



**AGENDA**  
**CITY COUNCIL MEETING**  
**APRIL 19, 2016 @ 6:00 P.M.**

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, April 19, 2016 at 6:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

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

**EXECUTIVE SESSION 6:00 p.m. to 7:00 p.m. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.**

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
  - a. Government Code Sections 551.071 Legal Advice and 551.074 Personnel—To deliberate the appointment, employment, evaluation, compensation, and/or duties, of the supervisory officials of the Fire Department, and confidential legal advice on the items.
  - b. Government Code Sections 551.071 Legal Advice and 551.074 Personnel-- Confidential legal advice on personnel and procedure of boards and commissions of the city.
  - c. Government Code Section 551.074—Personnel—status of selection of legal service providers.
2. RECONVENE REGULAR MEETING.
3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

**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.

4. APPROVAL OF MEETING MINUTES FOR MARCH 15, 2016. [SCOTT GREY] [Tabled – 04052016]
5. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, POLICE, AND WEBSITE

### **INDIVIDUAL CONSIDERATION ITEMS**

6. CONSIDERATION AND ANY APPROPRIATE ACTION REGARDING PROPOSED ATMOS FRANCHISE AGREEMENT. [SHEPHERD]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON IMPLEMENTATING A COMBINATION FIRE DEPARTMENT CONSISTING OF PART PAID/PART VOLUNTEER STAFF [SHEFF]
8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING PARKER RANCH PHASE 3 WATERLINE UPGRADE. [FLANIGAN]

### **ROUTINE ITEMS**

9. FUTURE AGENDA ITEMS
10. 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 April 15, 2016 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](http://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 4  
C'Sec Use Only

Budget Account Code:	Meeting Date: April 19, 2016
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: City Secretary Scott Grey
Estimated Cost:	Date Prepared: April 12, 2016
Exhibits:	1. Proposed Minutes

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MARCH 15, 2016. [SCOTT GREY]  
[Tabled – 04052016]

### SUMMARY

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

### POSSIBLE ACTION

Approve, Table, Deny

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Scott Grey</i>	Date:	<i>4/14/16</i>
City Attorney:		Date:	
City Administrator:	<i>Terry Ray</i>	Date:	<i>4/15/16</i>

**MINUTES**  
**CITY COUNCIL MEETING**  
**MARCH 15, 2016**

**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 Marshall called the meeting to order at 5:30 p.m. Council members Levine, Pettie, Standridge, Stone and Taylor were present.

Staff Present: City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, City Secretary Patti Scott Grey, City Attorney Jim Shepherd, Fire Chief Mike Sheff, and Police Officer Greg Wells

**EXECUTIVE SESSION 5:30 P.M. TO 7:00 P.M. – PURSUANT to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.**

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

- a. Government Code Section 551.074 Personnel and 551.071 confidential legal advice—To deliberate the appointment, employment, evaluation, compensation, and/or duties, of the Police Chief and supervisory officials of the Police Department.

Mayor Marshall recessed the regular meeting at 5:32 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Marshall reconvened the regular meeting at 7:04 p.m.

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

Mayor Marshall stated City Council received an email from Police Chief Bill Rushing, announcing his retirement April 8, 2016. The City Staff and Council searched for an outside consultant to assist with that vacancy.

MOTION: Mayor Pro Tem Levine moved to retain the services of Todd Renshaw with Southwest Leadership Resources, LLC to assist with the search for a new Police

Chief. Councilmember Taylor seconded with Councilmembers Levine, Pettie, Standridge, Stone and Taylor voting for. Motion carried 5-0.

## **PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Louis Zettler led the pledge.

TEXAS PLEDGE: Annette Stone led the pledge.

## **PROCLAMATION**

Mayor Marshall presented a proclamation, recognizing Valeri Viktorovich Liukin, a Parker, Texas, resident, Olympic Gold Medalist and 2016 USA Gymnastics Hall of Fame recipient. Mr. Liukin accepted the proclamation and thanked everyone.

**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.

Louis Zettler, 4202 Donna Lane, spoke in regard to his concerns with speeding drivers along Donna Lane. Mr. Zettler said he was a long time resident of Parker and with the Donihoo Farms Phase One Development came a great deal of traffic from various construction equipment, delivery trucks, and tradesmen, travelling back and forth down Donna Lane. He had concerns for his safety, as well as his neighbors, and the deterioration of the Donna Lane. Mr. Zettler suggested a three-way stop sign at Donna and Windmill Creek. Mayor Marshall asked City Administrator Flanigan to follow up with Mr. Zettler about the matter. (See Exhibit1.)

**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.

Councilmember Stone requested a color change to the Building Permit and Police Department Monthly Report graphs, noting the color blue used for years 2012-2013 and 2015-2016 were very similar. He suggested possibly using the color purple. Councilmember Pettie asked that the number of cases pending and number of outstanding warrants be added to the Court Monthly Report.

Mayor Marshall suggested removing item #5, Department Reports, from the consent agenda for further discussion. The item could be reviewed under individual consideration items.

#### **4. APPROVAL OF MEETING MINUTES FOR FEBRUARY 29, 2016. [SCOTT GREY]**

MOTION: Councilmember Standridge moved to approve the February 29, 2016, special meeting minutes as presented. Councilmember Pettie seconded. Mayor Marshall complimented City Secretary Scott Grey on the preparation of meeting minutes. Mayor Pro Tem Levine agreed. Councilmembers Levine, Pettie, Standridge, Stone and Taylor voting for. Motion carried 5-0.

## INDIVIDUAL CONSIDERATION ITEMS

### 5. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, POLICE AND WEBSITE

Mayor Marshall asked Councilmember Stone to briefly restate his department report concerns. Councilmember Stone said the color used for the Building Permit and Police Department bar graphs was a similar blue, which made it difficult to read. He recommended using purple. City Administrator Flanigan said he would follow up with City Staff and coordinate the color better and/or make sure it was not a copier issue. Councilmember Stone also inquired about an area on the Police Department Monthly Report for each vehicle listed as "oil change", which seemed to remain zero (0) all the time. Finance/H.R. Manager Boyd said she could respond to that question and stated only repairs and maintenance exceeding \$500 would be added. She assured City Council oil changes were being done routinely and said that could be removed. Councilmember Pettie restated her comment as well. She said if the Municipal Court Monthly Report could include the number of cases pending and number of warrants outstanding that would be helpful.

MOTION: Councilmember Stone moved to accept the monthly reports as presented with modifications for future reports. Councilmember Taylor seconded with Councilmembers Levine, Pettie, Standridge, Stone and Taylor voting for. Motion carried 5-0.

### 6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON IMPACT FEE PROPOSAL AND COST INFORMATION. [FLANIGAN]

City Administrator Flanigan stated City Attorney gave a report on Impact Fees in November and Municipal Engineer Birkhoff came to our last City Council meeting to discuss the engineering prospective and common sense approach to Impact Fees. At that meeting, City Council asked that he and Municipal Engineer Birkhoff get together and prepare an Impact Fee proposal with cost information for this City Council meeting. Mr. Birkhoff had two proposals, 2016 Water Impact Fee Analysis and 2016 Roadway Impact Fee Analysis, in the City Council packet for consideration at a cost of \$20,000 each. Mr. Flanigan stated this was a 6-8 week process, which the City Attorney would elaborate on further. The information was made available for City Council to review and decide whether to move forward, or not. The agreement may need to be tweaked or modified, if City Council decided to move forward.

City Attorney Shepherd said the contracts in City Council packets were replaced with new contracts, received from Mr. Birkhoff this afternoon. The major question was which Impact Fee the City Council would like to move forward with, if any. Mayor Marshall said he asked Mr. Flanigan and Mr. Shepherd to prepare a timeline for City Council. City Attorney Shepherd provided City Council a handout, *Timeline and Tasks for Impact Fees Adoption* and then reviewed it. (See Exhibit 2.)

Mayor Marshall said this was a topic City Council discussed three (3) or four (4) times. He asked if City Council was interested in pursuing, one impact fee analysis, both, or none at all.

Councilmember Pettie asked where the money would come from, if City Council decided to move forward. Mayor Marshall said it would come from the Council Contingency Fund.

Councilmember Stone spoke about current concerns, capital improvement projects, maintenance, and stormwater/drainage issues. He said he was not excited about impact fees. Councilmember Standridge said he was not overly excited about extra taxes or fees, but we needed something to counteract or impact our water needs and costs, as Water Rate Review Committee (WRRC) recommended. It may be a starting place. Councilmember Standridge continued by saying he did not want to put the burden on developers, because we want to continue our growth. Councilmember Taylor stated impact fees could only be used for new development; it would not help with existing issues. City Attorney Shepherd counseled them on the fact that impact fees had strict guidelines on use. Pro Tem Levine said if he had to pick one impact fee he would choose the Water Impact Fee Analysis and then later City Council would need to discuss whether the Drainage and/or Roadway Impact Fee Analysis were more important. Mr. Levine also stated an Impact Fee would be less expensive than a bond. Water Infrastructure needs for the future were significant, so Mr. Levine said he thought City Council should move forward posthaste with the 2016 Water Impact Fees Analysis.

City Attorney Shepherd agreed, stating with the Water Rate Study results, the City should have more information, to move forward quickly on the Water Impact Fee.

MOTION: Councilmember Taylor moved to retain Birkhoff, Hendricks, and Carter, LLP to complete a 2016 Water Impact Fee Analysis for the City of Parker, for an amount not to exceed \$20,000. Councilmember Standridge seconded with Councilmembers Levine, Pettie, Standridge, Stone and Taylor voting for. Motion carried 5-0.

#### 7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ENGINEERING CONTRACT RESOLUTION NO. 2016-504. [SHEPHERD]

MOTION: Councilmember Pettie moved to table the engineering contract and resolution, pending further legal review and possible revisions. Councilmember Taylor seconded with Councilmembers Levine, Pettie, Standridge, Stone and Taylor voting for. Motion carried 5-0.

### **ROUTINE ITEMS**

#### 8. FUTURE AGENDA ITEMS

Mayor Marshall asked if there were any items to be added to the future agenda. He noted Impact Fee Committee and Allen Heights bids. He said the next regularly scheduled meeting would be Tuesday, April 5, 2016.

9. ADJOURN

Mayor Marshall adjourned the meeting at 7:46 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Z Marshall

ATTESTED:

Approved on the 19th day  
of April, 2016.

\_\_\_\_\_  
Patti Scott Grey, City Secretary



**From:** Lou Zettler  
**Sent:** Wednesday, March 16, 2016 10:10 AM  
**To:**  
**Cc:**  
**Subject:** Donihoo Farms - Construction & Speeding Drivers on Donna Lane

Hello Mayor & council members,

I am asking for guidance & assistance with a problem, that places Parker residents at risk!

Donna Lane is a very very popular residential road, neighbors walk thier dogs, joggers run in the AM & PM, children riding bicycles, truly a reflection of Parker Texas Values.

However Speeding drivers race up & down Donna Lane, ruining the tranquility of our community and threatening the safety of anyone on foot. Until now, the problem has been limited to some extent, however as of yesterday

The construction of Donihoo Farms (Phase One) has begun, first the giant earth moving equitment was trucked in, next the operators, next the gravel trucks, next the concrete trucks, next the material supply trucks, next the carpenters, plumbers etc, etc.

Donihoo Farms Phase One is 74 houses, let's multiplie 74 times each & every delivery, tradesman, real estate agent, prospective buyer... Your Parker residents that live on Donna Lane will witness thousands of drivers exceeding the 30 MPH speed limit.

Many drivers lack awareness of the deadly impact that driving five or ten mph over the limit can have on the people outside their vehicles. Neighborhood speeders do more than ruin the peace; they threaten our safety.

Remember, a little more speed, makes a big difference in pedestrian crashes. Hit at 30 mph, a person has around an 80% chance of living. Hit at 40 mph, a pedestrian has an 85% chance of dying

Why is Donna Lane the Exclusive construction road, to be used & abused by the Developer of Donihoo Farms? This is a residential road, not a 2 or 4 lane concte feeder road that was built to withstand the 100,000 pound loads of a earth mover on a trailer. - Who's gonna pay to repair Donna Lane?

Why is Donna Lane is the Exclusive road, *can we not require the Developer to build relief roads?*

What can we do?

Installing a 3 Way Stop sign on Donna Lane & Windmill Creek will have the greatest impact.

**The Nuts and Bolts of****IMPACT FEES****A. Origin of Impact Fees**

The authority of local governments to adopt impact fees originated in 1987. During the 70th Legislature, Regular Session, the Legislature adopted S.B. 336, which was included in Vernon's Texas Civil Statutes as Article 1269j-4.11. These provisions were later codified as Chapter 395, Texas Local Government Code, and have been amended numerous times since then. Prior to the adoption of these statutory provisions, similar exactions whereby municipalities attempted to "make growth pay for itself" were imposed under the names of "capital recovery fees," "community impact fees," or "escrow fees." However, with the adoption of S.B. 336, governmental entities may only enact and impose impact fees in accordance with these statutory provisions. Also, § 395.074 provides that any impact fee in place on June 20, 1987, must be replaced by an impact fee adopted under Chapter 395, and such replacement had to be accomplished on or before June 20, 1990.

**B. Geographic Application of Fees**

Covered political subdivisions may impose impact fees on land within their corporate boundaries or extraterritorial jurisdiction ("ETJ") by complying with the chapter, but fees may not be imposed in the ETJ for roadway facilities. (Tex. Local Gov't Code § 395.011(b) (West 2005). However, a city may contract to provide capital improvements, except roadway facilities, to an area outside its city limits and ETJ, and may charge an impact fee under the contract, but if an impact fee is charged in that area the city must comply with Chapter 395. (Tex. Local Gov't Code § 395.011(c) (West 2005).

**1. Use of Impact Fees**

The guiding principle of impact fees is that growth should pay for itself. Rather than burdening existing citizens and taxpayers with the cost of infrastructure needed to serve new development, the developers will pay for a share of that cost.

Impact fees can only be used for purposes specified in Chapter 395. These purposes are capital improvement costs "necessitated by and attributable to" new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. Tex. Local Gov't Code § 395.001(4) (West 2005). The defined terms in Chapter 395 are very important, and must be closely examined in order to determine the validity of the proposed use of the impact fee funds.

Impact fees by any other names may still be impact fees, and are still covered by Chapter 395. *Black v. City of Killeen*, 78 S.W.3d 686, 697-698 (Tex. App.—Austin, 2002, review denied). However, a fee assessed by local ordinance is not an impact fee merely because it is greater than the actual cost associated with the service for which it is assessed. And, unless the revenues generated from the city's water and sewer tap fees are actually used for capital improvements, they also are not impact fees. *Id.* "Amortized charges", "lump-sum charges", "capital recovery fees", "contributions in aid of construction", and any other fee that functions like an impact fee is considered to be an impact fee. Tex. Local Gov't Code § 395.001(4) (West 2005).

However, "impact fee" does not include:

- (i) dedication of land for public parks or payment in lieu of the dedication to serve park needs,
- (ii) dedication of right-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- (iii) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
- (iv) other pro rata fees for reimbursement of water or sewer main or lines extended by the political subdivision.

Specific items are payable by revenues obtained from the impact fee. The costs of constructing capital improvements or facility expansions are, of course, eligible to be paid from the impact fee. These costs include, and are limited to, the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision. Tex. Local Gov't Code § 395.012(a) (West 2005).

