



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**SEPTEMBER 16, 2025**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

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

Mayor Lee Pettie called the meeting to order at 5:30 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert (arrived @ 5:33 p.m.), and Darrel Sharpe were present.

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

**WORKSHOP (5:30 PM)**

**1. COMPREHENSIVE PLAN**

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

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

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

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

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

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

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

**ADJOURN**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

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

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

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

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

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

## PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Police Sergeant Courtney Dixon led the pledge.

TEXAS PLEDGE: Police Chief Kenneth Price led the pledge.

## PRESENTATION

### 2. PRESENTATION BY FIRE CHIEF JUSTIN MILLER

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

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

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

## ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

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

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

OCTOBER 7, 2025 REGULAR CITY COUNCIL MEETING CANCELED DUE TO NNO  
PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, OCTOBER 8, 2025, 5 PM

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

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

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

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

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

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

**CONSENT AGENDA** Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

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

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

### INDIVIDUAL CONSIDERATION ITEMS

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

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

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

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

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

**\$ 7,315,418**

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

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

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

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

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

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

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-861 OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING PARTICIPATION IN THE PROPOSED NATIONAL OPIOID DIRECT SETTLEMENT WITH PURDUE PHARMA LP AND THE SACKLER FAMILY; APPROVING THE GOVERNMENTAL ENTITY AND SHAREHOLDER SETTLEMENT AGREEMENT ("GESA").

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

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

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

There was no additional action on this matter.

## **ROUTINE ITEMS**

### **11. UPDATE(S):**

#### **FM2551**

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

#### **TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)**

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

#### **LEWIS LANE**

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

#### **POST OFFICE/ZIP CODE**

Councilmember Halbert said she had no progress to report.

#### **DUBLIN ROAD WATER LINES**

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

#### **NEWSLETTER**

No update at this time.

#### **CAPITAL IMPROVEMENT PLAN (CIP)**

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

#### **PERSONNEL MANUAL**

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

#### **COMPREHENSIVE PLAN (COMP)**

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

#### **TRAIL PLAN**

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

#### **ANY ADDITIONAL UPDATES**

None

#### **MONTHLY/QUARTERLY REPORTS**

City Council accepted the reports hyperlinked below:

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

[August 2025 – Court Report](#)

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

### **DONATION(S)**

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

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

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

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

### **FUTURE AGENDA ITEMS**

#### **13. FUTURE AGENDA ITEMS**

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

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



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

**EXECUTIVE SESSION START TO FINISH** - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

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

Government Code Section 551.074 Personnel – To deliberate the appointment, employment, or duties of a city administrator.

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the regular meeting to Executive Session at 8:04 p.m.

**RECONVENE REGULAR MEETING.**

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

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


No action was taken:

**ADJOURN**

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



APPROVED:

  
Mayor Lee Pettie

ATTESTED:



Patti Scott Hull, City Secretary

Approved on the 6th day  
of January, 2026.



### **Statement of Appreciation**

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

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

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

To address city concerns,

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

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

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

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

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

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

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

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

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

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