC) worked diligently to develop an accurate report. Mayor Marshall asked CIAC Member Stephen L. Sallman if he had any comments. Mr. Sallman said he had no additional comments. There being no additional comments Mayor Marshall declared the public hearing closed at 7:16 p.m.

He asked if City Council had comments and/or questions. There were none.

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

Mayor Marshall recognized City Administrator Flanigan. Mr. Flanigan said the next step would be for Birkhoff, Hendricks & Carter, L.L.P. to review the adopted assumptions and determine an Impact Fee. The engineers would compile a report of recommendations. The CIAC will meet a second time to review the report and make a recommendation to City Council. There will be another public hearing, considering the CIAC's recommendations to adopt or change the Water Impact Fee.

Mayor Pro Tem Levine clarified the LUA and CIP dates.

MOTION: Mayor Pro Tem Levine moved to adopt the Land Use Assumptions Report, dated September 9, 2016, as prepared by the Capital Improvements Advisory

PROPOSED

Committee, and the Capital Improvements Plan for 2016-2026 Water Impact Fee, dated December 8, 2016, as prepared by Birkhoff, Hendricks & Carter, L.L.P. Profession Engineers, in the context of preliminary steps for the Water Impact Fee. Councilmember Pettle seconded with Councilmembers Levine, Pettle, Raney, and Standridge voting for the motion. Motion carried 4-0.

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

   Mayor Marshall said this item was approved at our last meeting on December 6, 2016 and City Council asked City Attorney Shelby to create an ordinance and bring it back to this meeting for approval. The Mayor said he received a couple "Thank you" comments from citizens and only one negative comment.

   MOTION: Councilmember Standridge moved to approve ORDINANCE No. 742, increasing the 65 years or older property tax exemption from $30,000 to $50,000. Councilmember Raney seconded with Councilmembers Pettle, Raney, and Standridge voting for the motion and Mayor Pro Tem Levine voting against the motion. Motion carried 3-1.

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

   City Administrator Flanigan said Whitestone Estates (Formerly Donihoo Farms) has a development agreement and wanted to annex property into the City limits. At this time, City Council needed to schedule the required public hearings to annex three (3) separate tracts, which was part of the final plat. The Exhibit was a little confusing, but there would be a better, corrected copy for the public hearings. An annexation, by law, required two (2) public hearings. The dates suggested were February 7 and 21.

   Mayor Marshall noted 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 the annexation ordinance. Mayor Marshall asked Mr. Sallman if there was rush on this item.

   Whitestone Estates (Formerly Donihoo Farms) Representative/Manager Stephen L. Sallman, 4925 Greenville Avenue, Suite 1020, Dallas, Texas, said due to the statutory requirements, public hearings, and adoption, he would like to get the process started as soon as possible.

   Mayor Marshall noted Exhibit B had Parker Bedell Farms, Ltd. listed on the plat and asked if that was correct. City Administrator Flanigan said no, that would be corrected on the next set of exhibits.

   Again, City Council needed to set two (2) public hearing dates and if they use City Attorney Shelby's suggested dates of February 7 and 21, Council would also need to set a special meeting date the week of March 13-19, as required by the laws regarding the annexation process.

PROPOSED

MOTION: Mayor Pro Tem Levine moved to set the Whitestone Estates (Formerly Donihoo Farms) annexation public hearing dates for February 7 and 21, 2017, and also set the special meeting date for March 13, 2017 for the proposed annexation adoption. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, and Standridge voting for the motion. Motion carried 4-0.

ROUTINE ITEMS

10. UPDATES

- ACCEPTANCE OF POLICE AND FIRE DONATIONS FOR RECORD

As required by Resolution No. 2016-520, Mayor Marshall accepted Ralph and Kathryn White's $200 donation to the Parker Fire and Police Departments. The Mayor, City Council, and staff thanked the White's for their generous donation.

11. FUTURE AGENDA ITEMS

Mayor Marshall said he would not be available for a meeting next Tuesday, January 17, 2017. Mayor Pro Tem Levine would be in charge. After some discussion, City Council decided to cancel the January 17, 2017 City Council meeting. The next regularly scheduled meeting would be Tuesday, February 7, 2017.

The Mayor then asked if there were any items to be added to the future agenda. Councilmember Pettle asked that the Substance Abuse item be placed back on the future agenda items. Mayor Marshall asked that a stipend or compensation item for the Mayor and City Council be added. Councilmember Raney asked that Council discuss possibly canceling the March 21, 2017 City Council meeting. City Administrator Flanigan asked that an item to discuss architects for a Municipal Complex be added.

12. ADJOURN

Mayor Marshall adjourned the meeting at 7:35 p.m.

APPROVED:

_____
Mayor Z Marshall

ATTESTED:

Approved on the ___7th____ day
of ____February_____, 2017.

_____
Patti Scott Grey, City Secretary

PROPOSED

Exhibit 1

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

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 it's 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 sample[1] 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.

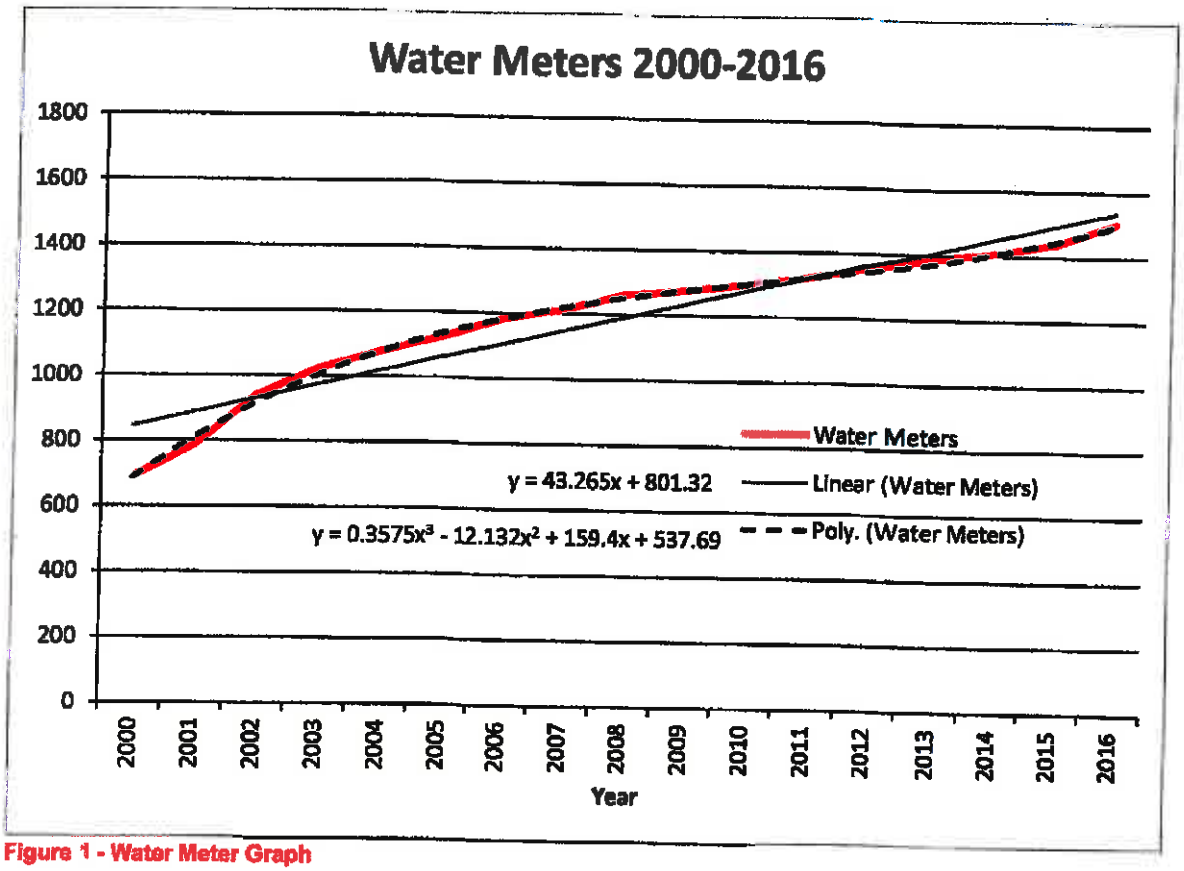


Figure 1 - Water Meter Graph

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.

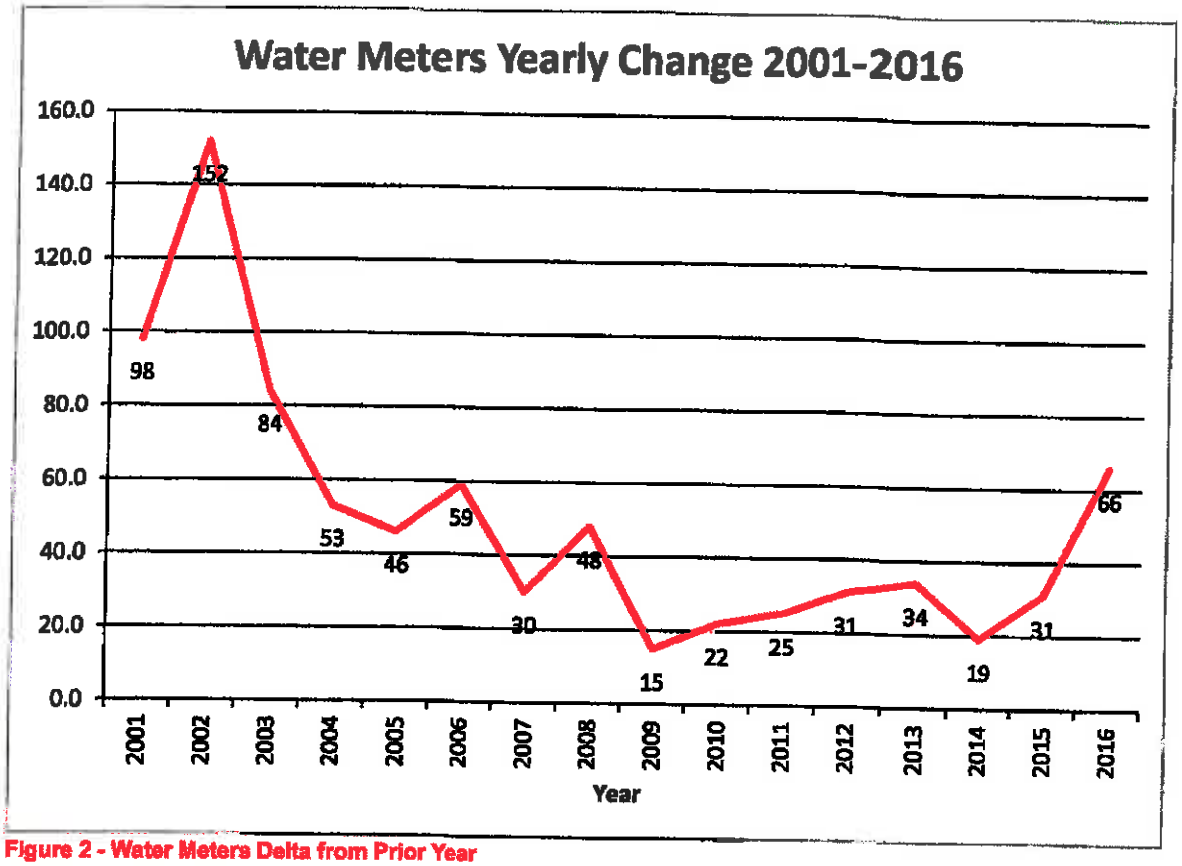


Figure 2 - Water Meters Delta from Prior Year

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 0.9[2] 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 Area[3]	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).