Projected interest charges and other finance costs may also be included in determining the amount of impact fees only if the impact fees are actually used to pay the principal and interest on bonds, notes, or other obligations of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan. Tex. Local Gov't Code § 395.012(b) (West 2005). A specific exemption to the requirement that the engineer must not be employed by the political subdivision is provided for the Edwards Underground Water District or a river authority that is authorized by state law to charge fees that function as impact fees. Tex. Local Gov't Code § 395.012(c) (West 2005).

### **C. Prohibited Uses of Impact Fees**

As a general rule, the key words to keep in mind when determining whether a proposed use of impact fees is allowed are: "capital improvements," "new," and "capital improvements plan." Chapter 395 specifically identifies prohibited uses of impact fee revenues:

- (i) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansion identified in the capital improvements plan;
- (ii) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (iii) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (iv) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (v) administrative and operating costs of the political subdivision (except for the Edwards Underground Water District or a river authority that is authorized to charge fees that function as impact fees); and
- (vi) principal payments, interest, or other finance charges on bonds or other indebtedness (except as provided in § 395.012).

## **TIMELINE AND TASKS FOR IMPACT FEE ADOPTION**

THE TASKS BELOW ARE TAKEN FROM THE “NUTS AND BOLTS” PAPER PREPARED IN NOVEMBER OF 2015. THE ESTIMATED TIMES FOR EACH TASK ARE HEAVILY DEPENDENT ON MEETING SCHEDULES, AND THE EXTENT OF EXISTING REQUIRED INFORMATION FOR THE LAND USE ASSUMPTIONS. AS THERE IS NOT AS YET A STARTING DATE, THE TIME PERIODS BELOW ARE ESTIMATES OF WEEKS OR MEETINGS NECESSARY TO ACHIEVE EACH STEP. THE ATTACHED COPY OF THE NUTS AND BOLTS PAPER HAS THE TIMELINES BELOW PASTED INTO IT, STARTING ON THE TASKS ON PAGE 3. THE IMPLEMENTATION PROCESS.

### **ASSUMPTIONS MADE ARE:**

- 1. P&Z WOULD BE APPOINTED AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (THE “COMMITTEE”), THAT IT WOULD MEET NO LESS THAN TWICE A MONTH.**
- 2. STAFF AND THE CITY ENGINEER CAN PROVIDE EXISTING REQUIRED INFORMATION TO THE COMMITTEE QUICKLY, AND REQUIRED INFORMATION NOT CURRENTLY AVAILABLE CAN BE DEVELOPED IN A REASONABLE PERIOD OF TIME TO ALLOW THE LAND USE ASSUMPTIONS TO BE COMPLETED. FOR EXAMPLE, DO WE KNOW HOW MANY ACRES IN THE ETJ ARE UNDEVELOPED, AND WHAT THE LIKELY DEVELOPMENT IS?**
- 3. THE PROCESS WILL BE SIGNIFICANTLY CHANGED IN TIME ALLOCATIONS IF THE GOAL IS ONLY ONE TYPE OF IMPACT FEE (SUCH AS ROADS), AS OPPOSED TO THE GREATER DEMANDS OF A COMPREHENSIVE IMPACT FEE FOR ROADS, WATER, STORM WATER, ETC.**

THE TIMELINE ESTIMATES ARE SHOWN BELOW AS WEEKS ESTIMATED FOR A SINGLE PURPOSE IMPACT FEE, SUCH AS ROADS. AND THE AGGREGATE TOTAL OF EACH STEP, ALL IN **BLUE INK**. THESE ARE VERY PRELIMINARY ESTIMATES, TO BE REVISED WHEN COUNCIL DECIDES ON WHAT TYPE OF FEES ARE TO BE DEFINED, AND THE CITY ENGINEER GIVES US AN ESTIMATE FOR THEIR WORK ON THE CAPITAL IMPROVEMENTS PLAN.

### **D. Implementation Process**

The procedural requirements for adopting an impact fee are detailed, and need to be followed to the letter.

#### **1. Approval by Municipality**

The process to be used by a municipality is set out in Subchapter C of Chapter 395. In most cases, a city will hire a consultant to help in the process because of the very technical aspects of the information required to be obtained and developed.

The two most important documents upon which the impact fee must be based are the land use assumptions and the capital improvements plan. These form the basis for the impact fee ordinance. A political subdivision may not place a moratorium on new development for the purpose of awaiting the completion of all or any part of the process of developing, adopting, or updating the land use assumptions, the capital improvements plan, or the impact fee. Tex. Local Gov't Code § 395.076 (West 2005). However, moratoria for non-impact fee matters are permissible, such as moratorium on zoning ordinance is being amended.

**a. Capital Improvements Advisory Committee**

***CITY COUNCIL- APPOINT COMMITTEE-INCLDING ETJ REP—TWO WEEKS—TWO WEEKS***

The city must first appoint a capital improvements advisory committee that must have at least five members. Tex. Local Gov't Code § 395.058 (West 2005). Many cities use their Planning and Zoning Commission as the committee, but if the service area includes all or part of the city's ETJ, at least one member of the advisory committee must represent that area. One member of the committee must be a representative of the real estate, development, or building industry. *Id.*

The role of the advisory committee is to advise and assist in the preparation of the land use assumptions that will, in turn, be used in the preparation of the capital improvements plan. The production of semi-annual reports and updates to the impact fee program are the responsibility of the advisory committee.

**b. Land Use Assumptions**

***ONE MEETING EVERY TWO WEEKS OF THE COMMITTEE ON EACH OF THE FOUR STEPS OF (i) thru (iv). MORE TIME WILL BE REQUIRED IF THERE IS A COMPREHENSIVE IMPACT FEE DESIRED. IF NOT, THEN A MINIMUM OF 10 WEEKS, (AGGREGATE OF 12 WEEKS)***

The advisory committee will help determine the scope of the impact fee ordinance, and must be guided by the statutory provisions identifying acceptable and prohibited expenditures of impact fee revenues.<sup>10</sup> The committee then prepares the land use assumptions and the capital improvements plan.

The land use assumptions are a "description of the service area and projections of changes in land uses, densities, and population in the service area over at least a 10-year period." Tex. Local Gov't Code § 395.001(5) (West 2005).

The types of analyses undertaken may include the following:

- (i) analysis of existing conditions – population, density, zoning classifications, and other land use analyses;
- (ii) determination of service area – for water and wastewater facilities, this is usually the entire city and its ETJ; for roadway facilities, the service area is limited to city limits, not exceeding six miles; for stormwater, drainage, and flood control facilities, the area is limited to all or part of the land within the city limits or its ETJ actually served by these facilities;
- (iii) projection of 10-year growth patterns – involves a review of land use data, zoning classifications, density calculations, projected growth, population trends, employment projects, and the like;



- (iv) “build-out” growth projections – based on the holding capacity of the land area of the city, anticipated land use types, densities, and ultimate populations.

Once the land use assumptions are developed, the city must hold a public hearing, taking care to follow the statutory notice and publication requirements. (The city may consolidate this public hearing with the hearing required prior to adoption of the capital improvements plan.) Tex. Local Gov’t Code §§ 395.042, 395.043, 395.044 (West 2005).

**c. Capital Improvements Plan**

*THIS PORTION OF THE PLAN IS DEPENDENT ON THE CITY ENGINEER’S SCHEDULE, AS THIS IS THE PORTION THE LAW REQUIRES THE ENGINEER TO CREATE. WHAT KIND OF IMPACT FEE IS DESIRED, AND HOW WELL THE LAND USE ASSUMPTIONS ARE LAID OUT BY THE COMMITTEE WOULD ALSO AFFECT THE TIMELINE. I WILL BE TALKING TO JOHN MONDAY THE 13<sup>TH</sup>, AND WILL SEE WHAT HE THINKS ON TIME FOR THIS PART OF THE PROJECT. IT WOULD HELP HIM TO KNOW IF THIS WILL JUST BE ROADS, OR WATER, OR DRAINAGE, OR EVERYTHING. THREE MONTHS, PLUS ANOTHER MONTH FOR COUNCIL REVIEW, TWO MORE WEEKS FOR THE REQUIRED PUBLIC HEARING.. (EARLY ESTIMATE-18 WEEKS, AGGREGATE 30 WEEKS).*

The capital improvements plan (“CIP”) must be prepared as directed by the statute, as follows:

- (i) it must be prepared by a qualified professional engineer;
- (ii) it must describe existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards;
- (iii) it must analyze the total capacity and current levels of usage and commitments for usage of capacity of the existing capital improvements;
- (iv) it must describe the capital improvements or facility expansions and their costs necessitated by and attributable to the new development based on approved land use assumptions;
- (v) it must contain a table establishing the specific level or quantity of use by service unit for each category of improvements, and must show the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;
- (vi) it must show the total number of projected service units necessitated by and attributable to the new development;
- (vii) it must identify the projected demand for capital improvements required by the new service units projected over not longer than 10 years, and
- (viii) it must include a plan for awarding credits for ad valorem taxes and utility service revenues generated by the new service units that is used for the payment of improvements included in the CIP, or a credit equal to 50% of the total projected cost of implementing the CIP.

A public hearing must be held prior to adopting the CIP; again, specific notice and hearing requirements must be adhered to. Tex. Local Gov’t Code § 395.049 (West 2005).

**d. Impact Fee Ordinance**

*DEVELOPING THE ORDINANCE CAN OCCUR DURING EACH STAGE OF THE PROCESS. ALLOW 30 DAYS AFTER THE PUBLIC HEARING ON THE LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENTS PLAN. (FOUR WEEKS, AGGREGATE 34 WEEKS)*

The city must adopt an impact fee ordinance within 30 days of the hearing on the CIP, and the ordinance cannot be adopted as an emergency measure. Tex. Local Gov't Code § 395.051 (West 2005).

The ordinance should include provisions for the administration of the impact fees, the time of assessment of the fees, the time of collection of the fees, for offsets and credits of impact fees, a schedule of maximum fees and actual fees to be collected, an accounting system for funds collected, and refund provisions.

Impact fees are calculated by dividing the total cost of facilities required to serve new development by the total number of new service units expected.

The maximum amount of the fee per service unit may not exceed the amount determined by:

(i) subtracting the amount determined in the plan for awarding credits for ad valorem taxes and utility service revenues generated by the new service units that is used for the payment of improvements included in the CIP, or a credit equal to 50% of the total projected cost of implementing the CIP, from (ii) the capital improvements or facility expansions and their costs necessitated by and attributable to the new development based on approved land use assumptions, and (iii) dividing that amount by the total number of projected service units. Tex. Local Gov't Code § 395.015 (West 2005)

*e. Fee Assessment and Collection*

"Fee assessment" means a determination of the amount of the impact fee in effect on the relevant date, and is the maximum amount that can be charged per service unit of the development. The city does not need to take any action to "assess" the fee. Tex. Local Gov't Code § 395.016(f) (West 2005). The time at which the fees may be assessed depends on when the fees were adopted and the land is platted. For fees adopted after June 20, 1987, and for land platted after that date, the fee may be assessed before or at the time of recordation of the subdivision plat or other plat under Local Government Code Chapter 212. Tex. Local Gov't Code § 395.016(d) (West 2005). If new development is to occur without platting, the city may assess the fee at any time during the development and building process. Tex. Local Gov't Code § 395.016(e) (West 2005).

After the fee is assessed, it cannot be increased against a tract for any reason, unless the number of service units increases. Tex. Local Gov't Code § 395.017 (West 2005).

Political subdivisions and other governmental entities may pay impact fees. Tex. Local Gov't Code § 395.022(a) (West Supp. 2013). A school district is not required to pay an impact fee under Chapter 395 unless its board of trustees enters into an agreement to pay the fees, under terms the board of trustees considers advisable. Tex. Local Gov't Code § 395.022(b) (West Supp. 2013).

The impact fee may be collected at different times. If the city has water and wastewater capacity available, the fees are to be collected at the time of issuance of a building permit. Also, if such capacity is available and the platted land is outside the city limits, the city may shall collect the fee at the time application is made for an individual meter connection to the city's system. For political subdivisions that do not issue building permits in the area where the fee applies, the fee shall be collected at the time an application is filed for an individual meter connection. Tex. Local Gov't Code § 395.016(d) (West 2005). If development is to occur without platting, the fee may be collected at either the time of connection to the system or at the time the political subdivision issues a building permit or certificate of occupancy. Tex. Local Gov't Code § 395.016(e) (West 2005).

A political subdivision and the owner of land that has a recorded plat may enter into an agreement providing for the time and method of payment of the impact fees. Tex. Local Gov't Code § 395.018 (West 2005).

*f. Post-Adoption Requirements*

The advisory committee is required to file semi-annual reports with respect to the progress of the CIP and any perceived inequities in implementing the plan or imposing the fee. Tex. Local Gov't Code § 395.058(c)(4) (West 2005). In addition, the advisory committee is to advise the political subdivision of the need to update or revise the land use assumptions, CIP, and impact fee. Tex. Local Gov't Code § 395.058(c)(5) (West 2005).

The governing body is under a continuing duty to update the land use assumptions and CIP at least every five years, beginning on the date that the CIP is adopted. Tex. Local Gov't Code § 395.052 (West 2005). Public hearings on the updated assumption and CIP are required. Tex. Local Gov't Code § 395.054 (West 2005). If the governing body determines after the public hearing that no changes are needed, it must give notice of that determination. If any person files a written request that the land use assumptions, CIP, or impact fee be updated, the governing body must perform the update.

*g. Refunds and Exemptions*

Refunds of paid impact fees are required in certain instances. If existing facilities are available and service is denied, or if the political subdivision has failed to commence construction within two years, or if service is not available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed (not to exceed five years), the property owner may request a the political subdivision is required to provide the refund. Tex. Local Gov't Code § 395.025(a) (West 2005).

Funds collected but not spent within 10 years after payment must be refunded. Tex. Local Gov't Code § 395.025(c) (West 2005). All refunds must bear interest from date of collection to date of refund at the statutory rate, and shall be made to the record owner of the property at the time the refund is paid. Tex. Local Gov't Code § 395.025(d) and (e) (West 2005).

Fees may be waived or reduced for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. However, if the affordable housing is not constructed, the political subdivision may reverse its decision to waive or reduce the fee, and may assess the fee at any time during the development approval or building process, or even after the process. Tex. Local Gov't Code §395.016(g) (West 2005).



## **TIMELINE AND TASKS FOR IMPACT FEE ADOPTION**

THE TASKS BELOW ARE TAKEN FROM THE “NUTS AND BOLTS” PAPER PREPARED IN NOVEMBER OF 2015. THE ESTIMATED TIMES FOR EACH TASK ARE HEAVILY DEPENDENT ON MEETING SCHEDULES, AND THE EXTENT OF EXISTING REQUIRED INFORMATION FOR THE LAND USE ASSUMPTIONS. AS THERE IS NOT AS YET A STARTING DATE, THE TIME PERIODS BELOW ARE ESTIMATES OF WEEKS OR MEETINGS NECESSARY TO ACHIEVE EACH STEP. THE ATTACHED COPY OF THE NUTS AND BOLTS PAPER HAS THE TIMELINES BELOW PASTED INTO IT, STARTING ON THE TASKS ON PAGE 3. THE IMPLEMENTATION PROCESS.