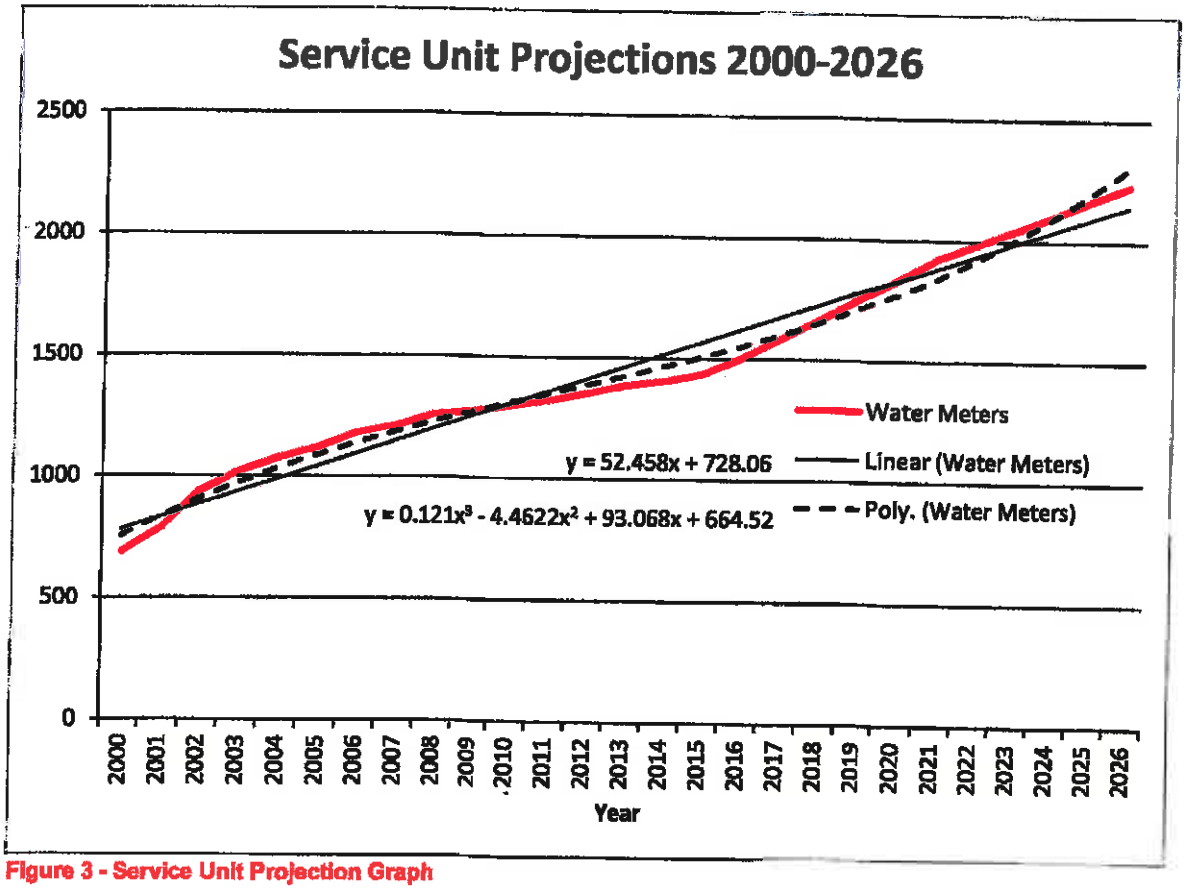


Figure 3 - Service Unit Projection Graph

[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'dHousing	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

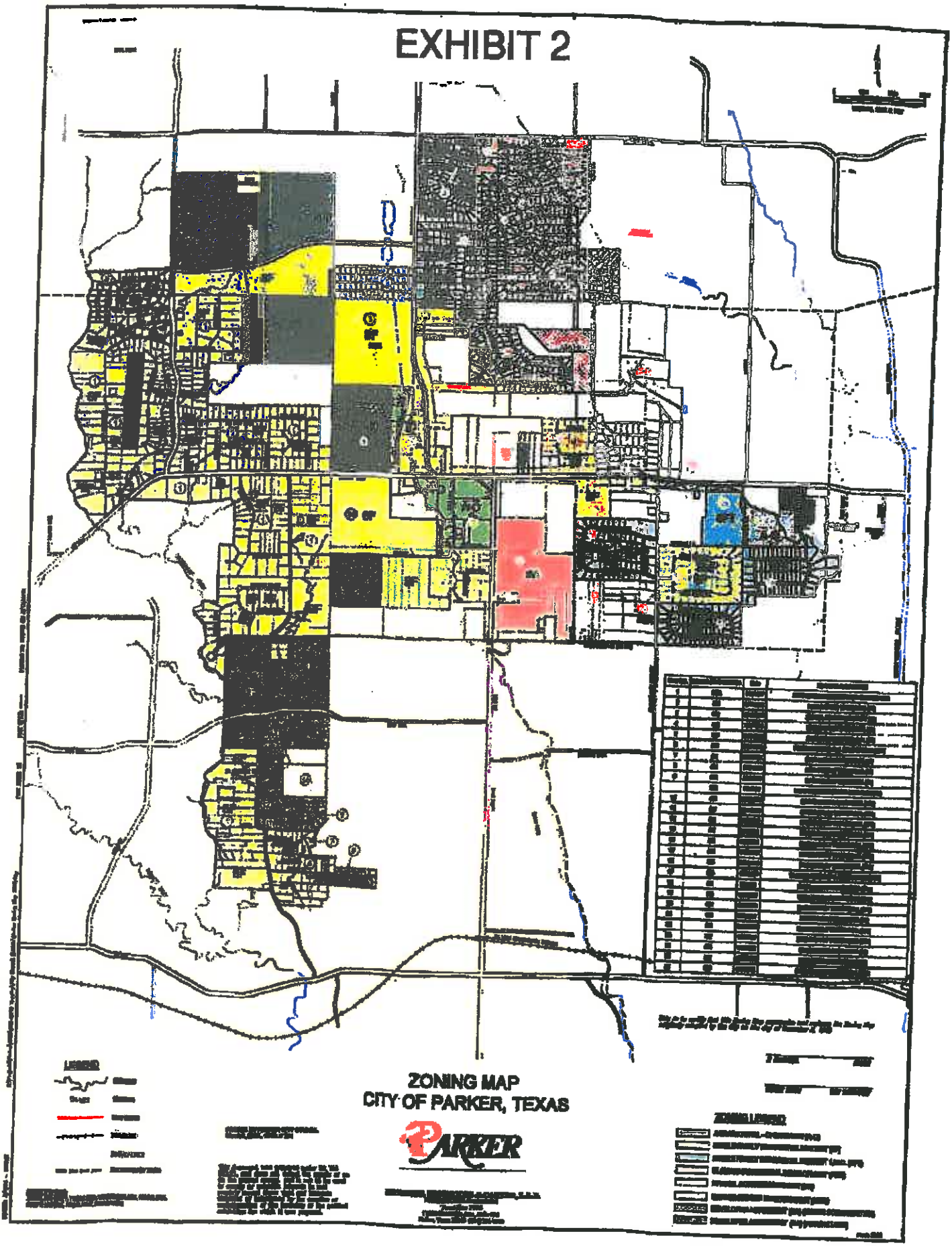
[4] Buildout based on total population of 12,000

[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	1075	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

EXHIBIT 2



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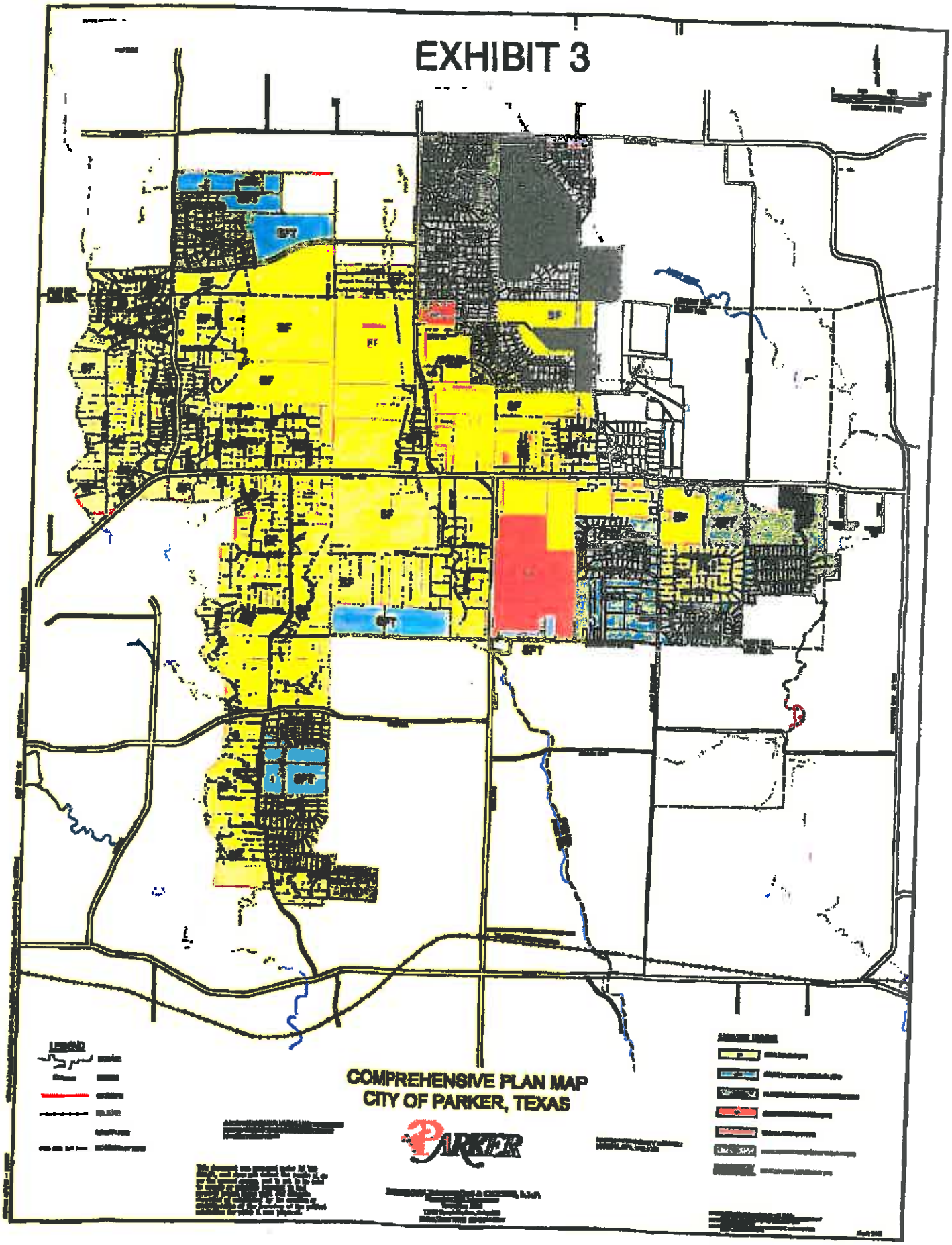