### **ASSUMPTIONS MADE ARE:**

1. P&Z WOULD BE APPOINTED AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (THE “COMMITTEE”), THAT IT WOULD MEET NO LESS THAN TWICE A MONTH.
2. STAFF AND THE CITY ENGINEER CAN PROVIDE EXISTING REQUIRED INFORMATION TO THE COMMITTEE QUICKLY, AND REQUIRED INFORMATION NOT CURRENTLY AVAILABLE CAN BE DEVELOPED IN A REASONABLE PERIOD OF TIME TO ALLOW THE LAND USE ASSUMPTIONS TO BE COMPLETED. FOR EXAMPLE, DO WE KNOW HOW MANY ACRES IN THE ETJ ARE UNDEVELOPED, AND WHAT THE LIKELY DEVELOPMENT IS?
3. THE PROCESS WILL BE SIGNIFICANTLY CHANGED IN TIME ALLOCATIONS IF THE GOAL IS ONLY ONE TYPE OF IMPACT FEE (SUCH AS ROADS), AS OPPOSED TO THE GREATER DEMANDS OF A COMPREHENSIVE IMPACT FEE FOR ROADS, WATER, STORM WATER, ETC.

THE TIMELINE ESTIMATES ARE SHOWN BELOW AS WEEKS ESTIMATED FOR A SINGLE PURPOSE IMPACT FEE, SUCH AS ROADS. AND THE AGGREGATE TOTAL OF EACH STEP, ALL IN **BLUE INK**. THESE ARE VERY PRELIMINARY ESTIMATES, TO BE REVISED WHEN COUNCIL DECIDES ON WHAT TYPE OF FEES ARE TO BE DEFINED, AND THE CITY ENGINEER GIVES US AN ESTIMATE FOR THEIR WORK ON THE CAPITAL IMPROVEMENTS PLAN.

### **IMPLEMENTATION TASKS AND TIMELINE DRAFT**

- a. *Capital Improvements Advisory Committee*  
**CITY COUNCIL- APPOINT COMMITTEE-INCLUDING ETJ REP—TWO WEEKS—TWO WEEKS**
- b. *Land Use Assumptions*  
**ONE MEETING EVERY TWO WEEKS OF THE COMMITTEE ON EACH OF THE FOUR**

*STEPS OF (i) thru (iv). MORE TIME WILL BE REQUIRED IF THERE IS A COMPREHENSIVE IMPACT FEE DESIRED. IF NOT, THEN A MINIMUM OF 10 WEEKS, (AGGREGATE OF 12 WEEKS)*

*c. Capital Improvements Plan*

*THIS PORTION OF THE PLAN IS DEPENDENT ON THE CITY ENGINEER'S SCHEDULE, AS THIS IS THE PORTION THE LAW REQUIRES THE ENGINEER TO CREATE. WHAT KIND OF IMPACT FEE IS DESIRED, AND HOW WELL THE LAND USE ASSUMPTIONS ARE LAID OUT BY THE COMMITTEE WOULD ALSO AFFECT THE TIMELINE. I WILL BE TALKING TO JOHN MONDAY THE 13<sup>TH</sup>, AND WILL SEE WHAT HE THINKS ON TIME FOR THIS PART OF THE PROJECT. IT WOULD HELP HIM TO KNOW IF THIS WILL JUST BE ROADS, OR WATER, OR DRAINAGE, OR EVERYTHING. THREE MONTHS, PLUS ANOTHER MONTH FOR COUNCIL REVIEW, TWO MORE WEEKS FOR THE REQUIRED PUBLIC HEARING..*

*(EARLY ESTIMATE-18 WEEKS, AGGREGATE 30 WEEKS).*

*d. Impact Fee Ordinance*

*DEVELOPING THE ORDINANCE CAN OCCUR DURING EACH STAGE OF THE PROCESS. ALLOW 30 DAYS AFTER THE PUBLIC HEARING ON THE LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENTS PLAN. (FOUR WEEKS, AGGREGATE 34 WEEKS)*

A good update to this timeline can be made with the following information:

- a. Council decision on a single impact fee (such as roads or water) , or a comprehensive fee for roads, water, drainage, etc.
- b. Availability of existing information needed for the land use assumptions and capital improvements plan.
- c. Input from the city engineer regarding the time needed for him to complete his portion of this work, with the largest part being the capital improvements plan, and exhibits for the ordinance.

# ANIMAL CONTROL REPORT

## MARCH 2016

<b>Call #</b>	<b>Date:</b>	3/1/2016	<b>Caller Remarks:</b>	SKUNK IN A TRAP NEAR POOL IN BACK.VG	
<b>1</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	
<b>Call #</b>	<b>Date:</b>	3/2/2016	<b>Caller Remarks:</b>	SKUNK IN A TRAP NEAR POOL IN BACK.VG	
<b>2</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	
<b>Call #</b>	<b>Date:</b>	3/2/2016	<b>Caller Remarks:</b>	BOXER RAL ON MCCREARY AND MOSS RIDGE. HAS BEEN HIT. NO COLLAR OR TAGS.KC	
<b>3</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Stray	Murphy Animal Control	No Animal Found	N/A	
<b>Call #</b>	<b>Date:</b>	3/2/2016	<b>Caller Remarks:</b>	BITE CASE REPORTED BY EMERGENCY CARE FIRST CHOICE. HOME QUARANTINE. CLEARED 3/15/16.VG	
<b>4</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Other	Murphy Animal Control	Other	Other	

<b>Fiscal Year Budget = \$6,000</b>	
<b>Fiscal Year Charges</b>	
<b>October =</b>	<b>180</b>
<b>November =</b>	<b>430.00</b>
<b>December =</b>	<b>939.22</b>
<b>January =</b>	<b>634.40</b>
<b>February =</b>	<b>550.00</b>
<b>March =</b>	<b>721.05</b>
<b>April =</b>	
<b>May =</b>	
<b>June =</b>	
<b>July =</b>	
<b>August =</b>	
<b>September =</b>	
<b>Total =</b>	<b>\$3,454.67</b>

# ANIMAL CONTROL REPORT

## MARCH 2016

<b>Call #</b>	<b>Date:</b>	3/3/2016	<b>Caller Remarks:</b>	2 DOGS RAL ON PARKER/DILLEHAY. VG	
<b>5</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner-Ticket	
<b>Call #</b>	<b>Date:</b>	3/8/2016	<b>Caller Remarks:</b>	SKUNK IN A TRAP NEAR POOL IN BACK.VG	
<b>6</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	
<b>Call #</b>	<b>Date:</b>	3/9/2016	<b>Caller Remarks:</b>	OPOSSUM IN CABINET AT RANCH ROUNDUP STORE. CALLED TO CANCEL BUT MURPHY ALREADY IN ROUTE.VG	
<b>7</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Wild Animal	Murphy Animal Control	Murphy Pick Up	Other	
<b>Call #</b>	<b>Date:</b>	3/11/2016	<b>Caller Remarks:</b>	COW IN HER YARD.VG	
<b>8</b>	<b>Invoice Type:</b>	No Charge	<b>Expected Charge:</b>	\$0.00	
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>	
	Wild Animal	City Personnel	Other	N/A	

# ANIMAL CONTROL REPORT

## MARCH 2016


<b>Call #</b>	<b>Date:</b>	3/11/2016	<b>Caller Remarks:</b>	PICK UP DEAD SKUNK FOR TESTING.VG
<b>9</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	78.95
	<b>Call Type</b>	<b>Action Taken By:</b>	Response	<b>Disposition</b>
	Dead Animal	Murphy Animal Control	Murphy Pick Up	Destroyed
<b>Call #</b>	<b>Date:</b>	3/15/2016	<b>Caller Remarks:</b>	SKUNK TESTED POSITIVE FOR RABIES. DOG PUT ON 45 DAY HOME QUARANTINE.VG
<b>10</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00
	<b>Call Type</b>	<b>Action Taken By:</b>	Response	<b>Disposition</b>
	Other	Murphy Animal Control	Other	Other
<b>Call #</b>	<b>Date:</b>	3/15/2016	<b>Caller Remarks:</b>	2 DOGS DROPPED OFF AT SHELTER AFTER HOURS.VG
<b>11</b>	<b>Invoice Type:</b>	Service Fee + 3 Days	<b>Expected Charge:</b>	110.00
	<b>Call Type</b>	<b>Action Taken By:</b>	Response	<b>Disposition</b>
	Stray	Murphy Animal Control	Citizen Drop Off	Holding
<b>Call #</b>	<b>Date:</b>	3/16/2016	<b>Caller Remarks:</b>	SMALL GREY DOG WITH SHOCK COLLAR & BANDANA THAT SAYS CUDDLES RAL IN PLE. NO SIGN OF DOG AT TIME OF CALL.VG
<b>12</b>	<b>Invoice Type:</b>	No Charge	<b>Expected Charge:</b>	\$0.00
	<b>Call Type</b>	<b>Action Taken By:</b>	Response	<b>Disposition</b>
	Stray	No Action	Other	N/A

# ANIMAL CONTROL REPORT

## MARCH 2016

<b>Call #</b>	<b>Date:</b>	3/21/2016	<b>Caller Remarks:</b>	3 PEACOCKS IN YARD.VG			
<b>13</b>	<b>Invoice Type:</b>	No Charge	<b>Expected Charge:</b>	\$0.00			
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>			
	Wild Animal	No Action	Other	N/A			
<b>Call #</b>	<b>Date:</b>	3/22/2016	<b>Caller Remarks:</b>	DEAD SKUNK. TESTED POSITIVE FOR RABIES.VG			
<b>14</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$82.10			
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>			
	Dead Anima	Murphy Animal Control	Murphy Pick Up	Destroyed			
<b>Call #</b>	<b>Date:</b>	3/29/2016	<b>Caller Remarks:</b>	FOUND A BEAGLE ON SPRINGHILL NEAR BOLIN ELEM. BROUGHT TO CITY HALL & MURPHY PICKED UP.VG			
<b>15</b>	<b>Invoice Type:</b>	Service Fee Only	<b>Expected Charge:</b>	\$50.00			
	<b>Call Type</b>	<b>Action Taken By:</b>	<b>Response</b>	<b>Disposition</b>			
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner			
				<b>TOTAL=</b>	721.05		



	
<b>BUILDING PERMIT TOTALS</b>	
<b>Mar-16</b>	
ACCESSORY/OUTBUILDING PERMITS	3
IRRIGATION/LAWN SPRINKLER PERMITS	1
MISCELLANEOUS PERMITS	11
SWIMMING POOL PERMITS	3
REMODEL/ADDITION PERMITS	4
SINGLE FAMILY RESIDENTIAL PERMITS	8
INSPECTIONS	146

CITY OF PARKER  
PERMIT LOG  
MARCH 2016

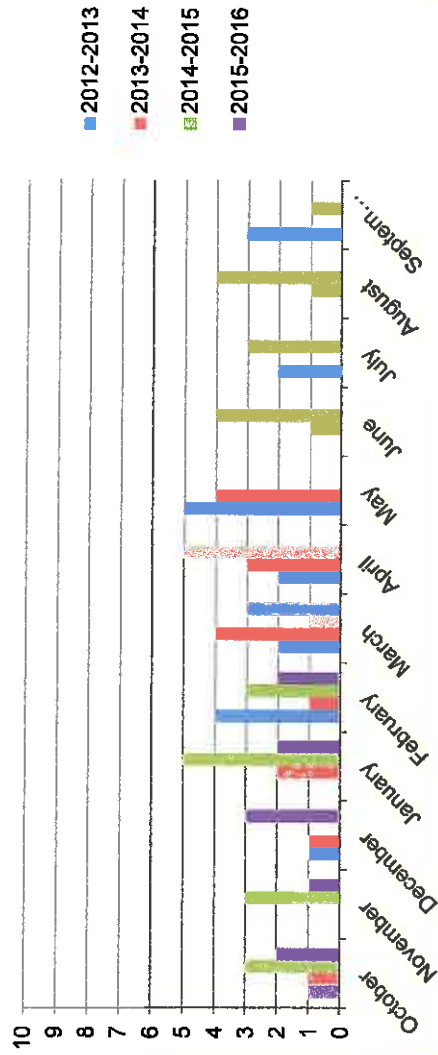
PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	SEWER TAP FEE
20161006	3/17/2016	ACC	7307 MEADOW GLEN DR	VENTURE POOLS	ACCESS	\$110,000	1,290	\$375.00	NA	NA	NA
20161007	3/17/2016	ACC	5510 GREGORY LN	GOLD MEDAL POOLS	ARBOR/FIRE PLACE	\$10,000	482	\$250.00	NA	NA	NA
20161005	3/2/2016	ACC	18700 HAVENHURST CT	RIVERBEND SANDLER	GRILL	\$1,000	144	\$100.00	NA	NA	NA
20166007	3/25/2016	FENCE	7263 MOSS RIDGE RD	PEGASUS HOME IMPROVEMENT	FENCE	\$2,000	NA	\$75.00	NA	NA	NA
20163003	3/17/2016	FSFR	6804 CHESWICK CT	RES COM FIRE SYSTEMS	FIRE SPRINKLER	NA	NA	\$150.00	NA	NA	NA
20163004	3/18/2016	FSFR	5809 MIDDLETON DR	RES COM FIRE SYSTEMS	FIRE SPRINKLER	NA	NA	\$150.00	NA	NA	NA
20163005	3/18/2016	FSFR	7705 WINDOMERE DR	RES COM FIRE SYSTEMS	FIRE SPRINKLER	NA	NA	\$150.00	NA	NA	NA
20163006	3/18/2016	FSFR	7704 WINDOMERE DR	RES COM FIRE SYSTEMS	FIRE SPRINKLER	NA	NA	\$150.00	NA	NA	NA
20163007	3/18/2016	FSFR	7710 WINDOMERE DR	RES COM FIRE SYSTEMS	FIRE SPRINKLER	NA	NA	\$150.00	NA	NA	NA
20164006	3/8/2016	IRR	6808 CHESWICK CT	LAND PRO. CREATIONS	IRRIGATION	\$3,000	NA	\$75.00	NA	NA	NA
20167007	3/2/2016	PLUM	4613 SYCAMORE LN	ALS PLUMBING	INSTALL DOUBLE CLEAN OUTS IN BACKYARD	NA	NA	\$75.00	NA	NA	NA
20167008	3/2/2016	PLUM	6606 ELISA LN	ALS PLUMBING	REPAIR HOT WATER SLAB LEAK	NA	NA	\$75.00	NA	NA	NA
20167009	3/2/2016	PLUM	8001 TAMS WORTH CT	SAME DAY WATER HEATERS	GAS WATER HEATER	NA	NA	\$75.00	NA	NA	NA
20167010	3/29/2016	PLUM	4904 SPRINGHILL ESTATES DR	BAKER BROTHERS	2 WATER HEATERS IN ATTIC	NA	NA	\$75.00	NA	NA	NA
20167011	3/31/2016	PLUM	5903 COX FARM EST	NORTH STAR PLUMBING	2 (50 GALL) GAS WH IN ATTIC	NA	NA	\$75.00	NA	NA	NA
201610003	3/17/2016	POOL	5510 GREGORY LN	GOLD MEDAL POOLS	POOL	\$45,000	NA	\$500.00	NA	NA	NA
201610004	3/24/2016	POOL	7305 MEADOW GLEN DR	TROY KEY	POOL	\$70,000	NA	\$500.00	NA	NA	NA
201610002	3/2/2016	POOL	6700 HAVENHURST CT	RIVERBEND SANDLER	POOL	\$85,000	NA	\$500.00	NA	NA	NA
20166001	3/18/2016	REMOD	2604 DUBLIN PARK DR	EVEREST GROUP, INC.	REMODEL	\$143,394	3,900	\$1,658.94	NA	NA	NA
201660002	3/17/2016	REMOD	7206 MEADOW GLEN DR	ARBORS AND PATIOS	ADDITION/PERGOLA	\$50,000	225	\$263.50	NA	NA	NA
201660003	3/24/2016	REMOD	2102 VIRGINIA PL	E.B. BROUESARD	ADDITION	\$45,000	264	\$273.75	NA	NA	NA
201590021	3/6/2016	REMOD	4204 PECAN ORCHARD DR	DAL RICH CONSTRUCTION	PATIO COVER	\$18,000	400	\$282.00	NA	NA	NA
20169007	3/2/2016	SFR	4700 SHEFFIELD CT	NEWCASTLE HOMES	NEW RESIDENCE	\$500,000	5,570	\$4,126.30	\$1,000	\$2,000	NA
20169008	3/2/2016	SFR	5402 TENNYSON CT	NEWCASTLE HOMES	NEW RESIDENCE	\$500,000	6,769	\$4,132.79	\$1,000	\$2,000	NA
20169009	3/2/2016	SFR	5305 BERWICK LN	NEWCASTLE HOMES	NEW RESIDENCE	\$500,000	5,917	\$3,741.03	\$1,000	\$2,000	NA
20169011	3/2/2016	SFR	5601 ERIN LN	CHESMAR HOMES	NEW RESIDENCE	\$294,047	4,684	\$3,013.56	\$1,000	\$2,000	NA
20169012	3/17/2016	SFR	5503 ERIN LN	CHESMAR HOMES	NEW RESIDENCE	\$273,501	4,515	\$2,813.85	\$1,000	\$2,000	NA
20169013	3/17/2016	SFR	5505 ERIN LN	CHESMAR HOMES	NEW RESIDENCE	\$270,282	4,302	\$2,788.18	\$1,000	\$2,000	NA
20169004	3/17/2016	SFR	4703 SHEFFIELD CT	SHADDOCK HOMES	NEW RESIDENCE	\$752,800	5,683	\$3,602.87	\$1,000	\$2,000	NA
20169006	3/2/2016	SFR	4702 SHEFFIELD CT	NEWCASTLE HOMES	NEW RESIDENCE	\$500,000	5,821	\$4,156.39	\$1,000	\$2,000	NA
TOTAL=						\$4,163,124		\$34,433	\$8,000	\$16,000	\$0



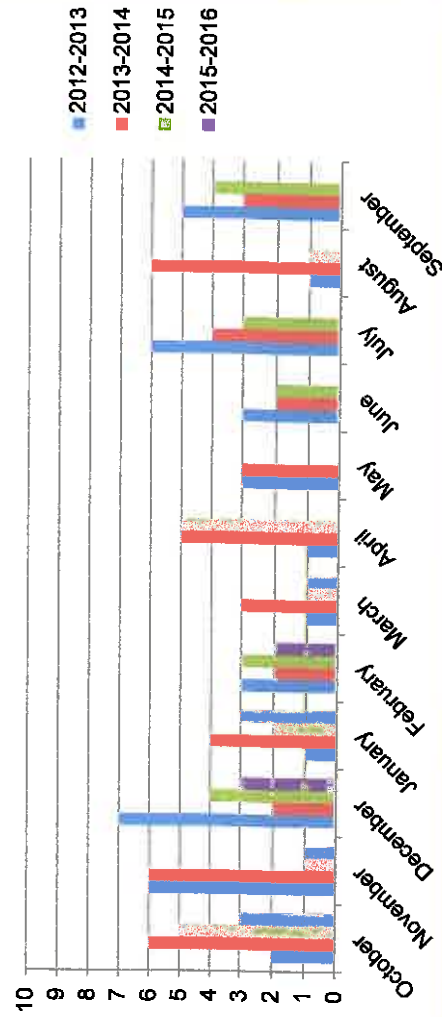
# PERMIT GRAPHS

Accessory/Outbuildings Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	1	1	3	2	
November	0	0	3	1	
December	1	1	0	3	
January	0	2	5	2	
February	4	1	3	2	
March	2	4	1	3	
April	2	3	5		
May	5	4	0		
June	0	1	4		
July	2	0	3		
August	0	1	4		
September	3	0	1		
Y-T-D Total	20	18	32	13	
Irrigation/Lawn Sprinkler Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	2	6	5	3	
November	6	6	1	1	
December	7	2	4	3	
January	1	4	2	3	
February	3	2	3	2	
March	1	3	1	1	
April	1	5	5		
May	3	3	0		
June	3	2	2		
July	6	4	3		
August	1	6	1		
September	5	3	4		
Y-T-D Total	39	46	31	13	

Accessory/Outbuilding Permits



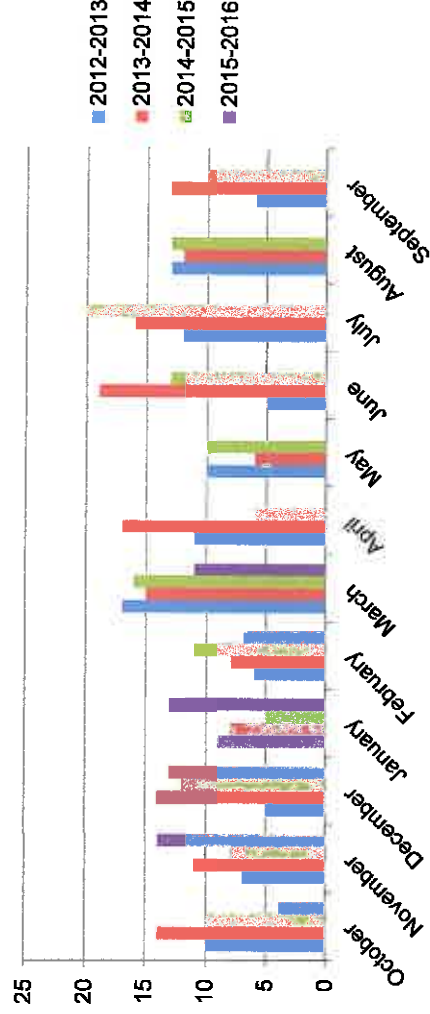
Irrigation/Lawn Sprinkler Permits



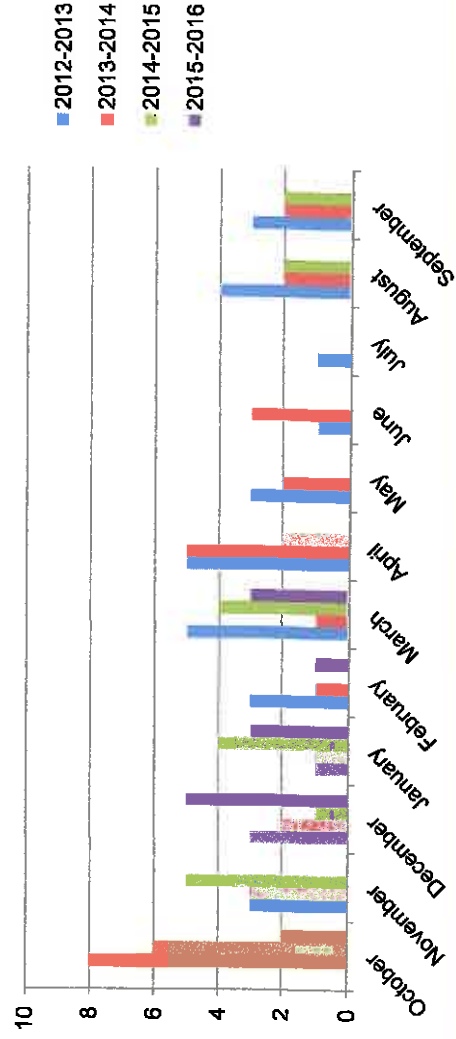
# PERMIT GRAPHS

Miscellaneous Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	10	14	10	4	
November	7	11	8	14	
December	5	14	12	13	
January	9	8	5	13	
February	6	8	11	7	
March	17	15	16	11	
April	11	17	6		
May	10	6	10		
June	5	19	13		
July	12	16	20		
August	13	12	13		
September	6	13	10		
Y-T-D Total	111	153	134	62	
Swimming Pool Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	0	8	6	2	
November	3	3	5	0	
December	3	2	1	5	
January	1	1	4	3	
February	3	1	0	1	
March	5	1	4	3	
April	5	5	2		
May	3	2	0		
June	1	3	0		
July	1	0	0		
August	4	2	2		
September	3	2	2		
Y-T-D Total	32	30	26	14	

Miscellaneous Permits



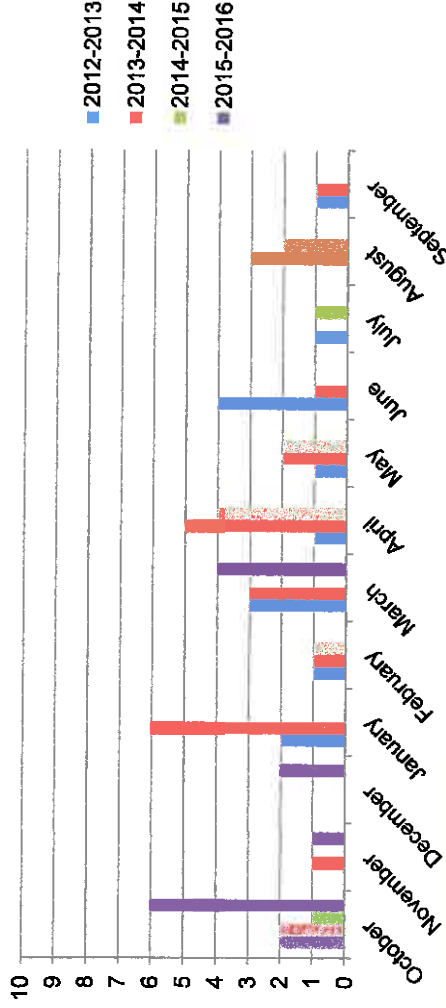
Swimming Pool Permits



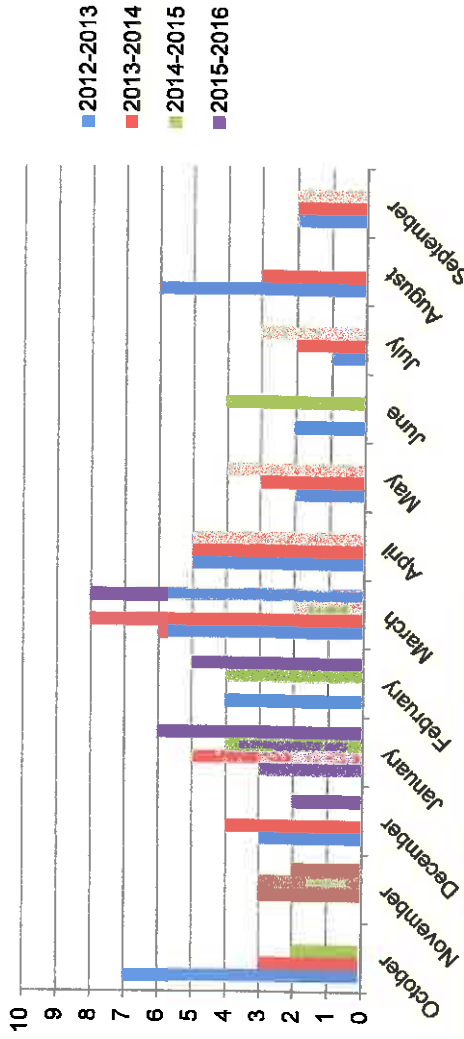
# PERMIT GRAPHS

Remodel/Addition Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	2	2	1	6	
November	0	1	0	1	
December	0	0	0	2	
January	2	6	0	0	
February	1	1	1	0	
March	3	3	0	4	
April	1	5	4		
May	1	2	2		
June	4	1	0		
July	1	0	1		
August	0	3	2		
September	1	1	0		
Y-T-D Total	16	25	11	13	
Single Family Residential Building Permits					
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016	
October	7	3	2	0	
November	0	3	3	2	
December	3	4	0	2	
January	3	5	4	6	
February	4	0	4	5	
March	6	8	2	8	
April	5	5	5		
May	2	3	4		
June	2	0	4		
July	1	2	3		
August	6	3	0		
September	2	2	2		
Y-T-D Total	41	38	33	23	

Remodel/Addition Permits



Single Family Residential Permits



# INSPECTION LOG MARCH 2016

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2015-9019	3602 JEFFREY DR	SFR	METER RELEASE - ELECTRIC	2/29/2016	3/1/2016	TRUE	FAILED 2/29/16	ISS	1
2015-9037	4406 SALISBURY DR	SFR	FORM SURVEY	3/1/2016	3/1/2016	TRUE		ISS	1
2016-9010	6200 BERWICK LN	SFR	T-POLE	3/1/2016	3/1/2016	TRUE		ISS	1
2016-9003	6391 NORWICK DR	SFR	T-POLE	3/1/2016	3/1/2016	TRUE		ISS	1
2016-3002	6803 HAVENHURST CT	FSPR	FIRE HYDRO VISUAL	3/1/2016	3/1/2016	TRUE		ISS	1
2016-10001	3710 MARGAUX DR	POOL	DECK STEEL	3/2/2016	3/2/2016	TRUE		ISS	1
2016-9027	6808 MIDDLETON DR	SFR	PLUMBING TOP-OUT	3/2/2016	3/2/2016	TRUE		ISS	1
2016-9027	6808 MIDDLETON DR	SFR	ELECTRICAL ROUGH	3/2/2016	3/2/2016	TRUE		ISS	1
2016-9027	6809 MIDDLETON DR	SFR	MECHANICAL ROUGH	3/2/2016	3/2/2016	TRUE		ISS	1
2016-9027	6809 MIDDLETON DR	SFR	FRAMING	3/2/2016	3/2/2016	TRUE		ISS	1
2016-3004	6809 MIDDLETON DR	FSPR	FIRE HYDRO VISUAL	3/2/2016	3/2/2016	TRUE		ISS	1
2016-1003	6803 CHESWICK CT	ACC	OTHER	3/2/2016	3/2/2016	TRUE	ELECT SVC UPGRADE	ISS	1
2016-1003	6803 CHESWICK CT	ACC	PLUMBING ROUGH	3/2/2016	3/2/2016	TRUE		ISS	1
2016-1003	6803 CHESWICK CT	ACC	FOUNDATION	3/2/2016	3/2/2016	TRUE		ISS	1
2016-9023	6610 GREGORY LN	SFR	PLUMBING TOP-OUT	2/26/2016	3/7/2016	TRUE	FAILED 2/26/16 & 3/2/16	ISS	2
2016-9023	6610 GREGORY LN	SFR	ELECTRICAL ROUGH	2/26/2016	3/7/2016	TRUE	FAILED 2/26/16 & 3/2/16	ISS	2
2016-9023	6610 GREGORY LN	SFR	MECHANICAL ROUGH	2/26/2016	3/7/2016	TRUE	FAILED 2/26/16 & 3/2/16	ISS	2
2016-9023	6610 GREGORY LN	SFR	FRAMING	2/26/2016	3/7/2016	TRUE	FAILED 2/26/16 & 3/2/16	ISS	2
2016-10017	3602 JEFFREY DR	POOL	GAS LINE TO POOL HEATER	3/7/2016	3/7/2016	TRUE		ISS	1
2016-10017	3602 JEFFREY DR	POOL	OTHER	3/7/2016	3/7/2016	TRUE	FIRE PIT	ISS	1
2016-9036	4407 SALISBURY DR	SFR	FOUNDATION	3/7/2016	3/7/2016	TRUE		ISS	1
2016-9005	6807 ESTADOS DR	MISC	DRIVEWAY/CULVERT	3/7/2016	3/7/2016	TRUE		FINAL	1
2016-9014	7209 FOREST BEND DR	SFR	BUILDING FINAL	3/7/2016	3/7/2016	TRUE		FINAL	1
2016-9014	7209 FOREST BEND DR	SFR	SURVEY PLAT	3/7/2016	3/7/2016	TRUE		FINAL	1
2016-2001	6804 ESTADOS DR	ELEC	ELECTRICAL INSPECTION	3/8/2016	3/8/2016	TRUE		FINAL	1
2016-7007	4513 SYCAMORE LN	PLUM	OTHER	3/8/2016	3/8/2016	TRUE	CLEAN OUTS INSTALLED	FINAL	1
2016-9013	6807 CHESWICK CT	SFR	PLUMBING TOP-OUT	11/23/2015	3/10/2016	TRUE	FAILED 11/23/15	FINAL	1
2016-9013	6807 CHESWICK CT	SFR	ELECTRICAL ROUGH	11/23/2015	3/10/2016	TRUE	FAILED 11/23/15	FINAL	1
2016-9013	6807 CHESWICK CT	SFR	MECHANICAL ROUGH	11/23/2015	3/10/2016	TRUE	FAILED 11/23/15	FINAL	1
2016-9013	6807 CHESWICK CT	SFR	FRAMING	11/23/2015	3/10/2016	TRUE	FAILED 11/23/15	FINAL	1
2016-9013	6807 CHESWICK CT	SFR	BUILDING FINAL	3/10/2016	3/10/2016	TRUE		FINAL	1
2016-9013	6807 CHESWICK CT	SFR	SURVEY PLAT	3/10/2016	3/10/2016	TRUE		FINAL	1
2016-9007	4700 SHEFFIELD CT	SFR	T-POLE	3/11/2016	3/11/2016	TRUE		ISS	1
2016-9006	4702 SHEFFIELD CT	SFR	T-POLE	3/11/2016	3/11/2016	TRUE		ISS	1
2016-1032	6609 OVERTON DR	ACC	BUILDING FINAL	3/11/2016	3/11/2016	TRUE		FINAL	1
2016-7002	1903 RICKS CT	PLUM	WATER HEATER	1/19/2016	3/14/2016	FALSE	FAILED 1/19/16	FINAL	1
2016-9022	3710 MARGAUX DR	SFR	METER RELEASE - GAS	3/14/2016	3/14/2016	TRUE		ISS	1