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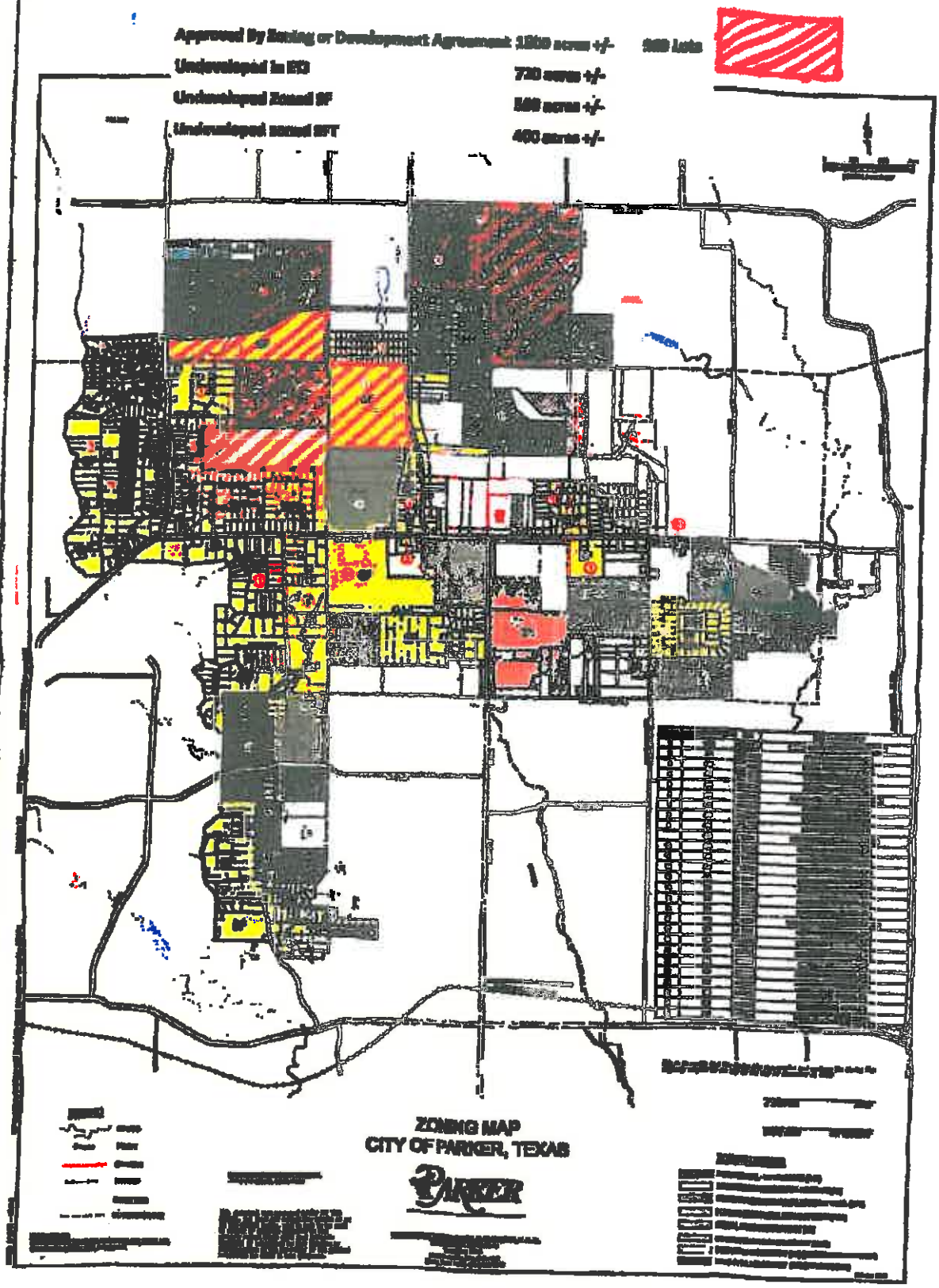
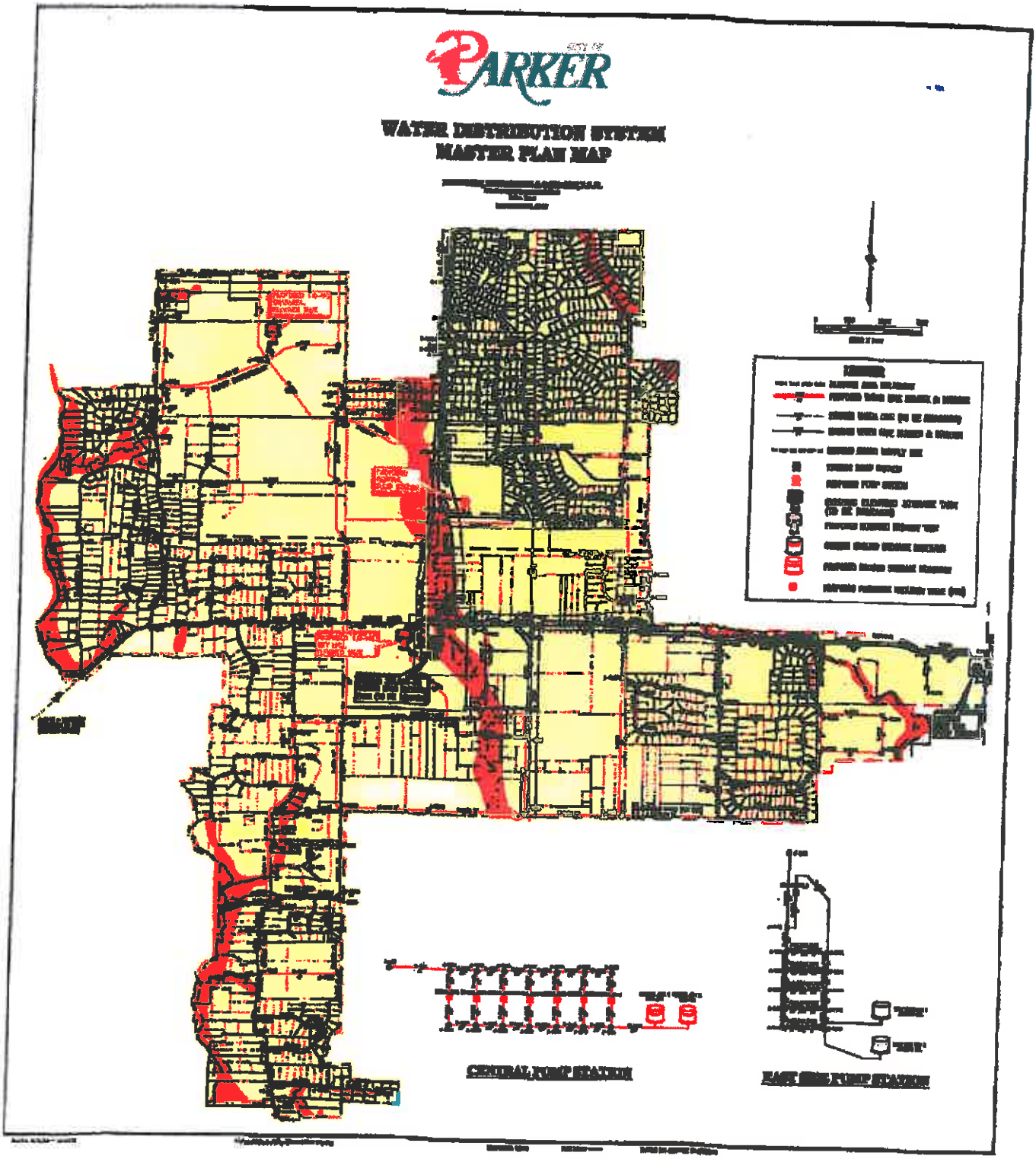

Approved By Zoning or Development Agreement 1200 acres +/- 500 Lots
Undeveloped In ETJ 720 acres +/-
Undeveloped Zoned SF 500 acres +/-
Undeveloped zoned SFT 400 acres +/-
ZONING MAP
CITY OF PARKER, TEXAS
PARKER

EXHIBIT 5


PARKER
WATER DISTRIBUTION SYSTEM
MASTER PLAN MAP
CENTRAL PUMP STATION
EAST SIDE PUMP STATION

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 16-inch Water Line	16"	$ 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. (3)	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:

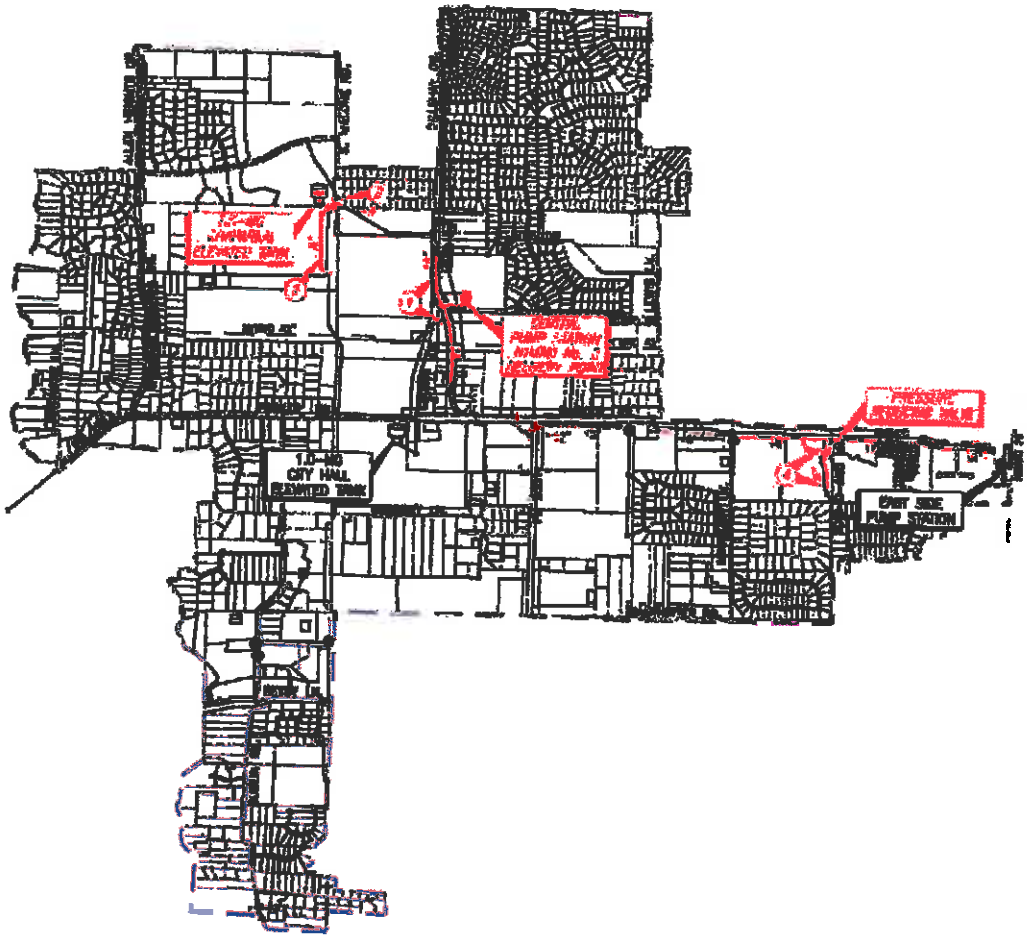
a) Engineer's Opinion of Construction Cost

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



PARKER

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 PERFORMED FROM PRIVATE DEVELOPER (IMPACT FEE)
EXISTING MRWD SUPPLY LINE
EXISTING PUMP STATION
PROPOSED PUMP STATION
EXISTING ELEVATED STORAGE TANK
PROPOSED ELEVATED STORAGE TANK
EXISTING PRESSURE REDUCING VALVE
PROPOSED PRESSURE REDUCING VALVE

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BRACKOFF, HENDRICKS & CARTER, L.L.P.