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2015-9022	3710 MARGAUX DR	SFR	SURVEY PLAT	3/14/2016	3/14/2016	TRUE		ISS	1
2015-9020	7711 WINDOMERE DR	SFR	METER RELEASE - GAS	3/14/2016	3/14/2018	TRUE		ISS	1
2016-9022	3710 MARGAUX DR	SFR	METER RELEASE - ELECTRIC	3/14/2016	3/16/2016	TRUE	FAILED 3/14/16	ISS	2
2016-1001	2102 VIRGINIA PL	ACC	FOUNDATION	3/16/2016	3/16/2016	TRUE		ISS	1
2015-9017	5708 MIDDLETON DR	SFR	DRIVEWAY APPROACH	3/16/2016	3/16/2016	TRUE		ISS	1
2015-9024	5901 MIDDLETON DR	SFR	PLUMBING TOP-OUT	3/17/2016	3/17/2016	TRUE		ISS	1
2016-9024	5901 MIDDLETON DR	SFR	ELECTRICAL ROUGH	3/17/2016	3/17/2016	TRUE		ISS	1
2016-9024	5901 MIDDLETON DR	SFR	MECHANICAL ROUGH	3/17/2016	3/17/2016	TRUE		ISS	1
2016-9024	5901 MIDDLETON DR	SFR	FRAMING	3/17/2016	3/17/2016	TRUE		ISS	1
2016-9026	6401 BARRINGTON DR	SFR	PLUMBING ROUGH	3/2/2016	3/18/2016	TRUE	FAILED 3/2/16	ISS	2
2016-9009	5306 BERWICK LN	SFR	T-POLE	3/11/2016	3/18/2016	TRUE	FAILED 3/11/16	ISS	2
2015-9026	7704 WINDOMERE DR	SFR	PLUMBING TOP-OUT	3/14/2016	3/18/2016	TRUE	FAILED 3/14 & 3/16	ISS	3
2015-9026	7704 WINDOMERE DR	SFR	ELECTRICAL ROUGH	3/14/2016	3/18/2016	TRUE	FAILED 3/14 & 3/16	ISS	3
2015-9026	7704 WINDOMERE DR	SFR	MECHANICAL ROUGH	3/14/2016	3/18/2016	TRUE	FAILED 3/14 & 3/16	ISS	3
2016-9028	7704 WINDOMERE DR	SFR	FRAMING	3/14/2016	3/18/2016	TRUE	FAILED 3/14 & 3/16	ISS	3
2016-10017	3602 JEFFREY DR	POOL	DECK STEEL	3/18/2016	3/18/2016	TRUE		ISS	1
2015-9037	4405 SALISBURY DR	SFR	FOUNDATION	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9007	4700 SHEFFIELD CT	SFR	FORM SURVEY	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9007	4700 SHEFFIELD CT	SFR	PLUMBING ROUGH	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9003	6301 NORWICK DR	SFR	PLUMBING ROUGH	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9003	6301 NORWICK DR	SFR	FORM SURVEY	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9035	5401 BARRINGTON DR	SFR	FORM SURVEY	3/18/2016	3/18/2016	TRUE		ISS	1
2016-9008	5402 TENNYSON CT	SFR	T-POLE	3/18/2016	3/18/2016	TRUE		ISS	1
2016-4008	6808 CHESWICK CT	IRR	BACKFLOW CERTIFICATE ON FILE	3/18/2016	3/18/2016	TRUE		FINAL	1
2016-9009	7710 WINDOMERE DR	SFR	PLUMBING TOP-OUT	3/14/2018	3/21/2016	TRUE		ISS	1
2016-9009	7710 WINDOMERE DR	SFR	ELECTRICAL ROUGH	3/14/2016	3/21/2016	TRUE		ISS	1
2016-9009	7710 WINDOMERE DR	SFR	MECHANICAL ROUGH	3/14/2016	3/21/2016	TRUE		ISS	1
2016-9009	7710 WINDOMERE DR	SFR	FRAMING	3/14/2016	3/21/2016	TRUE		ISS	1
2016-9006	4702 SHEFFIELD CT	SFR	PLUMBING ROUGH	3/21/2016	3/21/2016	TRUE		ISS	1
2016-9006	4702 SHEFFIELD CT	SFR	FORM SURVEY	3/21/2016	3/21/2016	TRUE		ISS	1
2016-9004	4703 SHEFFIELD CT	SFR	T-POLE	3/21/2016	3/21/2016	TRUE		ISS	1
2016-8001	4706 SHEFFIELD CT	SFR	T-POLE	3/21/2016	3/21/2016	TRUE		ISS	1
2016-9002	4707 SHEFFIELD CT	SFR	T-POLE	3/21/2016	3/21/2016	TRUE		ISS	1
2016-2003	6302 SOUTHRIDGE PKWY	ELEC	OTHER	3/21/2016	3/21/2016	TRUE	SOLAR PANELS	FINAL	1
2016-10022	6803 ALQUJON DR	POOL	GAS LINE TO POOL HEATER	3/21/2016	3/21/2016	TRUE		ISS	1
2016-3006	7704 WINDOMERE DR	FSFR	FIRE HYDRO VISUAL	3/21/2016	3/21/2016	TRUE		ISS	1
2016-3007	7710 WINDOMERE DR	FSFR	FIRE HYDRO VISUAL	3/21/2016	3/21/2016	TRUE		ISS	1
2016-9029	6703 CHESWICK CT	SFR	BUILDING FINAL	3/19/2016	3/22/2016	TRUE	FAILED 3/18/16	FINAL	2
2015-9029	6703 CHESWICK CT	SFR	SURVEY PLAT	3/22/2016	3/22/2016	TRUE		FINAL	1

# INSPECTION LOG MARCH 2016

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2015-3014	7708 WINDOMERE DR	FSPR	FIRE FINAL	3/22/2016	3/22/2016	TRUE		FINAL	1
2015-1031	1808 DUBLIN RD	ACC	FRAMING	3/1/2016	3/23/2016	TRUE	FAILED 3/1/16	ISS	2
2016-1031	1808 DUBLIN RD	ACC	PLUMBING TOP-OUT	3/1/2016	3/23/2016	TRUE	FAILED 3/1/16	ISS	2
2015-1031	1808 DUBLIN RD	ACC	ELECTRICAL ROUGH	3/1/2016	3/23/2016	TRUE	FAILED 3/1/16	ISS	2
2015-1031	1808 DUBLIN RD	ACC	PLUMBING ROUGH	3/1/2016	3/23/2016	TRUE	FAILED 3/1/16	ISS	2
2016-3002	7206 MEADOW GLEN DR	REMOD	FOUNDATION	3/21/2016	3/23/2016	TRUE	FAILED 3/21 & 3/22	ISS	3
2016-9010	5200 BERTWICK LN	SFR	FORM SURVEY	3/23/2016	3/23/2016	TRUE		ISS	1
2016-9010	5200 BERTWICK LN	SFR	PLUMBING ROUGH	3/23/2016	3/23/2016	TRUE		ISS	1
2016-9009	5305 BERTWICK LN	SFR	PLUMBING ROUGH	3/24/2016	3/24/2016	TRUE		ISS	1
2016-9009	5305 BERTWICK LN	SFR	FORM SURVEY	3/24/2016	3/24/2016	TRUE		ISS	1
2016-10001	3710 MARGAUX DR	POOL	POOL FINAL	3/28/2016	3/28/2016	TRUE		ISS	1
2015-90021	4204 PECAN ORCHARD DR	REMOD	FOUNDATION	3/28/2016	3/28/2016	TRUE		ISS	1
20161-0002	5700 HAVENHURST CT	POOL	BELLY STEEL	3/28/2016	3/28/2016	TRUE		ISS	1
2015-9016	7708 WINDOMERE DR	SFR	ELECTRICAL ROUGH	9/17/2016	3/29/2016	TRUE	FAILED 9/17 & 9/30	FINAL	1
2015-9016	7708 WINDOMERE DR	SFR	MECHANICAL ROUGH	9/17/2016	3/29/2016	TRUE	FAILED 9/17 & 9/30	FINAL	1
2015-9016	7708 WINDOMERE DR	SFR	FRAMING	9/17/2016	3/29/2016	TRUE	FAILED 9/17 & 9/30	FINAL	1
2015-9020	7711 WINDOMERE DR	SFR	METER RELEASE - ELECTRIC	3/14/2016	3/29/2016	TRUE	FAILED 3/14 & 3/28	ISS	3
2015-9016	7708 WINDOMERE DR	SFR	BUILDING FINAL	3/22/2016	3/29/2016	TRUE	FAILED 3/22/16	FINAL	2
2016-10001	3710 MARGAUX DR	POOL	FENCE FINAL	3/28/2016	3/29/2016	TRUE	FAILED 3/28/16	ISS	2
2015-9026	6808 CHESWICK CT	SFR	BUILDING FINAL	3/29/2016	3/29/2016	TRUE		FINAL	1
2015-9026	6808 CHESWICK CT	SFR	SURVEY PLAT	3/29/2016	3/29/2016	TRUE		FINAL	1
2015-9016	7708 WINDOMERE DR	SFR	SURVEY PLAT	3/28/2016	3/29/2016	TRUE		FINAL	1
2016-9007	4700 SHEFFIELD CT	SFR	FOUNDATION	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9004	4703 SHEFFIELD CT	SFR	PLUMBING ROUGH	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9004	4703 SHEFFIELD CT	SFR	FORM SURVEY	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9002	4707 SHEFFIELD CT	SFR	PLUMBING ROUGH	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9002	4707 SHEFFIELD CT	SFR	FORM SURVEY	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9032	5904 BRACKNELL DR	MECH	FINAL	3/31/2016	3/31/2016	TRUE		ISS	1
20161-0002	6700 HAVENHURST CT	POOL	GAS LINE TO POOL HEATER	3/31/2016	3/31/2016	TRUE		FINAL	1
20161-0002	6700 HAVENHURST CT	POOL	P-TRAP	3/31/2016	3/31/2016	TRUE		ISS	1
2016-3005	7705 WINDOMERE DR	FSPR	FIRE HYDRO VISUAL	3/31/2016	3/31/2016	TRUE		ISS	1
2016-9037	4405 SALISBURY DR	SFR	PLUMBING ROUGH	3/1/2016		FALSE	FAILED 3/1/16	ISS	1
2016-9011	6803 HAVENHURST CT	SFR	PLUMBING TOP-OUT	3/1/2016		FALSE	FAILED 3/1/16	ISS	1
2016-9011	6803 HAVENHURST CT	SFR	ELECTRICAL ROUGH	3/1/2016		FALSE	FAILED 3/1/16	ISS	1
2016-9011	6803 HAVENHURST CT	SFR	MECHANICAL ROUGH	3/1/2016		FALSE	FAILED 3/1/16	ISS	1
2016-9011	6803 HAVENHURST CT	SFR	FRAMING	3/1/2016		FALSE	FAILED 3/1/16	ISS	1
2016-9033	6805 CHESWICK CT	SFR	PLUMBING TOP-OUT	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2016-9033	6805 CHESWICK CT	SFR	ELECTRICAL ROUGH	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2016-9033	6805 CHESWICK CT	SFR	MECHANICAL ROUGH	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2016-9033	6805 CHESWICK CT	SFR	FRAMING	3/31/2016		FALSE	FAILED 3/31/16	ISS	1

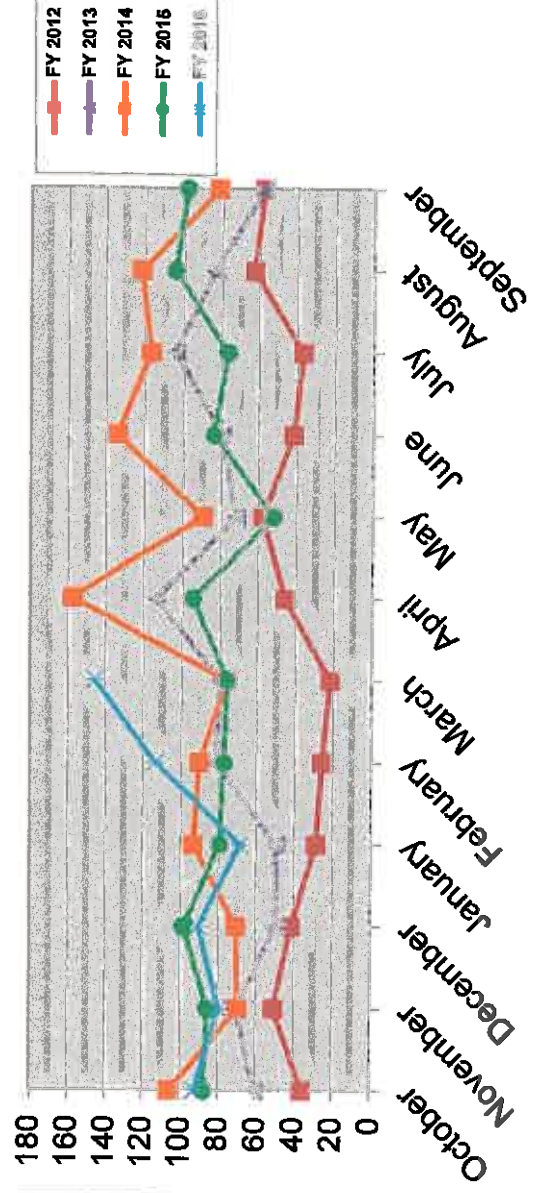


**INSPECTION LOG  
MARCH 2016**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2015-9032	7706 WINDOMERE DR	SFR	PLUMBING TOP-OUT	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2015-9032	7706 WINDOMERE DR	SFR	ELECTRICAL ROUGH	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2016-9032	7706 WINDOMERE DR	SFR	MECHANICAL ROUGH	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
2015-9032	7706 WINDOMERE DR	SFR	FRAMING	3/31/2016		FALSE	FAILED 3/31/16	ISS	1
20167010	4604 SPRINGHILL ESTATES DR	PLUM	WATER HEATER	3/30/2016		FALSE	FAILED 3/30/16	ISS	1
								<b>TOTAL=</b>	<b>147</b>

## Monthly Inspection Report

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
<b>October</b>	36	61	106	88	93
<b>November</b>	51	71	70	86	80
<b>December</b>	42	50	71	99	91
<b>January</b>	29	50	94	80	69
<b>February</b>	26	82	91	78	114
<b>March</b>	22	80	76	76	146
<b>April</b>	46	114	158	95	
<b>May</b>	58	72	90	52	
<b>June</b>	42	80	134	84	
<b>July</b>	37	105	117	77	
<b>August</b>	63	84	122	105	
<b>September</b>	58	58	82	99	
<b>Year Total</b>	<b>510</b>	<b>907</b>	<b>1211</b>	<b>1019</b>	<b>593</b>





# CODE ENFORCEMENT REPORT 2015-2016

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
High Grass						10							10
Illegal Dumping		1		2									3
Illegal Structure	1		1										2
Illegal Vehicle						1							1
Junked Vehicles													0
Lot Maintenance	3	5	3	5	2	10							28
Trash and Debris	2	3	2	5	2	5							19
<b>ITEM TOTALS</b>	<b>6</b>	<b>9</b>	<b>6</b>	<b>12</b>	<b>4</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
Verbal Warnings	6	9	6	10	6	20							57
Compliear/Resolve	6	9	6	10	6	20							57
10 Day Notice													0
(1 Letters Mailed)													0
Extension Granted													0
Compliear/Resolve													0
Citations Issued					2								2
Stop Work Order													0
Misc													0
<b>ITEM TOTALS</b>	<b>12</b>	<b>18</b>	<b>12</b>	<b>20</b>	<b>14</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>

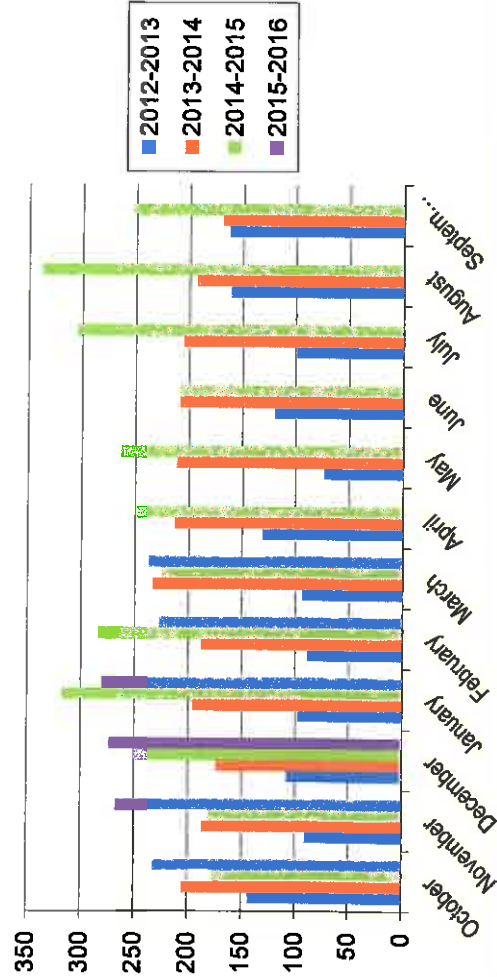
## City of Parker Municipal Court Monthly Report

March, 2016	Traffic Misdemeanors	Non-Traffic Misdemeanors
<b>New Cases Filed</b>	47	12
<b>Total Pending Cases</b>	922	371
<b>Uncontested Dispositions</b>	37	10
<b>Compliance Dismissals</b>		
After Driver Safety Course	23	
After Deferred Disposition	28	3
After Proof of Insurance	1	
Other Dismissals	0	0
<b>Total Cases Disposed</b>	89	13
<b>Arrest Warrants Issued</b>	8	
<b>Show Cause Hearings Held</b>	8	2
<b>Trials</b>	0	0
<b>Fines, Court Costs &amp; Other Amounts Collected:</b>		
Retained by City	\$9,150.00	
Remitted to State	\$4,824.00	
<b>Total</b>	<b>\$13,974.00</b>	

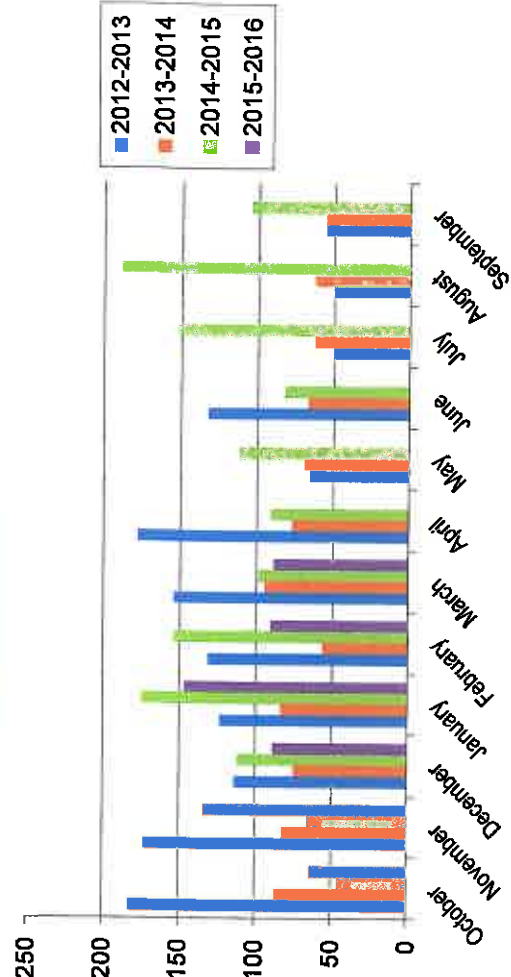
City of Parker  
POLICE DEPARTMENT  
MONTHLY REPORT

<b>Calls</b>				
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016
October	144	205	177	232
November	91	187	181	267
December	108	174	251	273
January	98	196	318	281
February	89	188	284	227
March	94	233	225	237
April	131	213	249	
May	74	211	263	
June	120	208	208	
July	100	205	305	
August	161	193	338	
September	163	169	253	
<b>Y-T-D Total</b>	<b>1373</b>	<b>2382</b>	<b>3052</b>	<b>1517</b>
<b>Traffic Stops</b>				
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016
October	182	87	46	64
November	172	82	66	134
December	114	75	112	89
January	124	84	174	147
February	132	57	154	91
March	154	95	99	89
April	177	77	91	
May	66	69	112	
June	133	67	82	
July	51	63	152	
August	51	63	188	
September	56	56	105	
<b>Y-T-D Total</b>	<b>1412</b>	<b>875</b>	<b>1381</b>	<b>614</b>

**Calls**



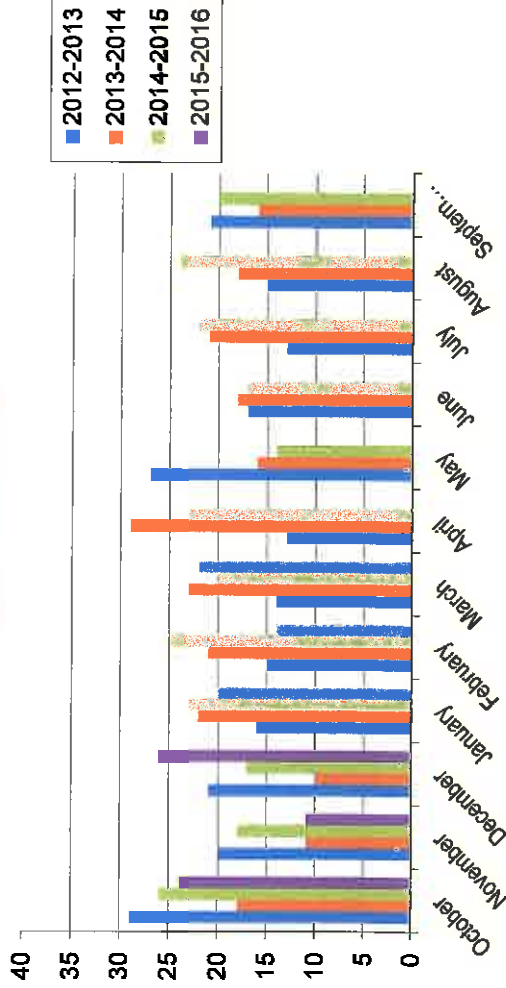
**Traffic Stops**



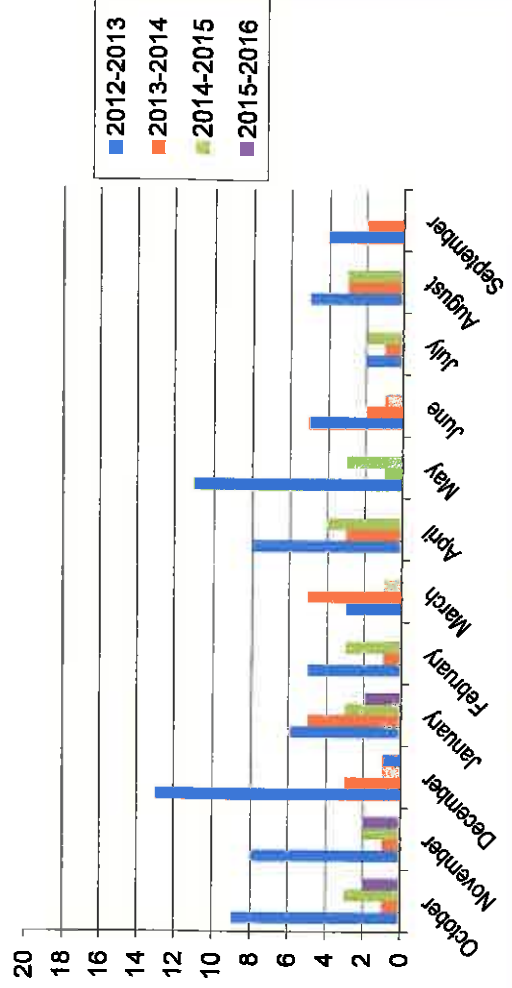
City of Parker  
POLICE DEPARTMENT  
MONTHLY REPORT

Total Reports				
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016
October	29	18	26	24
November	20	11	18	11
December	21	10	17	26
January	16	22	23	20
February	15	21	25	14
March	14	23	20	22
April	13	29	23	
May	27	16	14	
June	17	18	17	
July	13	21	22	
August	15	18	24	
September	21	16	20	
Y-T-D Total	221	223	249	117
Total Arrests				
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016
October	9	1	3	2
November	8	1	2	2
December	13	3	1	1
January	6	5	3	2
February	5	1	3	0
March	3	5	1	0
April	8	3	4	
May	11	1	3	
June	5	2	1	
July	2	1	2	
August	5	3	3	
September	4	2	0	
Y-T-D Total	79	28	26	7

Total Reports



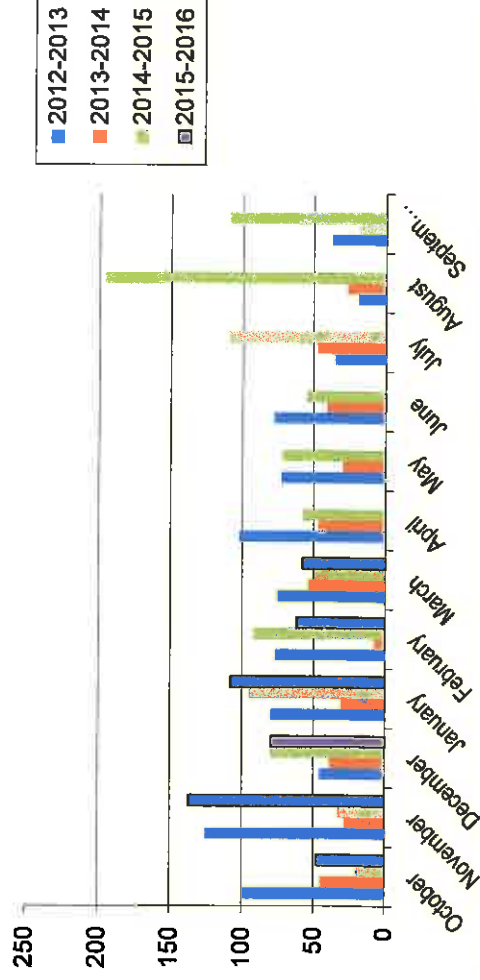
Total Arrests



City of Parker  
POLICE DEPARTMENT  
MONTHLY REPORT

Total Citations				
Fiscal Year	2012-2013	2013-2014	2014-2015	2015-2016
October	99	45	20	48
November	125	29	33	137
December	46	39	80	80
January	80	31	95	108
February	77	8	92	62
March	75	54	50	58
April	102	47	58	
May	73	30	72	
June	78	41	55	
July	36	48	109	
August	20	27	196	
September	38	19	109	
Y-T-D Total	849	418	969	493

Total Citations



[illegible]

[illegible]

OFFICER		HOURS WORKED																	
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept						TOTAL
	Kim Sylvestor	38	12	22	13	8	27												120
	Jim Laramore	NA	NA	NA	NA	15	16												

OFFICER		HOURS WORKED																
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	TOTAL				
	Kim Sylvestor	38	12	22	13	8	27							120				
	Jim Laramore	NA	NA	NA	NA	15	16											



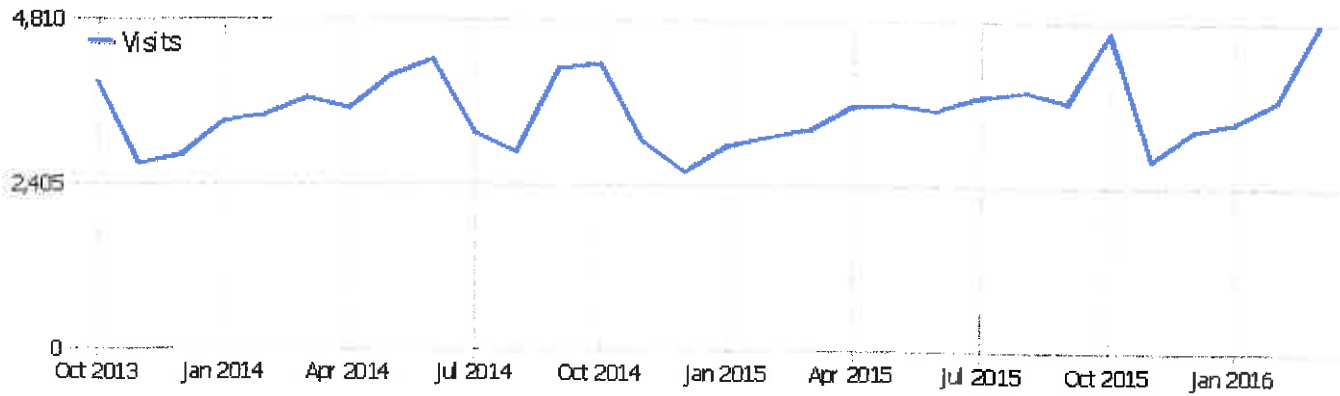


Parker, TX

Date range: March 2016

Monthly Web Report

## Visits Summary



Name	Value
Unique visitors	3,797
Visits	4,801
Actions	15,957
Maximum actions in one visit	93
Actions per Visit	3
Avg. Visit Duration (in seconds)	00:02:45
Bounce Rate	49%
