Submitted To The City Of

PARKER

Capital Improvements Plan for 2016-2026 Water Impact Fee

Submitted By

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

December 2016

STATE OF TEXAS
ANDREW MATA, JR.
102244
LICENSED
PROFESSIONAL ENGINEER

12/09/2016

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 REQUIEMENTS

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

ELEVATGED 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%

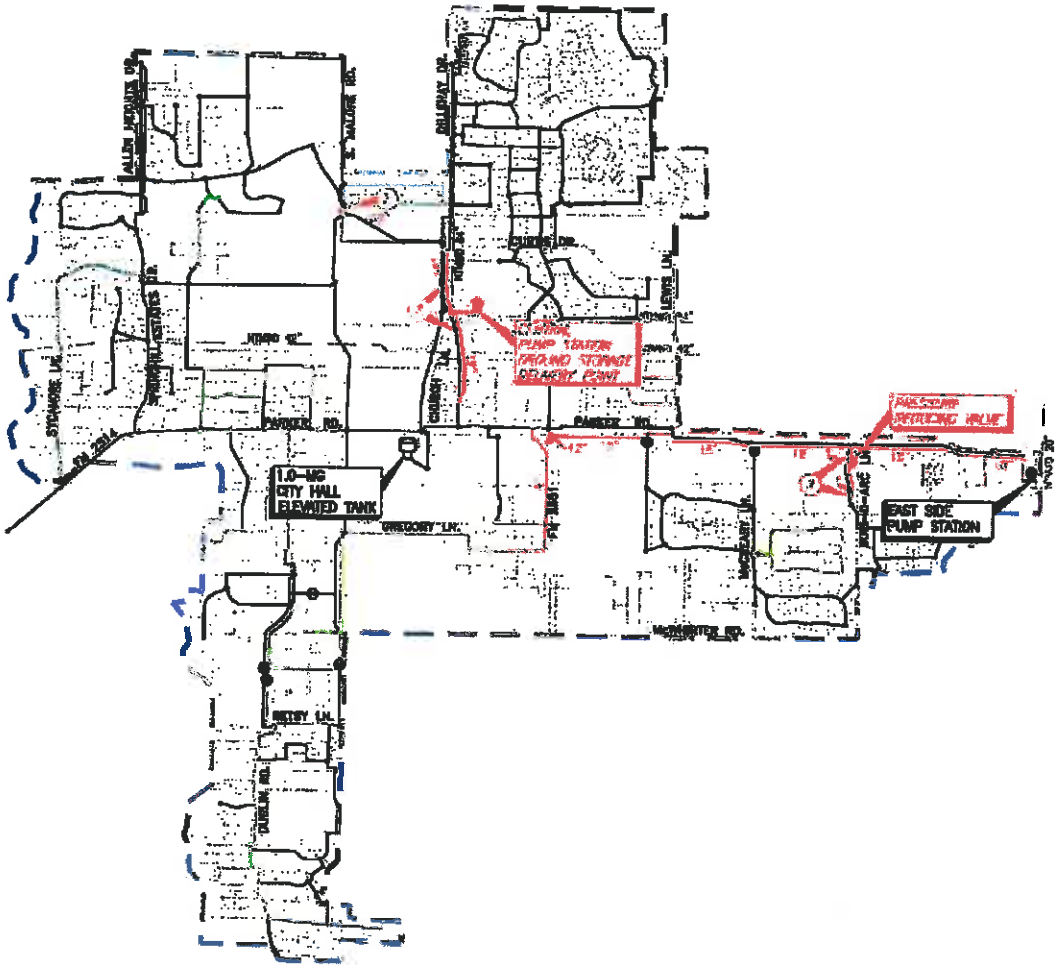
D.6. ELEVATED STORAGE TANK

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%.

2016 Utilized Capacity = (2016 Max Hour Demand – Max Day Demand) / 4
= (5.521 MGD– 3.334 MGD)/ 4
= 2.190 MGD/ 4
= 0.55 MG
2016 Utilized Capacity = 2016 Required Volume / Available Volume
= 0.55 MG/ 1.0 MG x 100%
= 55%
2026 Utilized Capacity = (2026 Max Hour Demand – Max Day Demand) / 4
2026 Utilized Capacity = (8.209 MGD– 4.742 MGD)/4
= 3.467 / 4
= 0.87 MG
2026 Utilized Capacity = 2026 Required Volume / Available Volume
2026 Utilized Capacity = 0.87 MG / 1.0 MG x 100%
= 87%
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.



PARKER

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 NTMWD SUPPLY LINE
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- EXISTING PRESSURE REDUCING VALVE
- PROPOSED PRESSURE REDUCING VALVE

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BIRGHOFF, 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		
	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.	Peaking Factor
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		
	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.	Peaking Factor
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		
	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.	Peaking Factor
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

Item 3
C'Sec Use Only

Council Agenda Item

Budget Account Code:	N/A	Meeting Date:	February 7, 2017
Budgeted Amount:	N/A	Department/ Requestor:	Finance
Fund Balance-before expenditure:	N/A	Prepared by:	Finance/H.R. Manager Boyd
Estimated Cost:	N/A	Date Prepared:	02/02/2017
Exhibits:	Auditor will provide copies of the final Audit prior to his presentation		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ANNUAL AUDIT REPORT. [BOYD]

SUMMARY

Jon Watson with BrooksCardiel, PLLC will present the final audit results to Council.

POSSIBLE ACTION

Accept

Inter – Office Use

Approved by:			
Department Head/ Requestor:	Johnna Boyd	Date:	02/02/2017
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	02/03/2017

CITY OF PARKER

Council Agenda Item

Item 4
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Administrator Flanigan
Fund Balance- before expenditure:		Prepared by:	City Administrator Flanigan
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	1. City Engineering Letter, dated January 17, 2017 2. Plat, dated January 2017		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER STORAGE FACILITY DEVELOPMENT PLAT. [FLANIGAN] [Tabled – 10182016 & 11152016]

SUMMARY

On October 18, 2016, this item was tabled to the November 15, 2016 City Council meeting, with the understanding that the information would be provided in a timely manner to prepare for the meeting or Mr. Meyer and/or Mr. DeOtte would contact City Staff to let them know the item was not ready. Otherwise, City Council would not be in a position to approve the plat. Mr. Meyer said he understood. Motion carried 5-0.

POSSIBLE ACTION

Approve, Table, Deny

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	02/07/2017

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

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

January 17, 2017

Mr. Jeff Flanigan
City Administrator
City of Parker
5800 East Parker Road
Parker Texas 75002

Re: Parker Storage

Dear Mr. Flanigan:

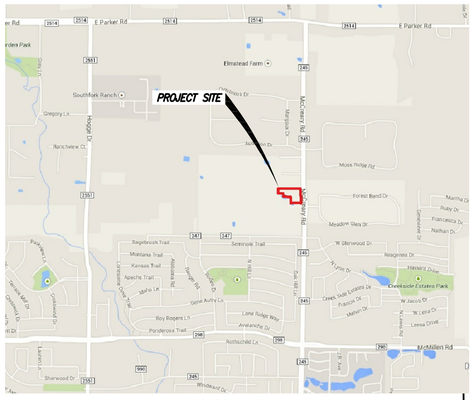
We have reviewed the Self Storage plans dated January 2017 and find that the developer has addressed the two outstanding items. The drainage channel on the north side of the development has been detailed with sections and plan profile showing that the channel has adequate capacity with free board to convey the design storm. The detention pond has been modified to contain the design storm including freeboard. The driveways to the storage buildings are no longer being inundated with storm water from the pond. Also the spillway elevation has been adjusted to the 100 year water surface.

We offer no further design concerns for this development. Enclosed are the January 2017 construction plans along with another copy of the flood study. We are available at your convenience to discuss any questions you may have with this review.

Sincerely,

John W. Birkhoff, P.E.

Enclosure



LOCATION MAP
n.t.s.

* LEGEND *

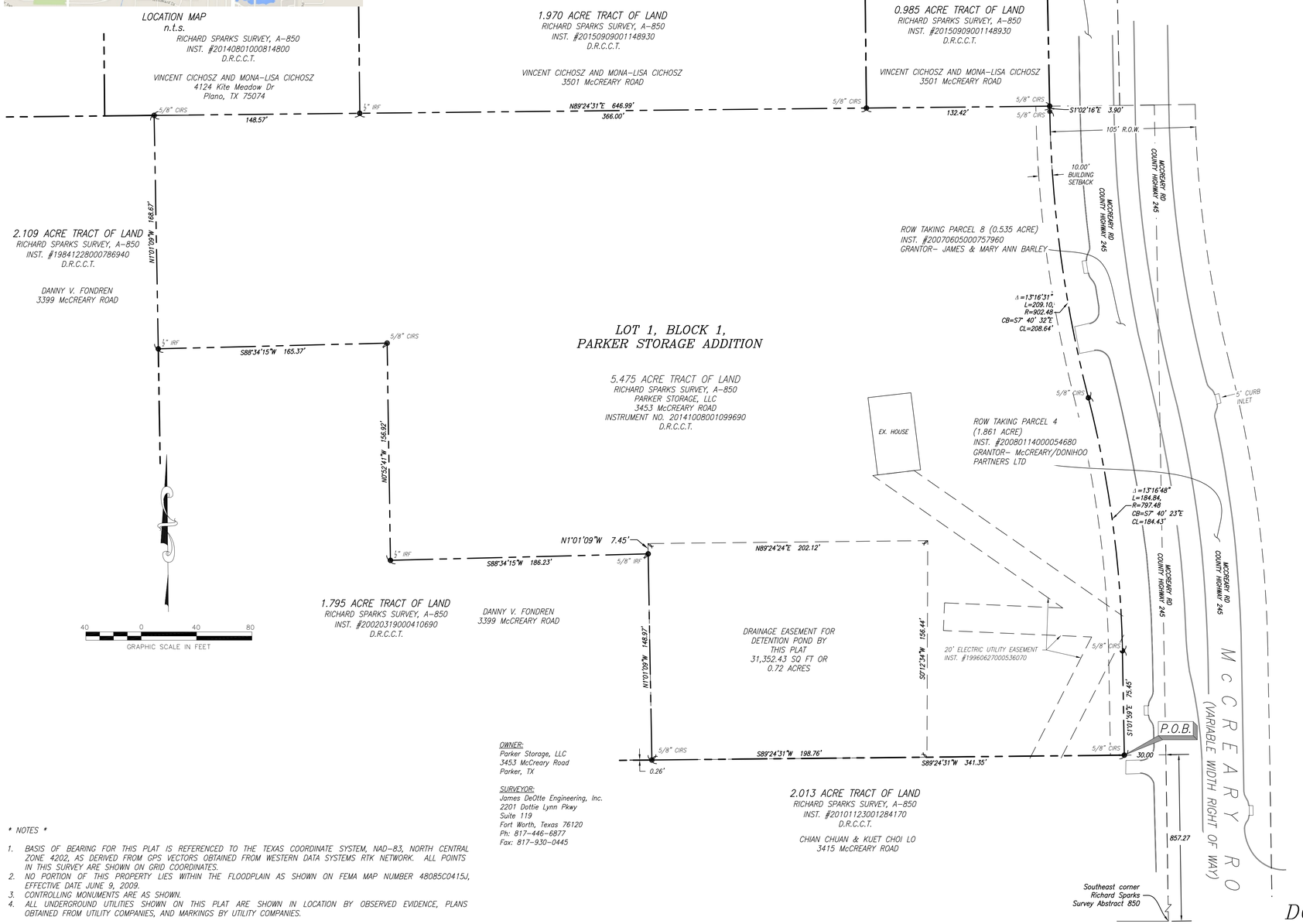
BM	BENCHMARK
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT ON CONCRETE
(CM)	CONTOLLING MONUMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
NTS	NOT TO SCALE

Utility Easements

Any public utility, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Construction Prohibited over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.



STATE OF TEXAS
JAMES E. DeOTTE
65840
REGISTERED PROFESSIONAL ENGINEER

James DeOtte Engineering, Inc.
Registration #8917
01/24/17

I, James E. DeOtte, a Registered Professional Land Surveyor for the State of Texas, do hereby state that the Subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision.

STATE OF TEXAS
REGISTERED
JAMES E. DeOTTE
4673
PROFESSIONAL LAND SURVEYOR

Date:

_____
James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

DEVELOPMENT PLAT
LOT 1, BLOCK 1,
PARKER STORAGE ADDITION
3453 McCREARY ROAD

RICHARD SPARKS SURVEY, A-850
City of Parker, Collin County, Texas, as recorded in Instrument No. #2014008001099690 D.R.C.C.T.
5.475 acres of land
JANUARY 2017

OWNER
PARKER STORAGE, LLC

14673 Midway Rd. #106
Addison, Texas 75001

OWNER:
Parker Storage, LLC
3453 McCreary Road
Parker, TX

SURVEYOR:
James DeOtte Engineering, Inc.
2201 Dottie Lynn Pkwy
Suite 119
Fort Worth, Texas 76120
Ph: 817-446-6877
Fax: 817-930-0445

2.013 ACRE TRACT OF LAND
RICHARD SPARKS SURVEY, A-850
INST. #20101123001284170
D.R.C.C.T.

CHIAN CHUAN & KUET CHOI LO
3415 McCREARY ROAD

* NOTES *

1. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES.
2. NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN AS SHOWN ON FEMA MAP NUMBER 48085C0415J, EFFECTIVE DATE JUNE 9, 2009.
3. CONTROLLING MONUMENTS ARE AS SHOWN.
4. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE SHOWN IN LOCATION BY OBSERVED EVIDENCE, PLANS OBTAINED FROM UTILITY COMPANIES, AND MARKINGS BY UTILITY COMPANIES.

JD ENGINEERING
James DeOtte Engineering Inc.
Civil Engineering
Land Surveying
Construction Management
Hydrologic and Hydraulic Modeling
phone 817.446.6877
fax 817.930.0445
TBPLS Firm Reg. No. 10101400 - TBPE Firm Reg. No. 8917
2201 Dottie Lynn Parkway Ste. 119 • Fort Worth TX, 76120
email: jjmdeotte@deotte-eng.com

DOCUMENT NO. _____ DATE _____

CASE NO. XX-XXX-XXX

STATE OF TEXAS:
COUNTY OF COLLIN:

OWNER'S CERTIFICATE

Being a 5.475 acre tract of land situated in the Richard Sparks Survey, Abstract No. 850, in Collin County, Texas and being a portion of a tract of land as described by deed to Parker Storage, LLC. in Instrument No. 20141008001099690, Deed Records of Collin County, Texas (DRCCT) and more particularly described as follows;

BEGINNING at a 5/8" capped iron rod set (DeOtte) being in the west right of way line of McCreary Road (County Highway 245) and being the northeast corner of a 2.013 acre tract of land to Chian Chuan and Kuet Choi Lo and described in Instrument No. 20101123001284170, DRCCT and also being the Southeast Corner of the remaining portion of the aforementioned tract of land;

Thence South 89d24'31" West, along the Parker-Chuan/Lo (2.013 acre tract) common line, a distance of 341.35 feet to a 5/8" capped iron rod set (DeOtte) in the common line of the Parker Storage tract and a tract of land deeded to Danny V. Fondren as described in Instrument No. 20020319000410690, DRCCT;

Thence departing the Parker-Chuan/Lo (2.013 acre tract) common line, North 1d01'09" West along the Parker-Fondren (1.795 acre tract) common line, a distance of 148.97 feet to a 5/8" iron rod found;

Thence continuing along the Parker-Fondren (1.795 acre tract) common line, South 88d34'15" West, a distance of 186.23 feet to a 1/2" iron rod found;

Thence continuing along the Parker-Fondren (1.795 acre tract) common line, North 0d52'41" West, a distance of 156.92 feet 5/8" capped iron rod set (DeOtte);

Thence continuing along the Parker-Fondren (1.795 acre tract) common line, South 88d34'15" West, a distance of 165.37 feet to a 1/2" iron rod found, said iron being in the east line of a 2.109 acre tract of land dedicated to Danny V. Fondren in Instrument No. 19841228000786940 Deed Records, Collin County, Texas;

Thence departing the Parker-Fondren (1.795 acre tract) common line, North 1d01'09" West along the Parker-Fondren (2.109 acre tract) common line, a distance of 168.67 feet to a 5/8" capped iron rod set (DeOtte) in the south line of a 0.980 acre tract of land dedicated to Vincent Cichosz and Mona-Lisa Cichosz and described in Instrument No. 20140801000814800, DRCCT;

Thence departing the Parker-Fondren (2.109 acre tract), North 89d24'31" East along the Parker-Cichosz (0.980 acre tract) common line, a distance of 148.57 feet to a 1/2" iron rod found, said rod being the southwest corner of a 1.970 acre tract of land deeded to Vincent Cichosz and Mona-Lisa Cichosz and described in Instrument No. 20150909001148930 DRCCT;

Thence departing the Parker-Cichosz (0.980 acre tract) common line, North 89d24'31" East along the Parker-Cichosz (1.970 acre tract) common line, a distance of 366.00 feet to a 5/8" capped iron rod set (DeOtte) also being the Southwest corner of a 0.985 acre tract of land deeded to Vincent Cichosz and Mona-Lisa Cichosz and described in Instrument No. 20150909001148930 DRCCT;

Thence departing the Parker-Cichosz (1.970 acre tract) common line, North 89d24'31" East along the Parker-Cichosz (0.985 acre tract) common line, a distance of 132.42 feet to a capped iron (DeOtte) set in the west right of way line of McCreary Road (County Highway 245) as described in Instrument No. 20070605000757960, DRCCT, the following courses and distances;

South 1d02'16" East, a distance of 3.90 feet to 5/8" capped iron rod set (DeOtte) also being the beginning of a tangent curve to the left having a radius of 902.48 feet and an interior angle of 13d16'31",

Along said curve, a distance of 209.10 feet to a capped iron (DeOtte) set for the beginning of a tangent curve to the right having a radius of 797.48 feet and an interior angle of 13d16'48", along said curve a distance of 184.84 feet to a capped iron (DeOtte) set;

South 1d01'59" East a distance of 75.45 feet to the Point of Beginning and containing 5.475 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PARKER STORAGE, LLC, do hereby adopt this plat designating the hereinabove described property as 5453 McCreary Road, in the City of Parker, Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 2017.

By

_____
Parker Storage, LLC
Rick Meyer, President

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Rick Meyer, of Parker Storage, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2017

_____
NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

I, James E. DeOtte, Registered Professional Land Surveyor for DeOtte Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in JULY 2015, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Parker, Texas.

Given under my hand and seal of office this _____ day of _____, 2017

STATE OF TEXAS REGISTERED JAMES E. DeOTTE 4673 PROFESSIONAL LAND SURVEYOR

_____
James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

STATE OF TEXAS JAMES E. DeOTTE 65840 REGISTERED PROFESSIONAL ENGINEER

James DeOtte Engineering, Inc.
Registration #8917
1/24/17

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. DeOTTE, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said JAMES DeOTTE ENGINEERING INC., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2017

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR APPROVAL

_____ _____
Chairman, Planning and Zoning Commission Date
City of Parker, Texas

APPROVED AND ACCEPTED

_____ _____
Mayor, City of Parker, Texas Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing FINAL map or plat of PARKER STORAGE ADDITION, LOT 1, BLOCK 1, an Addition to the City of Parker was submitted to the City Council on this __ day of _____ 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS, my hand, this the _____ day of _____, 2017.

By

_____
City Secretary
City of Parker, Texas

DEVELOPMENT PLAT
LOT 1, BLOCK 1,
PARKER STORAGE ADDITION
3453 McCREARY ROAD
RICHARD SPARKS SURVEY, A-850
City of Parker, Collin County, Texas, as recorded in Instrument No. #2014008001099690 D.R.C.C.T.
5.475 acres of land

JANUARY 2017

OWNER
PARKER STORAGE, LLC

14673 Midway Rd. #106
Addison, Texas 75001

JD ENGINEERING
James DeOtte Engineering Inc.
Civil Engineering
Land Surveying
Construction Management
Hydrologic and Hydraulic Modeling
phone 817.446.6877
fax 817.930.0445
TBPLS Firm Reg. No. 10101400 - TBPE Firm Reg. No. 8917
2201 Dottie Lynn Parkway Ste. 119 • Fort Worth TX, 76120
email: jimdeotte@deotte-eng.com

DOCUMENT NO. _____ DATE _____

CASE NO. XX-XXX-XXX

Item 5
C'Sec Use Only

Council Agenda Item

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance-before expenditure:		Prepared by:	City Attorney Shelby
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	1. Proposed Ordinance 743 2. Order and Notice of General Election (English/Spanish) 3. Election contract for election services with Collin County 4. Cost Estimate		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE 743 CALLING FOR AN ELECTION TO BE HELD ON SATURDAY, MAY 6, 2017 TO ELECT THREE (3) CITY COUNCIL MEMBERS AT-LARGE; PROVIDING FOR EARLY VOTING; APPOINTING AN EARLY VOTING CLERK; APPOINTING AN ELECTION JUDGE AND ALTERNATE ELECTION JUDGE; AUTHORIZING THE MAYOR TO EXECUTE A GENERAL ELECTION CONTRACT FOR ELECTION SERVICES WITH COLLIN COUNTY; PROVIDING FOR THE ORDER AND NOTICE OF THE ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

SUMMARY

TIME FOR ORDERING THE ELECTION

General election. A city must order its general election not later than the 78th day before Election Day, whether the election is held on the May or November uniform election date [EC §3.005(c)]. For our May 6, 2017 election, that translates to February 17 as the statutory last day for ordering the election.

The ordinance authorizes the Mayor to execute a General Election contract for election services with Collin County and provides for the order and notice of the May 6, 2017 election.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	City Attorney Shelby by email 2/1/2017	Date:	02/01/2017
City Administrator:	*Jeff Flanigan*	Date:	02/03/2017

ORDINANCE NO. 743
{Calling Election}

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, CALLING FOR AN ELECTION TO BE HELD ON SATURDAY, MAY 6, 2017 TO ELECT THREE (3) CITY COUNCIL MEMBERS AT-LARGE; PROVIDING FOR EARLY VOTING; AUTHORIZING THE MAYOR TO EXECUTE A GENERAL ELECTION CONTRACT FOR ELECTION SERVICES WITH COLLIN COUNTY; PROVIDING FOR THE ORDER AND NOTICE OF THE ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That, in accordance with the laws and the Constitution of the State of Texas, an election may be and the same is hereby called and ordered for the first Saturday after the first Monday in May, 2017, the same being the 6th day of said month, at which election all qualified voters may vote for the purpose of electing a three (3) city council members at-large City for full terms, as defined in the statutes of the State of Texas.

SECTION 2. That said election shall be held pursuant to a General Election Contract with Collin County, Texas which the Mayor is hereby authorized to execute.

SECTION 3. That the County Elections Administrator shall prepare electronic ballots for early and election day voting and paper ballots for mail ballots and provisional ballots to be used in said election and shall label same *"Official Ballot"*, on which ballot shall be printed the names of the candidates and the positions that are up for election.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Council Member unless such person has filed his/her sworn application, as provided by the laws of the State, with the City Secretary at least seventy-eight (78) days prior to the election date, and it must also appear on the face of said application the position the candidate is seeking.

SECTION 5. That any Council Member candidate receiving the greatest number of the qualified votes cast for the position for which he is a candidate shall be elected to such position. In the event a tie vote occurs, the City Council of said City, immediately after canvass, shall issue a call for Special Election, as required by law, to be held not less than twenty (20) nor more than forty-five (45) days after the results of the Regular Election shall have been declared, at which election the candidates receiving a tie vote for any such position or positions in the regular election shall again be voted. If needed, a run-off election will be held in accordance with State law.

SECTION 6. That the polls shall be kept open from seven o'clock (7:00) a.m. until seven o'clock (7:00) p.m. on Election Day, and that due return shall be made to the City Council showing the number of votes cast for each candidate for each position of Council Member, respectively.

PROPOSED

SECTION 7. That notice of said election shall be given by the Mayor of the City of Parker by causing an election notice to be posted at City Hall not later than the twenty-first day before election day, and by publishing this ordinance at least one time not more than thirty days nor less than ten days prior to the election date, in at least one daily newspaper published in the City of Parker in accordance with the provisions of the Election Code of the State of Texas, as amended.

SECTION 8. That the polling place for Election Day shall be as follows:

Precincts	Location	Address	City
"VOTE CENTER"	Parker City Hall	5700 E. Parker Road	Parker

*City voters may vote at any of the additional Election Day Vote Centers open under full contract services with the Collin County Elections Administration.

SECTION 9. That the qualified voters, eligible to cast their ballots early under the laws of this State, shall be permitted to so cast their vote at Parker City Hall, 5700 E. Parker Road, Parker, Texas beginning on April 24, 2017 and ending May 2, 2017 as set forth below:

Polling Place			Address		City	
Collin County Election Office (Main Early Voting Location)			2010 Redbud Blvd., #102		McKinney	
Parker City Hall			5700 E. Parker Road		Parker	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
April 23	*April 24* **8am – 5pm**	*April 25* **8am – 5pm**	*April 26* **8am – 5pm**	*April 27* **8am - 7pm**	*April 28* **8am - 5pm**	*April 29* **8am - 5pm**
April 30	*May 1* **7am – 7pm**	*May 2* **7am – 7pm**	*May 3*	*May 4*	*May 5*	*May 6* **7am – 7pm** **Election Day**

* City voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration.