## Site Search Keywords

Keyword	Searches	Search Results pages	% Search Exits
utility billing	3	1	0%
water bill	3	2	33%
zoning	3	1	0%
bb guns	2	2	100%
bid postings	2	1	0%
bids	2	1	100%
building permit	2	1	100%
citations	2	2	0%
employment	2	1	0%
garage sale	2	1	0%
hoa	2	1	0%
permits	2	2	0%
plats	2	1	50%
pump	2	2	0%
southridge east addition	2	1	0%
water quality	2	2	50%
water restrictions	2	2	0%
"central pump"	1	1	0%
"open house"	1	7	0%
"split rail"	1	1	0%
13	1	1	0%
155	1	2	0%
5108 creekside ct	1	2	0%
Others	124	164	19%




# Referrer Type

Referrer Type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
Direct Entry	2,605	7,423	3	00:02:44	58%	\$ 0
Search Engines	1,978	7,735	4	00:02:51	39%	\$ 0
Websites	218	799	4	00:02:14	38%	\$ 0

# Country

Country	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
 United States	4,630	15,621	3	00:02:50	48%	\$ 0
 Canada	31	51	2	00:00:17	84%	\$ 0
 Germany	20	29	2	00:00:01	85%	\$ 0
 France	16	68	4	00:01:27	56%	\$ 0
 Philippines	14	31	2	00:00:45	57%	\$ 0
 India	13	21	2	00:00:13	85%	\$ 0
 United Kingdom	9	15	2	00:00:37	56%	\$ 0
 Kuwait	6	23	4	00:11:42	17%	\$ 0
 Russia	6	6	1	00:00:00	100%	\$ 0
 Unknown	5	6	1	00:00:01	80%	\$ 0
 Poland	4	4	1	00:00:00	100%	\$ 0
 Malaysia	3	3	1	00:00:00	100%	\$ 0
 New Zealand	3	5	2	00:01:23	33%	\$ 0
 Nigeria	3	3	1	00:00:00	100%	\$ 0
 Switzerland	3	3	1	00:00:00	100%	\$ 0
 Cambodia	2	2	1	00:00:00	100%	\$ 0
 Guam	2	6	3	00:00:29	50%	\$ 0
 Iceland	2	2	1	00:00:00	100%	\$ 0
 Ireland	2	22	11	00:00:00	50%	\$ 0
 Mexico	2	2	1	00:00:00	100%	\$ 0
 South Africa	2	2	1	00:00:00	100%	\$ 0
 South Korea	2	2	1	00:00:00	100%	\$ 0
 Argentina	1	2	2	00:00:17	0%	\$ 0
Others	20	28	1	00:00:52	85%	\$ 0

# Device type

Device type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Conversion Rate
 Desktop	3,184	11,327	4	00:03:15	46%	0%
 Smartphone	1,011	2,817	3	00:01:56	55%	0%
 Tablet	379	1,269	3	00:02:12	49%	0%
Unknown	164	374	2	00:00:15	84%	0%
Phablet	63	170	3	00:01:19	46%	0%



## Council Agenda Item

Item 6  
C'Sec Use Only

Budget Account Code:	Meeting Date: April 19, 2016
Budgeted Amount:	Department/ Requestor: City Attorney Shepherd
Fund Balance-before expenditure:	Prepared by: City Attorney Shepherd
Estimated Cost:	Date Prepared: April 14, 2016
Exhibits:	1. Proposed Ordinance

### AGENDA SUBJECT

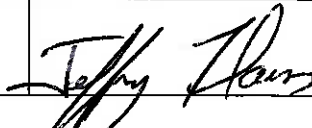
CONSIDERATION AND ANY APPROPRIATE ACTION REGARDING PROPOSED  
ATMOS FRANCHISE AGREEMENT. [SHEPHERD]

### SUMMARY

Please review the Atmos franchise agreement proposal provided.

### POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	City Attorney Shepherd (2016 0419 email)	Date:	
City Administrator:		Date:	4/15/16

ORDINANCE NO: \_\_\_\_\_

**AN ORDINANCE GRANTING TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAYS; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; AND REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES.**

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

**SECTION 1. GRANT OF AUTHORITY:** The City of Parker, Texas, hereinafter called "City," hereby grants to Atmos Energy Corporation, Mid-Tex Division, hereinafter called "Atmos Energy," its successors and assigns, consent to use and occupy the present and future streets, alleys, highways, public utility easements, public ways and other public places ("Public Rights-of-Way"), for the purpose of laying, maintaining, constructing, protecting, operating, and replacing therein and thereon pipelines and all other appurtenant equipment (the "System") to deliver, transport, and distribute gas in, out of, and through City for persons, firms, and corporations, including all the general public, and to sell gas to persons, firms, and corporations, including all the general public, within the City corporate limits, as such limits may be amended from time to time during the term of this franchise, said consent being granted for a term ending December 31, 2036.

**SECTION 2. CONSTRUCTION, MAINTENANCE, OPERATION & RELOCATION OF ATMOS ENERGY FACILITIES:**

- A. Atmos Energy shall lay, maintain, construct, operate, and replace its pipes, mains, laterals, and other equipment to minimize interference with traffic, place or cause to be placed appropriate barriers to mark excavations or obstructions, and restore to approximate original condition, in conformance with applicable City street construction requirements, all Public Rights-of-Way that it may disturb. In determining the location of the facilities of the City and other users of Public Right-of-Way within City, City shall minimize interference with then existing facilities of Atmos Energy and shall require other users of Public Rights-of-Way to minimize interference with existing facilities of Atmos Energy. In the event of a conflict between the location of the proposed facilities of Atmos Energy and the location of the existing facilities of City or other users of Public Rights-of-Way within Public Rights-of-Way that cannot otherwise be resolved,



City or an authorized agent of City shall resolve the conflict and determine the location of the respective facilities within the Public Rights-of-Way.

Atmos Energy or contractors working on behalf of Atmos Energy shall not be required to pay for permits for street cutting, street excavation or other special permits related to excavations in Public Rights-of-Way in connection with Atmos Energy's operations in Public Rights-of-Way. City shall provide Atmos Energy with its capital improvements plan as well as any updates or changes as soon as the plan, update, or change becomes available. City shall notify Atmos Energy as soon as reasonably possible of any projects that will affect Atmos Energy's facilities located in the Public Rights-of-Way. When required by City to remove or relocate its mains, laterals, and/or other facilities lying within Public Rights-of-Way, Atmos Energy shall do so as soon as practically possible with respect to the scope of the project. In no event shall Atmos Energy be required to remove or relocate its facilities in less than thirty (30) days from the time notice is given to Atmos Energy by City.

- B. If City, in constructing its sewers, drainage, water lines, streets, or utilities, should request that Atmos Energy remove or relocate its mains, laterals, and other facilities lying within Public Rights-of-Way, Atmos Energy shall do so at its own expense for facilities that are in conflict, unless such work is for the primary purpose of beautification or to accommodate a private developer. Facilities are deemed to be in conflict to the extent that the proposed City facilities are shown by Atmos Energy on a location report to be inconsistent with gas distribution industry standard safe operating practices for existing facilities. Atmos Energy shall not be required to relocate facilities to a depth of greater than four (4) feet unless prior agreement is obtained from Atmos Energy.

When Atmos Energy is required by City to remove or relocate its mains, laterals, and other facilities lying within Public Rights-of-Way to accommodate a request by City, and costs of utility removals or relocations are eligible under federal, state, county, local or other programs for reimbursement of costs and expenses incurred by Atmos Energy as a result of such removal or relocation, and such reimbursement is required to be handled through City, Atmos Energy costs and expenses shall be included in any application by City for reimbursement if Atmos Energy submits its cost and expense documentation to City prior to the filing of the application. City shall provide reasonable written notice to Atmos Energy of the deadline for Atmos Energy to submit documentation of the costs and expenses of such relocation to City. Upon receipt of

reimbursement funds from the federal or state agency, the City shall remit to the Company, within thirty (30) days of receipt, the Company's portion of the funds related to the relocation or removal of its facilities.

If Atmos Energy is required by City to remove or relocate its mains, laterals, or other facilities lying within Public Rights-of-Way for any reason other than the construction or reconstruction of sewers, drainage, water lines, streets or utilities by City, Atmos Energy shall be entitled to reimbursement from City or others of the cost and expense of such removal or relocation.

- C. When Atmos Energy is required to remove or relocate its mains, laterals or other facilities to accommodate construction by City without reimbursement from City, Atmos Energy shall have the right to seek recovery of relocation costs as provided for in applicable state and/or federal law. Nothing herein shall be construed to prohibit, alter, or modify in any way the right of Atmos Energy to seek or recover a surcharge from customers for the cost of relocation pursuant to applicable state and/or federal law. City shall not oppose recovery of relocation costs when Company is required by City to perform relocation. City shall not require that Company document request for reimbursement as a pre-condition to recovery of such relocation costs. Notwithstanding the foregoing, the City shall have the right to request other project documentation to the full extent provided by state law.

- D. If City abandons any Public Rights-of-Way in which Atmos Energy has facilities, such abandonment shall be conditioned on Atmos Energy's right to maintain its use of the former Public Right-of-Way and on the obligation of the party to whom the Public Right-of-Way is abandoned to reimburse Atmos Energy for all removal or relocation expenses if Atmos Energy agrees to the removal or relocation of its facilities following abandonment of the Public Right-of-Way. If the party to whom the Public Right-of-Way is abandoned requests Atmos Energy to remove or relocate its facilities and Atmos Energy agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Right-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

**SECTION 3. INDEMNITY & INSURANCE:** In the event of injury to any person or damage to any property by reason of Atmos Energy's construction, operation, maintenance, or replacement of Atmos

Energy's pipeline system within Public Rights-of-Way, Atmos Energy shall indemnify and keep harmless City from any and all liability in connection therewith, except to the extent such injury or damage is attributable to the fault of the City, including, without limitation, the City's negligent or intentional acts or omissions. Atmos Energy's insurance of its obligations and risks undertaken pursuant to this franchise may be in the form of self-insurance to the extent permitted by applicable law, under an Atmos Energy plan of self-insurance maintained in accordance with sound accounting and risk-management practices.

SECTION 4. NON-EXCLUSIVE FRANCHISE: The rights, privileges, and franchises granted by this ordinance are not to be considered exclusive, and City hereby expressly reserves the right to grant, at any time, like privileges, rights, and franchises as it may see fit to any other person or corporation for the purpose of transporting, delivering, distributing, or selling gas to and for City and the inhabitants thereof.

SECTION 5. PAYMENTS TO CITY:

- A. Atmos Energy, its successors and assigns, agrees to pay and City agrees to accept, on or before the 1<sup>st</sup> day of March, 2017 and on or before the same day of each succeeding year during the term of this franchise the last payment being made on the 1<sup>st</sup> day of March, 2036, a sum of money which shall be equivalent to five percent (5%) of the Gross Revenues, as defined in 5.B below, received by Atmos Energy during the preceding calendar year.
- B. "Gross Revenues" shall mean:
- (1) all revenues received by Atmos Energy from the sale of gas to all classes of customers (excluding gas sold to another gas utility in the City for resale to its customers within City) within the City;
  - (2) all revenues received by Atmos Energy from the transportation of gas through the System of Atmos Energy within the City to customers located within the City (excluding any gas transported to another gas utility in City for resale to its customers within City);
  - (3) the value of gas transported by Atmos Energy for Transport Customers through the System of Atmos Energy within the City ("Third Party Sales") (excluding the value of any gas transported to another gas utility in City for resale to its customers within

City), with the value of such gas to be established by utilizing Atmos Energy's monthly Weighted Average Cost of Gas charged to industrial customers in the Mid-Tex division, as reasonably near the time as the transportation service is performed; and

- (4) "Gross Revenues" shall also include the following "miscellaneous charges": charges to connect, disconnect, or reconnect gas and charges to handle returned checks from consumers within the City.
- (5) "Gross Revenues" shall not include:
  - (a) revenues billed but not ultimately collected or received by Atmos Energy;
  - (b) contributions in aid of construction;
  - (c) the revenue of any affiliate or subsidiary of Atmos Energy, unless such entity duly becomes a successor or assign of this agreement;
  - (d) sales tax and franchise fees paid to the City;
  - (e) interest or investment income earned by Atmos Energy; and
  - (f) monies received from the lease or sale of real or personal property, provided, however, that this exclusion does not apply to the lease of facilities within the City's right of way.

- C. The initial payment for the rights and privileges herein provided shall be for the privilege period January 1 through December 31, 2017, and each succeeding payment shall be for the privilege period of the calendar year in which the payment is made.

It is also expressly agreed that the aforesaid payments shall be in lieu of any and all other and additional occupation taxes, easement, franchise taxes or charges (whether levied as an ad valorem, special, or other character of tax or charge), municipal license, permit, and inspection fees, bonds, street taxes, and street or alley rentals or charges, and all other and additional municipal taxes, charges, levies, fees, and rentals of whatsoever kind and character that City may now impose or hereafter levy and collect from Atmos Energy or Atmos Energy's agents, excepting only the usual general or special ad valorem taxes that City is authorized to levy and impose upon real and personal property, including all real and personal property of Atmos Energy in the City. If the City does not have the legal power to agree that the payment of the foregoing

sums of money shall be in lieu of taxes, licenses, fees, street or alley rentals or charges, easement or franchise taxes or charges aforesaid, then City agrees that it will apply so much of said sums of money paid as may be necessary to satisfy Atmos Energy's obligations, if any, to pay any such taxes, licenses, charges, fees, rentals, easement or franchise taxes or charges aforesaid.

D. Effect of Other Municipal Franchise Ordinance Fees Accepted and Paid by Atmos Energy

If Atmos Energy should at any time after the effective date of this Ordinance agree to a new municipal franchise ordinance, or renew an existing municipal franchise ordinance, with another municipality in Atmos Energy's Mid-Tex Division, which municipal franchise ordinance determines the franchise fee owed to that municipality for the use of its public rights-of-way in a manner that, if applied to the City, would result in a franchise fee greater than the amount otherwise due City under this Ordinance, then the franchise fee to be paid by Atmos Energy to City pursuant to this Ordinance may, at the election of the City, be increased so that the amount due and to be paid is equal to the amount that would be due and payable to City were the franchise fee provisions of that other franchise ordinance applied to City. The City acknowledges that the exercise of this right is conditioned upon the City's acceptance of all terms and conditions of the other municipal franchise *in toto*. The City may request waiver of certain terms and Company may grant, in its sole reasonable discretion, such waiver.

E. Atmos Energy Franchise Fee Recovery Tariff

- (1) Atmos Energy may file with the City a tariff or tariff amendment(s) to provide for the recovery of the franchise fees under this agreement.
- (2) City agrees that (i) as regulatory authority, it will adopt and approve the ordinance, rates or tariff which provide for 100% recovery of such franchise fees as part of Atmos Energy's rates; (ii) if the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of Atmos Energy's franchise fees is an issue, the City will take an affirmative position supporting 100% recovery of such franchise fees by Atmos Energy and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Atmos Energy.
- (3) City agrees that it will take no action, nor cause any other person or entity to take any

action, to prohibit the recovery of such franchise fees by Atmos Energy.