SECTION 10. That all judges and clerks for early voting and voting on election day shall be appointed by the County Elections Administrator in accordance with the General Election Contract.

SECTION 11. That the City Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with this election.

PROPOSED

SECTION 12. That the said election will be conducted in accordance with the Texas Election Code and only resident qualified voters of the City of Parker will be entitled to vote.

SECTION 13. That the canvass of the Election Returns will be held in the Council Chambers of City Hall, 5700 E. Parker Road, Parker, Texas, at the Regular Council Meeting of May 16, 2017.

SECTION 14. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

SECTION 15. That all Ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provision of this Ordinance shall be and remain controlling as to the matters ordered herein.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF PARKER, TEXAS

BY: _____
Z. MARSHALL, MAYOR

ATTEST:

BY: _____
PATTI SCOTT GREY, CITY SECRETARY

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

PROPOSED

CITY OF PARKER

ORDER AND NOTICE OF GENERAL ELECTION

(ORDEN Y AVISO DE ELECCION GENERAL)

To the Registered Voters of Parker, Texas:
(A los votantes registrados del Parker Texas;)

An election is hereby ordered to be held on May 6, 2017 for the purpose to elect three (3) Councilmembers-at-Large.
(Por la presente se ordena que se llevara a cabo una eleccion el 6 de Mayo de 2017 con el proposito para elegir tres (3) miembro del concillo.)

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., on May 6, 2017, for voting in a general election, to elect three (3) Councilmembers-at-Large..
(Notifquese, por las presente, que las casillas electorales sitados abajo se abriran desde las 7:00 a.m. hasta las 7:00 p.m. el 7 de Mayo de 2016 para votar en la Eleccion General para elegir tres (3) miembro del concillo.)

LOCATION(S) OF POLLING PLACES
(DIRECCION(ES) DE LAS CASILLAS ELECTORALES)

Precincts	Location	Address	City
"VOTE CENTERS"*	Parker City Hall	5700 E. Parker Road	Parker

* City voters may vote at any of the additional Election Day Vote Centers open under full contract services with the Collin County Elections Administration.
(Ciudad los electores pueden votar en cualquiera de los adicionales elecciones día votación centros abiertos bajo contrato completo de servicios con la administración de elecciones del Condado de Collin.)*

EARLY VOTING BY PERSONAL APPEARANCE WILL BE CONDUCTED EACH WEEKDAY AT
(LA VOTACION ADELANTADA EN PERSONA SE LLEVARA A CABO DE LUNES A VIERNES EN)

Polling Place*	Address	City
Collin County Election Office (Main Early Voting Location)	2010 Redbud Blvd., #102	McKinney
Parker City Hall	5700 E. Parker Road	Parker

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
April 23	*April 24* **8am – 5pm**	*April 25* **8am – 5pm**	*April 26* **8am – 5pm**	*April 27* **8am - 7pm**	*April 28* **8am - 5pm**	*April 29* **8am - 5pm**
April 30	*May 1* **7am – 7pm**	*May 2* **7am – 7pm**	*May 3*	*May 4*	*May 5*	*May 6* **7am – 7pm** **Election Day**

* City voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration.
(Ciudad los electores pueden votar en cualquiera de los lugares de votación anticipada adicionales abiertos bajo contrato completo de servicios con la administración de elecciones del Condado de Collin.)*

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votaran en ausencia por correo deberan enviarse a:)

COLLIN COUNTY ELECTIONS ADMINISTRATION OFFICE
(**Name of Early Voting Clerk –Bruce Sherbet**) *(Nombre del Secretario de la Votacion En Adelantada)*

2010 REDBUD BLVD., SUITE 102, MCKINNEY, TEXAS 75069
(**Address**) *(Direccion)* (**City**) *(Ciudad)* (**Zip Code**) *(Zona Postal)*

Applications for ballots by mail must be received no later than the close of business on April 25, 2017.
(Las solicitudes de boletas por correo deben ser recibidas a más tardar al cierre de los negocios el)
(date) *(fecha)* : *25 abril de 2017.)*

Issued this the _____7th_____ day of ____February_____, 2017.

(Esitada este dia __7_____ de ___febrero_____, 20178.)

_____
Mayor Z Marshall
Firma Del Alcalde

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before Election Day.

Nota de instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.

May 6, 2017
General Election
Contract for Election Services
City of Parker

May 6, 2017
General Election

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Exhibit C……..Cost of Services

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THE STATE OF TEXAS **CONTRACT FOR**

COUNTY OF COLLIN **§**
CITY OF PARKER **ELECTION SERVICES**

BY THE TERMS OF THIS CONTRACT made and entered into by and between the CITY OF PARKER, hereinafter referred to as the "CITY," and BRUCE SHERBET, Elections Administrator of Collin County, Texas, hereinafter referred to as "Contracting Officer," pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the City's May 6, 2017 General Election and a City Runoff Election, if necessary, on June 10, 2017. An additional cost estimate, early voting calendar, and Election Day polling place schedule will be prepared should a Runoff Election be necessary.

THIS AGREEMENT is entered into in consideration of the mutual covenants and promises hereinafter set out. IT IS AGREED AS FOLLOWS:

I. **DUTIES AND SERVICES OF CONTRACTING OFFICER**. The Contracting Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The Contracting Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Counting Station and judge of the Early Voting Ballot Board.

a. The Contracting Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his or her appointment. The recommendations of the City will be the accepted guidelines for the number of clerks secured to work in each Vote Center. The presiding election judge of each Vote Center, however, will use his/her discretion to determine when additional manpower is needed during peak voting hours. The Contracting Officer will determine the number of clerks to work in the Central Counting Station and the number of clerks to work on the Ballot Board. Election judges shall be secured by the Contracting Officer with the approval of the City.

b. Election judges shall attend the Contracting Officer's school of instruction (Elections Seminar); calendar will be provided.

c. Election judges shall be responsible for picking up from and returning election supplies to the county election warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be $25.00.

d. The Contracting Officer shall compensate each election judge and worker. Each judge shall receive $12.00 per hour for services rendered. Each alternate judge and clerk shall receive $10.00 per hour for services rendered. Overtime will be paid to each person working over 40 hours per week.

B. The Contracting Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.

a. The Contracting Officer shall secure election kits which include the legal documentation required to hold an election and all supplies including locks, pens, magic markers, etc.

b. The Contracting Officer shall secure all tables, chairs, and legal documentation required to run the Central Counting Station.

c. The Contracting Officer shall provide all lists of registered voters required for use on Election Day and for the early voting period required by law.

d. The Contracting Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

1. Equipment includes the rental of voting machines, ADA compliance headphones and keypads (1 per site), transfer cases, voting signs and election supply cabinets.

2. Supplies include smart cards, sample ballots, provisional forms, maps, labels, pens, tape, markers, etc.

C. The Contracting Officer, Bruce Sherbet, shall be appointed the Early Voting Clerk by the City.

a. The Contracting Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.

b. Early Voting by personal appearance for the City's May 6, 2017, General Election shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated by reference into this contract.

c. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.

1. Application for mail ballots erroneously mailed to the City shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Officer for proper retention.

2. All Federal Post Card Applicants (FPCA) will be sent a mail ballot. No postage is required.

d. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed by the Contracting Officer.

D. The Contracting Officer shall arrange for the use of all Election Day Vote Centers. The City shall assume the responsibility of remitting the cost of all employee services required to provide access, provide security or provide custodial services for the Vote Centers. The Election Day Vote Centers are listed in Exhibit "B", attached and incorporated by reference into this contract.

E. The Contracting Officer shall be responsible for establishing and operating the Central Counting Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. Counting Station Manager and Central Count Judge shall be Bruce Sherbet. The Tabulation Supervisor shall be Patty Seals.

a. The Tabulation Supervisor shall prepare, test and run the county's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Officer.

b. The Public Logic and Accuracy Test of the electronic voting system shall be conducted.

c. Election night reports will be available to the City at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with law.

d. The Contracting Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the City as soon as possible after all returns have been tallied.

e. The Contracting Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.

1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.

2. The City can obtain the list of registered voters from the Elections Administration Office after this retention period.

Pending no litigation and if the City does not request the lists, the Contracting Officer shall destroy them.

f. The Contracting Officer shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the City in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.

II. DUTIES AND SERVICES OF THE CITY. The City shall assume the following responsibilities:

A. The City shall prepare the election orders, resolutions, notices, official canvass and other pertinent documents for adoption by the appropriate office or body. The City assumes the responsibility of posting all notices and likewise promoting the schedules for Early Voting and Election Day.

B. The City shall provide the Contracting Officer with an updated map and street index of their jurisdiction in an electronic (shape file preferred) or printed format as soon as possible but no later than Friday, March 3, 2017.

C. The City shall procure and provide the Contracting Officer with the ballot layout and Spanish interpretation in an electronic format.

a. The City shall deliver to the Contracting Officer as soon as possible, but no later than 5:00 PM Wednesday, February 22, 2017, the official wording for the City's May 6, 2017, General Election.

b. The City shall approve the "blue line" ballot format prior to the final printing.

D. The City shall post the publication of election notice by the proper methods with the proper media.

E. The City shall compensate the Contracting Officer for any additional verified cost incurred in the process of running this election or for a manual count this election may require, consistent with charges and hourly rates shown on Exhibit “C” for required services.

F. The City shall pay the Contracting Officer 90% of the estimated cost to run the said election prior to Friday, April 7, 2017. The Contracting Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The Deposit should be delivered within the mandatory time frame to:

Collin County Treasury
2300 Bloomdale Rd. #3138
McKinney, Texas 75071

Made payable to: “Collin County Treasury” with the note “for election services” included with check documentation.

G. The City shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing.

III. COST OF SERVICES. See Exhibit “C.”

IV. JOINT GENERAL AGREEMENT. See Exhibit “D.”

V. GENERAL PROVISIONS.

A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the City's May 6, 2017, General Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

B. Upon request, the Contracting Officer will provide copies of all invoices and other charges received in the process of running said election for the City.

C. If the City cancels their election pursuant to Section 2.053 of the Texas Election Code, the Contracting Officer shall be paid a contract preparation fee of $75. An

entity canceling an election will not be liable for any further costs incurred by the Contracting Officer in conducting the May 6, 2017, General Election. All actual shared cost incurred in the conduct of the election will be divided by the actual number of entities contracting with the Contracting Officer **and** holding a May 6, 2017, General Election.

D. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS THE ____DAY OF _____2017.

_____
Bruce Sherbet
Collin County, Texas

WITNESS BY MY HAND THIS THE ____ DAY OF _____2017.

By:_____
Z Marshall, Mayor
City of Parker

Attest:_____
Patti Grey, City Secretary
City of Parker

Exhibit "A"

MAY 6, 2017

GENERAL ELECTION

Early Voting Locations and Hours
City of Parker

Polling Place			Address		City	
Collin County Election Office (Main Early Voting Location)			2010 Redbud Blvd., #102		McKinney	
Parker City Hall			5700 E. Parker Road		Parker	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
April 23	*April 24* **8am – 5pm**	*April 25* **8am – 5pm**	*April 26* **8am – 5pm**	*April 27* **8am - 7pm**	*April 28* **8am - 5pm**	*April 29* **8am - 5pm**
April 30	*May 1* **7am – 7pm**	*May 2* **7am – 7pm**	*May 3*	*May 4*	*May 5*	*May 6* **7am – 7pm** **Election Day**

* City voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration.

Exhibit "B"

MAY 6, 2017

GENERAL ELECTION

Election Day Vote Center – City of Parker

Precincts	Location	Address	City
"VOTE CENTER"	Parker City Hall	5700 E. Parker Road	Parker

*City voters may vote at any of the additional Election Day Vote Centers open under full contract services with the Collin County Elections Administration.

SUMMARY OF COSTS FOR CITY OF PARKER

SUPPLY COST	$154.01
EQUIPMENT RENTAL COST	$1,453.00
EARLY VOTING	$3,292.60
ELECTION DAY	$157.67
ADMINISTRATIVE EXPENSES	$33.00
TABULATION/PROGRAMMING COSTS	$795.58
CENTRALIZED COSTS	$125.00
Total	$6,010.86
10% Administrative Fee	$601.09
Grand Total	**$6,611.95**
90% Deposit Due 4/7/17	**$5,950.75**

Item 6
C'Sec Use Only

Council Agenda Item

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance-before expenditure:		Prepared by:	City Attorney Shelby
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	1. Joint Election Agreement with Plano Independent School District (PISD) and the Board of Trustees of Collin College District (the College)		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE JOINT ELECTION AGREEMENT BETWEEN THE CITY COUNCIL OF THE CITY OF PARKER (THE CITY), THE BOARD OF TRUSTEES OF THE PLANO INDEPENDENT SCHOOL DISTRICT (PISD), KNOWN AS (THE SCHOOL), AND THE BOARD OF TRUSTEES OF COLLIN COLLEGE DISTRICT (THE COLLEGE). [SHELBY]

SUMMARY

This joint election agreement between the City, Plano Independent School District (PISD) and the Board of Trustees of Collin College District authorizes the Mayor to execute said agreement for a joint election on May 6, 2017.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	City Attorney Shelby by email 2/1/2017	Date:	02/01/2017
City Administrator:	Jeff Flanigan	Date:	02/03/2017

JOINT ELECTION AGREEMENT

between

The City Council of the City of Parker (the City), the Board of Trustees of the Plano Independent School District (PISD), known as (the School), and the Board of Trustees of Collin College District (the College).

BY THE TERMS OF THIS AGREEMENT, the City, the School and the College, do hereby agree, pursuant to the provisions of the Texas Election Code, to hold a joint election for the General Election and Special Election should it be called, of the City and the General Election and Special Election should it be called, of the School District and the College to be held on Saturday, May 6, 2017. The entities have contracted with the Collin County Elections Administrator (Election Administrator) to perform various duties and responsibilities on their behalf.

The City, PISD and the College shall share equally in shared expenses applicable for the Election Day Vote Center at Parker City Hall. Expenses include polling location costs, election officials, supplies, ballots and any other and all necessary expenses for the election upon receipt of satisfactory billing and invoices reflecting the total of such election.

Tabulation and centralized costs shall be shared equally between the number of entities holding an election on May 6, 2017. An entity canceling an election pursuant to Section 2.053 of the Texas Election Code will not be liable for costs incurred by the Elections Administrator in conducting the May 6, 2017, Joint General & Special Election of the City, the School District and the College; they will be liable only for the contract preparation fee of $75.00.

APPROVED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS in its meeting held the _____ day of _____, 2017, and executed by its authorized representative.

By:_____
Z Marshall, Mayor
City of Parker

Attest:_____
Patti Grey, City Secretary
City of Parker

APPROVED BY THE TRUSTEES OF THE PLANO INDEPENDENT SCHOOL DISTRICT in its meeting held the _____ day of _____, 2017, and executed by its authorized representative.

By:_____
Dr. Brian T. Binggeli, Superintendent
Plano Independent School District

Attest:_____
Missy Bender, Board President
Plano Independent School District

APPROVED BY THE TRUSTEES OF THE COLLIN COLLEGE DISTRICT in its meeting held the _____ day of _____, 2017, and executed by its authorized representative.

By:_____
H. Neil Matkin, Ed.D. District President
Collin College

Attest:_____
Kim Davison, Sr. Vice President
Collin College

Council Agenda Item

Item 7
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance-before expenditure:		Prepared by:	City Administrator Flanigan
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	1. Application 2. Survey 3. Newspaper Public Hearing Legal information		

AGENDA SUBJECT

PUBLIC HEARING FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION. [SHELBY]

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.

This is the *1st public hearing set by City Council and the 2nd public hearing is scheduled for February 21, 2017.*

POSSIBLE ACTION

Council set two public hearing dates set forth by our City Attorney for the Whitestone Estates (Formerly Donihoo Farms) annexation. Tuesday, February 7, 2017 is the 1st public hearing date.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	Brandon Shelby	Date:	Via Email 01/06/2017
City Administrator:	Jeff Flanigan	Date:	02/03/2017

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 =	$200.72
Application Fee	**$600.72**

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

Sincerely,

Steve Sallman

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 Dallman 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. 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 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. 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 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.

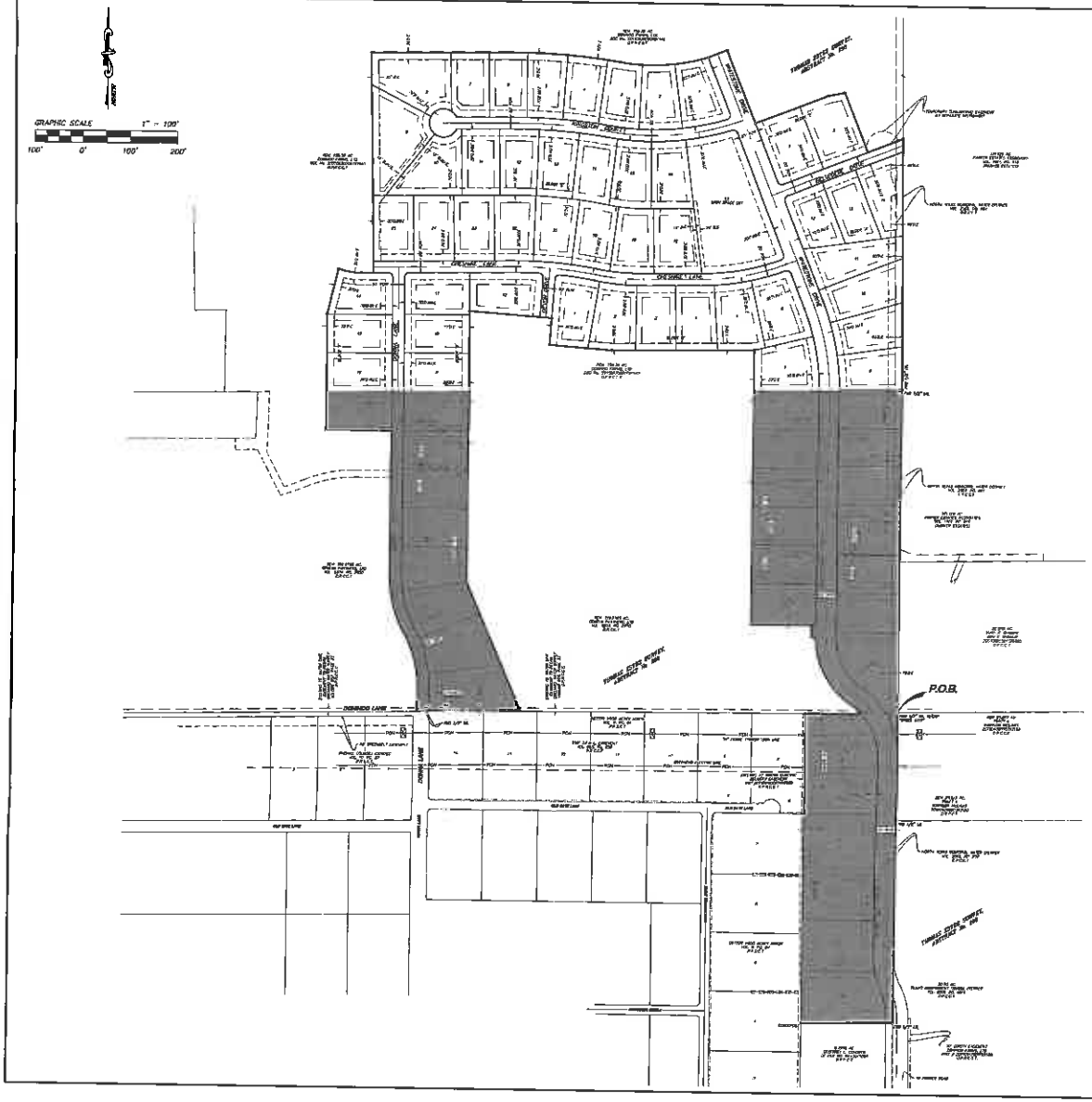
6. Mineral reservation contained in document recorded in Volume 2003, Page 161 of the Deed Records of Collin County, Texas.

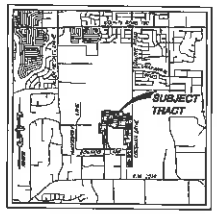
7. Easement to Pecan Orchard Water Supply recorded in Volume 907, Page 33 of the Deed Records of Collin County, Texas.

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 09:20:52 AM
$62.00 CJAMAL
20150630000791500

© 2016 Westwood Professional Services, Inc.





VICINITY MAP
NOT TO SCALE

DONIHOO FARMS, PHASE 1

ANNEXATION EXHIBIT
OF
DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT No. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
DONIHOO FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238

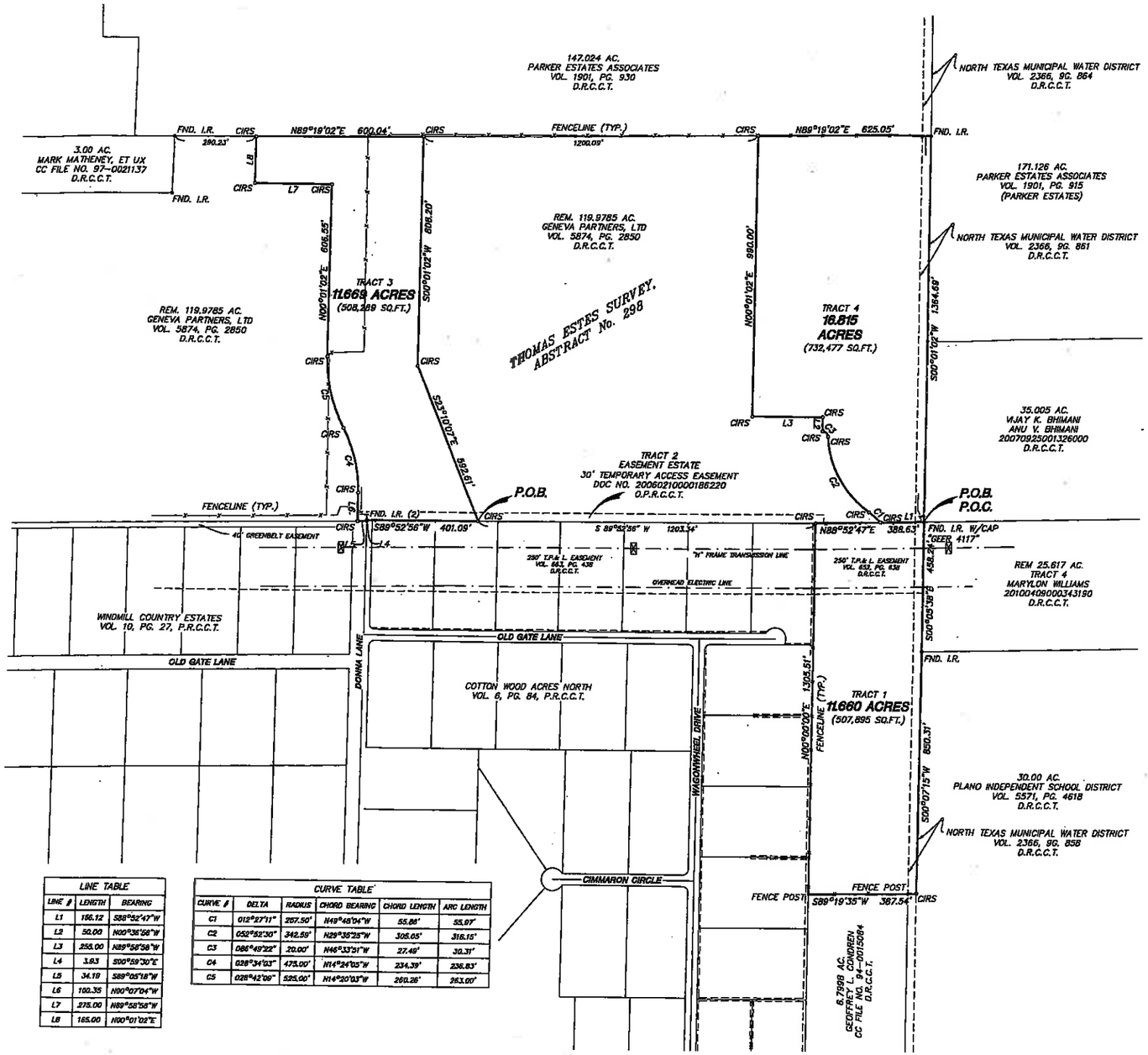
ENGINEER/SURVEYOR
Westwood

104.536 ACRES DECEMBER 05, 2016 0009570 DONIHOO FARMS, PHASE 1

1/9

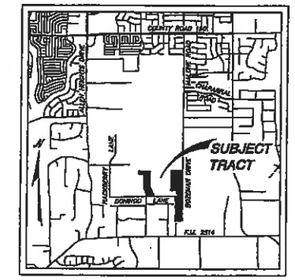
© 2015 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXHIBIT B



LINE TABLE		
LINE #	LENGTH	BEARING
L1	166.12	S88°52'47"W
L2	50.00	N00°36'58"W
L3	255.00	N89°58'58"W
L4	3.63	S00°59'30"E
L5	34.19	S89°05'18"W
L6	100.35	N00°07'04"W
L7	275.00	N89°58'58"W
L8	165.00	N00°01'02"E

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	012°27'11"	257.50'	N49°48'04"W	55.86'	55.97'
C2	052°52'30"	342.59'	N29°35'25"W	305.05'	316.15'
C3	086°49'22"	20.00'	N46°33'31"W	27.49'	30.31'
C4	028°34'03"	475.00'	N14°24'05"W	234.39'	236.83'
C5	028°42'09"	525.00'	N14°20'03"W	260.26'	263.00'



VICINITY MAP
NOT TO SCALE

SCHEDULE B
GF No.: 1516857-COM

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

f. Easement:
Recorded: Volume 652, Page 638, Deed Records, Collin County, Texas.
To: Texas Power and Light Company
(Tract 1) Affects subject tract as shown

g. Easement:
Recorded: Volume 2366, Page 858, Deed Records, Collin County, Texas.
To: North Texas Municipal Water District
(Tract 1) Affects subject tract as shown

h. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Document No. 20060210000186220, Official Public Records, Collin County, Texas.
Type: Temporary 30 Access Easement
(Tract 1) Easement is for the benefit of Tract 1 and is across Tract 3;
Affects subject tract as shown

i. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Document No. 20150511000539840, Official Public Records, Collin County, Texas.
Type: Development Agreement
(Tract 1, 3 & 4) Applies to subject tracts

k. Easement:
Recorded: Volume 907, Page 33, Deed Records, Collin County, Texas.
To: Pecan Orchard Water Supply
(Tract 3 and 4) Affects subject tract as a blanket easement

l. Easement:
Recorded: Volume 2366, Page 861, Deed Records, Collin County, Texas.
To: North Texas Municipal Water District
(Tract 4) Affects subject tract as shown

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 NAD83, TEXAS NORTH CENTRAL ZONE 4204.

2.) THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN). NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 48085C385J AND 48085C0395J, MAPS REVISED JUNE 2, 2009.

LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
⊘	IRON ROD FOUND
○	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"

Westwood

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

Phone (972) 783-0300
Toll Free (888) 937-5150

Survey Firm Number: 10074301

westwoodps.com

Designed:
Checked: JBA
Drawn: WP
Record Drawing by/date:

Revisions:
Attorney comments 6/24/15

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
Sheet: 1 of 2

000357080.dwg

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 Marjion 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 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.

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 HEREINABOVE. 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

STATE OF TEXAS
REGISTERED
JASON B. ARMSTRONG
5557
PROFESSIONAL
LAND SURVEYOR

Westwood

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

Phone (972) 793-0300
Toll Free (888) 937-5150

Survey Firm Number: 10074301

westwoodps.com

Designed:
Checked: JBA
Drawn: WP
Record Drawing by/date:

Revisions:
Attorney comments 6/24/15

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

000357060.dwg

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

January 28, 2017

(Dan Navarro)

Sworn to and subscribed before me this January 31, 2017

(Notary Public)

NOTARY PUBLIC
LYNDA F BLACK
My Commission Expires
May 27, 2017

LEGAL NOTICE FOR PUBLICATION ON
WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION

LEGAL NOTICE

The City of Parker will hold a Public Hearing on Tuesday, February 7, 2017, at 7 p.m. in City Hall, 5700 E. Parker Rd, Parker, TX 75002, to consider annexation of property, extending the city limits of the City of Parker, and reviewing the facility plan on the following described property:

PARCEL DESCRIPTION

Tract 1 – 11.660 acres; Tract 3 – 11.669; and Tract 4 – 16.815 acres in the Thomas Estes Survey, Abstract No. 298 City of Parker, Collin County, Texas, generally located north of Parker Road and east of Donna Lane.

By direction of the City Council of the City of Parker, Texas.

Patti Grey
City Secretary

Council Agenda Item

Item _8_
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance-before expenditure:		Prepared by:	City Attorney Shelby
Estimated Cost:		Date Prepared:	February 1, 2017
Exhibits:	None – City Attorney's Memorandum Excerpt below		

AGENDA SUBJECT

DISCUSSION OF CITY COUNCIL STIPEND/COMPENSATION

SUMMARY

Mayor Marshall requested that the City Attorney prepare a brief memorandum regarding the subject matter of council pay in a Type A general law city in Texas. The City Attorney will give a brief presentation discussing any requirements for council compensation, the procedure for implementing council compensation, and the pros and cons of compensating the council.

City Attorney's Memorandum Excerpt, dated January 31, 2017

Compensation for council members in a general law city is governed by Local Government Code § 141.001, which states:

Sec. 141.001. ELECTED AND APPOINTED OFFICERS IN TYPE A GENERAL-LAW MUNICIPALITIES.

(a) On or before January 1 preceding a regular municipal election, the governing body of a Type A general-law municipality shall set:
(1) the salary and any fees of office of the mayor to be elected at that election, if the office of mayor is to be filled at the election;
(2) the compensation of each other elected officer to be elected at that election; and

(3) the compensation of each officer appointed by the governing body.
(b) An officer's compensation set under this section may not be changed during the term for which the officer is elected or appointed.

Congress may not have set the level of compensation, but it has set out clear instructions on how to implement it. On or before January 1 in a given year council may establish the level of compensation for the offices up for election in the next regular municipal election. It may set the compensation for those offices being elected and any offices being appointed only. Once set, compensation may not be changed during that offices current term.

There are arguments both in favor of council pay and in opposition. The most practical argument for council pay is that it may afford some level of protection from personal liability for council members when acting in their official capacity. Pursuant to the Texas Tort Claims Act, an employee who is sued individually may file a motion requiring the plaintiff to dismiss them from the suit and name the governmental entity as a defendant in their place, so long as the employee is being sued for an act done in the course and scope of employment. See Tex. Civ. Prac. & Rem Code § 101.106(f). The term “employee” is defined elsewhere in the statute as “a person, including an officer or agent, who is in the paid service of a governmental unit by competent authority, but does not include an independent contractor, an agent or employee of an independent contractor, or a person who performs tasks the details of which the governmental unit does not have the legal right to control.”

The Texas Supreme Court has yet to rule on this matter, but lower Courts have accepted the argument that a paid council member or mayor is an “employee” for the purpose of the Tort Claims Act. Thus, providing at least nominal pay to members of the governing body may entitle them to the same protections as paid employees if they are in the course and scope of their work as elected officials, and may lead to the quick dismissal of such individual defendants from a lawsuit.

The strongest practical argument against council pay is it prevents a sitting council member from running for state legislature during his or her current term. Article III, Section 19 of the Texas Constitution forbids a holder of a “lucrative office” from being eligible for the Legislature. The Courts have ruled that even a nominally compensated council position is a “lucrative office” at least as far as this particular Constitutional provision is concerned. A council member or mayor who is paid would have to resign from office to run for Congress. Under the current system, a Parker council member or mayor could run for office without resigning first. Of course, he or she would automatically forfeit office to assume a role with Congress if elected.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	Brandon Shelby	Date:	02/01/2017
City Administrator:	*Jeff Flanigan*	Date:	02/03/2017

Council Agenda Item

Item __9__
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance-before expenditure:		Prepared by:	City Secretary Scott Grey
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	None		

AGENDA SUBJECT

DISCUSSION OF MARCH 13, 2017 SPECIAL CITY COUNCIL MEETING AND POSSIBLE CANCELATION OF MARCH 21, 2017 CITY COUNCIL MEETING. [MARSHALL]

SUMMARY

At the January 9, 2017 City Council meeting, Mayor Pro Tem Levine moved to set the Whitestone Estates (Formerly Donihoo Farms) annexation public hearing dates for February 7 and 21, 2017, and also set the special meeting date for March 13, 2017 for the proposed annexation adoption. Councilmember Raney seconded with Councilmembers Levine, Pettle, Raney, and Standridge voting for the motion. Motion carried 4-0.

There was some discussion of canceling the March 21, 2017 City Council meeting.

Please note the March 2017 calendars provided.

MARCH 2017

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Regular City Council meeting dates
Special City Council meeting date

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:	Patti Scott Grey	Date:	02/03/2017
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date: JF	02/03/2017

Council Agenda Item

Item 10
C'Sec Use Only

Budget Account Code:		Meeting Date:	February 7, 2017
Budgeted Amount:		Department/ Requestor:	City Council
Fund Balance- before expenditure:		Prepared by:	City Secretary Scott Grey
Estimated Cost:		Date Prepared:	February 2, 2017
Exhibits:	None – Collin County (CC) Election contract Exhibit "A" Excerpt below		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE MAY 2, 2017 REGULAR MEETING DUE TO EARLY VOTING. [FLANIGAN]

SUMMARY

Please note Collin County (CC) Election contract Exhibit "A", received February 2, 2017, contained our Early Voting Locations and Hours for the May General Election. There is a conflict on Tuesday May 2, 2017. Early Voting will be conducted in the City Council Chambers 7am – 7pm.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 23	Apr 24 Early Voting 8am to 5pm	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 7pm	Apr. 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm
Apr 30	May 1 Early Voting 7am to 7pm	May 2 Early Voting 7am to 7pm	May 3	May 4	May 5	May 6 Election Day 7am to 7pm

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:	Patti Scott Grey	Date:	02/03/2017
City Attorney:		Date:	
City Administrator:	Jeff Flanigan	Date:	02/03/2017

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	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	
February 21, 2017	Republic Waste Report	Bernas	4th Qtr Report - per 1/3 email
February 21, 2017	WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) Annexation P.H.	Shelby	2nd P.H. date set 1/9/2017
February 21, 2017	Leg. Update	Marshall	20161206 Mayor meet w/Jodi and Report
February 21, 2017	Discussion re: Municipal Complex Architects	Flanigan	
February 21, 2017	Home Rule	Shelby/MPT Levine	Moved from 2/7 to 2/21 per CAJF
March	Racial Profiling Report	Brooks	Per Capt. Price - Annual Report by March
March	Impact Fees	Flanigan/Birkhoff	Set P.H. date for Water Impact Fee P.H. (4/18/17)
March 13, 2017	WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) Annexation Adoption	Shelby	Adoption of WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) Annexation

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
April	Atmos Settlement		
April 18, 2017	Impact Fees	Flanigan/Birkhoff	P.H. for Water Impact Fee & Adopt Water Impact Fee
April 18, 2017	Cancelation of 5/2 CC Mtg - Early Voting	C'Sec	