- F. Lease of Facilities Within City's Rights-of-Way. Atmos Energy shall have the right to lease, license or otherwise grant to a party other than Atmos Energy the use of its facilities within the City's public rights-of-way provided: (i) Atmos Energy first notifies the City of the name of the lessee, licensee or user; the type of service(s) intended to be provided through the facilities; and the name and telephone number of a contact person associated with such lessee, licensee or user and (ii) Atmos Energy makes the franchise fee payment due on the revenues from such lease pursuant to Section 5 of this Ordinance. This authority to Lease Facilities within City's Rights-of-Way shall not affect any such lessee, licensee or user's obligation, if any, to pay franchise fees.

- G. The City reserves the right to forfeit and terminate the franchise and all rights and privileges of the Atmos Energy hereunder in the event of an attempt to evade any material provision of the franchise or to practice any fraud or deceit upon the City.

SECTION 6. ACCEPTANCE OF FRANCHISE: In order to accept this franchise, Atmos Energy must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by City. If such written acceptance of this franchise ordinance is not filed by Atmos Energy, the franchise ordinance shall be rendered null and void.

When this franchise ordinance becomes effective, all previous ordinances of City granting franchises for gas delivery purposes that were held by Atmos Energy shall be automatically canceled and annulled, and shall be of no further force and effect.

SECTION 7. PARAGRAPH HEADINGS. CONSTRUCTION: The paragraph headings contained in this ordinance are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the preparation of this ordinance and this ordinance shall not be construed either more or less strongly against or for either party.

SECTION 8. EFFECTIVE DATE: If Atmos Energy accepts this franchise, it becomes effective as of \_\_\_\_\_, 2016. Payments taking place prior to the effective date of this Ordinance shall be made in accordance with the previous franchise agreement.

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Patti Scott Grey, City Secretary

\_\_\_\_\_  
Z. Marshall, Mayor  
City of Parker, Texas

STATE OF TEXAS                   §  
COUNTY OF COLLIN           §  
CITY OF PARKER               §

I, Patti Scott Grey, City Secretary of the City of Parker, Collin County, Texas, do hereby certify that the above and foregoing is a true and correct copy of an ordinance passed by the City Council of the City of Parker, Texas, at a \_\_\_\_\_ session, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, as it appears of record in the Minutes in Book \_\_\_\_\_, page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF SAID CITY, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Patti Scott Grey, City Secretary  
City of Parker, Texas



# Council Agenda Item



Item 7  
C'Sec Use Only

Budget Account Code:	1-40-7305	Meeting Date:	April 19, 2016
Budgeted Amount:	\$70,000	Department/ Requestor:	Fire Department/ Chief Sheff
Fund Balance-before expenditure:	\$70,000	Prepared by:	Sheff
Estimated Cost:	\$49,675	Date Prepared:	January 24, 2016
Exhibits:	Spreadsheet of costs FAQ		

## AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON IMPLEMENTATING A COMBINATION FIRE DEPARTMENT CONSISTING OF PART PAID/PART VOLUNTEER STAFF [SHEFF]

## SUMMARY

### Recommendation

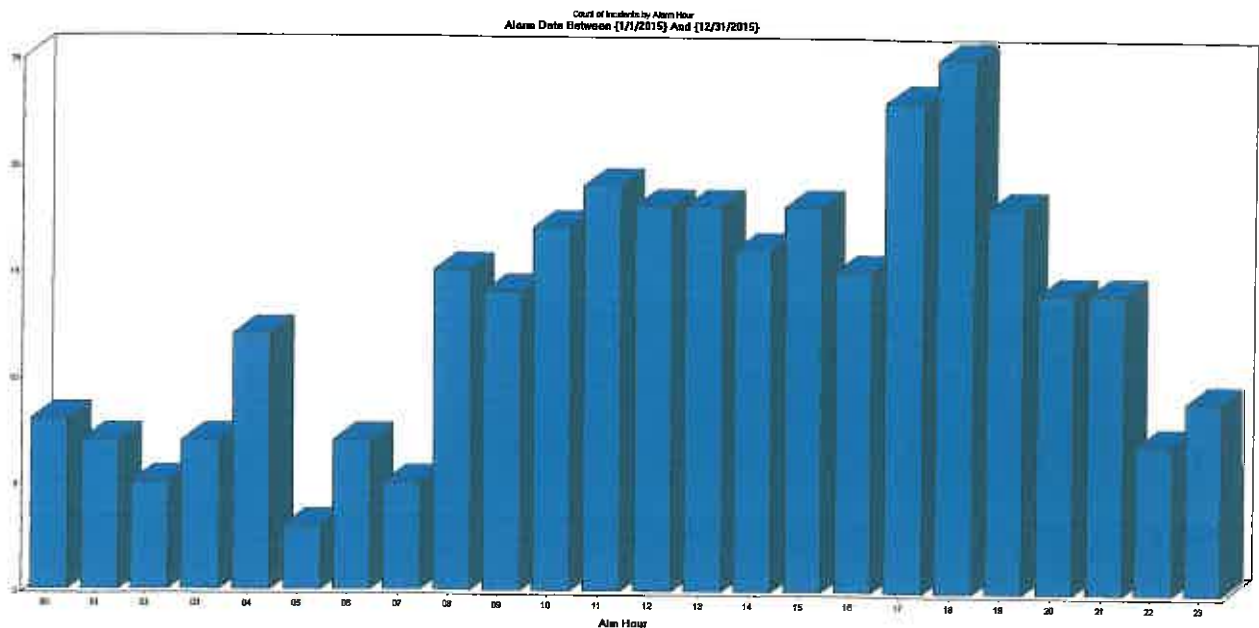
Implementation of a shift based, part-time paid, part volunteer staffing solution commencing no earlier than June 1, 2016 and continuing through fiscal year end and thereafter.

- Coverage Monday through Friday, 8am – 6pm (a 2 hour extension of present stipend coverage program from the current 9am - 5pm).
- Staffing of 3 including a paid Officer, paid Driver and stipend Firefighter (unchanged in number or function from current day crew staffing).
- Wages (excluding accrued benefits): Officer: \$20.00/hr; Driver \$18.00/hr; Stipend Firefighter: \$60/shift. Paid wages are competitive with area departments.
- Approve 3 shifts, each with two part-time paid employees plus an accrual for PTO (12 firefighters working every 6<sup>th</sup> day excluding weekends plus up to an additional 2 firefighters on an as-needed basis to cover PTO). This approach aligns directionally with area paid fire departments staffing three 24 hour on, 48 hour off shifts.
- Total cost over the 4 mos. June 1 – Sept 30, 2016 (including continued stipend advances to non-paid volunteers plus reimbursement per call) is approximately \$50,000 refer to spreadsheet for actual figures).

- The department's annual FY 2016 budget includes \$70,000 for a consulting study, \$55,000 for the stipend program and \$20,000 for reimbursement per call. There remains \$100,000 in these three accounts, more than ample to cover combination staffing during the remainder of the fiscal year.
- The annual cost is approximately \$143,000.
- A detailed spreadsheet completed by the City Finance Manager is included as an attachment.

## Rationale

During calendar year 2015 the department responded to 314 calls for service, a record year. The chart below depicting CY 2015 calls by time of day indicate relatively level activity beginning at 8am with calls peaking between 5pm and 6pm. The 8am and 5pm hours mirror peak commuting times over the city's roadways.



Presently, we attempt to staff a three person "day crew" on weekdays via our stipend program. The crew consists of an officer, a driver and a firefighter. Evenings, nights and weekends are covered by volunteers who respond from home or work. During 2015, 17% of daytime calls Monday through Friday occurred when we did not have at least two firefighters at the fire station. This is up from 7% in 2014. These calls were either covered by our volunteers or, infrequently, were covered by our mutual aid departments (we do the same for them when they cannot cover a call).

We are increasingly experiencing difficulty with adequately staffing a day crew by firefighters whose credentials meet the officer or driver qualification. During 2015, 10 of our volunteers provided approximately 60% of day crew coverage, many with the necessary qualifications for officer/driver. Certain of these firefighters have now left the department or have taken full time jobs with other area fire departments materially cutting back on their availability with us. This has placed an unreasonable strain on staffing the officer/driver slots. Implementation of

formal part time positions establishes, among other things, predictability of coverage which enhances public safety.

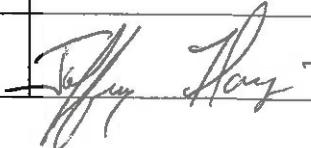
Implementation of a part paid – part volunteer staffing concept should alleviate the immediate weekday staffing challenge. A combination of paid/volunteer staffing is common throughout the fire service. As a first step, we recommend implementing shift-based, part-time paid City positions for an Officer and a Driver under an A-B-C shift program, plus continuing the stipend program for a Firefighter position. A three member fire apparatus crew is considered a minimum safe crew staffing level. The longer term envisions stair step implementation of paid staffing extending to weekend and night coverage supplemented by a contingent of volunteer/stipend staff as the city builds out.

Earlier in the fiscal year, the department solicited proposals for an independent consultant's staffing assessment, both immediate and longer term. Two such proposals were subsequently forwarded to Council. Due to timing, we recommend a balanced approach of delaying a staffing assessment while we implement this first phase of the aforementioned staffing progression, but are supportive of engaging a consultant to assess longer term staffing recommendations prior to implementation of the next major phase.

Risks associated with implementing a combination program involve additional strain placed upon volunteers required to cover weekends and nights plus integration concerns of combining a paid contingent with a volunteer contingent of members. Because we will continue to staff a volunteer stipend position on the day crew we believe we will experience the net loss of only two volunteers who currently respond nights and weekends who will convert to paid employee status. We will utilize PTO accrual if necessary to ensure adequate response. Regarding integration risk, the department has for years successfully integrated a roster comprised of SFFMA-certified (volunteer) and TCFP certified (eligible for pay) members. Maintaining our chiefs officers at the top of the house as volunteers and filling the part-time slots from within should minimize discontent and enable us to retain membership levels.

## POSSIBLE ACTION

Approve, Modify, Table or Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	4/15/16

## City of Parker

### Questions regarding Part-Time paid staffing for Fire Department.

1. Can you explain the advantages to a part-time paid staff? This guarantees predictability to staffing during our most difficult times finding coverage by firefighters having the desired skill set necessary for the efficient fire and EMS operations.
2. How many firemen does it require to dispatch each type of truck? 3 is the minimum acceptable, 4 is preferred. Government-funded NIST studies conducted within the past three years provide scientific evidence supporting minimum staffing of 4; however, many departments (including Parker) continue to operate a minimum of three firefighters for budgetary reasons.
3. For the paid firemen how are we going to track hours worked to make sure they don't exceed the hours for TMRS (1,000/year) and health insurance benefits (40 hrs/week per handbook —<50 employees, 30 hours/week for Affordable Care Act)
  - a. We currently have 22 paid positions at the City. Under our proposed day crew plan envisioning paid coverage M-F excluding weekends, a firefighter/employee may work 44 shifts totaling 440 annual hours. This leaves us substantial flexibility to accommodate changes to the program in future years. Fire Dept. software currently in use can track hours worked by firefighter. Based on the proposed schedule it would be a stretch for someone to come close to these limitations.
4. Will we be able to respond to calls effectively after 6:00pm during the week and on weekends if the "paid" crew cannot respond as volunteers?
  - a. If they do respond, since we have to pay them as employees, how much with the estimated costs increase? There is no absolute answer. This is a gating question deserving a healthy discussion during Council session. At this point we believe the net impact will be a loss of one or two volunteers who currently respond to night and weekend calls. Note further that one of the three day crew slots will remain a stipend/volunteer position. That member will retain the flexibility to respond during nights and weekends if available to do so. Most of the volunteers who we believe will convert to paid staff live outside the effective response radius and presently do not respond on weekends or at night. There are times, however, when officers or firefighters will be needed to supplement responding volunteers. This typically occurs when volunteers are out of town. Our proposal for the period June 1 – Sept. 30, 2016 includes \$4,300 from accrued PTO to cover such instances.

5. Do you anticipate any problem finding 12 people to cover the weekday paid shifts?  
No. We have a sufficient number of firefighters currently on staff indicating a desire to fill one of the 12 permanent shift slots. If we have underestimated the response by our current membership the proposed hourly wage is competitive with other area fire departments and we can attract sufficient applicants to fill the variance.
6. Do you anticipate any problem finding enough volunteers to cover calls?  
Volunteerism is declining across the US and many departments are struggling with it. For the near term we are getting by but anticipate ongoing issues finding qualified people that live close enough to respond from home. We hope to attract one or two more candidates with upcoming recruiting efforts but remain skeptical based off past results.
  - a. Additional firemen to dispatch with the paid crew. See above.
  - b. Cover nights and weekends with enough volunteers to dispatch equipment without the paid crew individuals? See above.
7. Do you anticipate any conflicts between the paid crew and volunteers?
  - a. Will you lose any current volunteers if you don't include them as part of the paid crew? Hiring from within our department should certainly help minimize potential integration issues. We already successfully integrate SFFMA-certified firefighters with TCFP- certified firefighters which is traditionally a basis of conflict. We may potentially lose some volunteers but most likely those are the members not responding already today so there would be no loss of coverage. We also feel maintaining our Chiefs as volunteers will set the right culture from the top for a combination department.
8. How do you see your department evolving over the next 5 years? 10 years?
  - a. Combination paid and volunteer or all paid. We hope to remain combination for as long as we can. We foresee the progression over the next 5 years as extending part time coverage first to weekends and nights and, dictated by the timing of the city's build out, ultimately staffing a single fire apparatus on a 24/7 basis with a four person crew but still supplemented by volunteers to a lesser extent. We also envision the need to add a part-time paid administrative chief's position during the next 5 years. We are supportive of an independent consultant's staffing assessment of the department as a precursor to any major staffing change beyond the initial 2 paid/one stipend program.
9. What happens if the combination paid and volunteer scenario doesn't improve our current situation? The current situation reflects our challenge in covering an officer or driver position in the day crew as well as the demographics of the majority of membership living outside city limits. Predictably filling two day slots should

substantially solve the majority of day coverage and, we believe, will not materially alter the landscape of our night/weekend coverage from what it is today.

- a. **No reduction in response times.** During 2015 our day crew response was slightly over 5 minutes and our response time when the station was unstaffed slightly under 10 minutes. Response times should remain the same going forward.
- b. **Inability to dispatch equipment effectively.** We staff and respond no less than one fire apparatus with the number of present volunteers and or current day crew staff. This should not change under our proposal.
- c. **Dependence on Mutual Aid.** Staffing under our proposal should continue sufficient to respond to basic emergencies without reliance on mutual aid. Due to the size of our typical residence, adequate resource response to structure fires will continue to rely on automatic and mutual aid agreements currently in place.





Parker Fire Department												
Partial Paid Department												
Annual												
Assumptions:	12 people , 2 per shift											
	Monday - Friday - 8am to 6pm											
	Use Shift Calendar - Skip Weekends											
Employee	Shifts per Year	Hours per Shift	Total Hours	Rate of Pay	Annual Pay	Social Security	Medicare	W/Comp	TWC	Total w/Benefits	Annual PTO Accrual	
1A	43	10	430	\$18.00	\$7,740.00	\$479.88	\$112.23	\$155.50	\$147.06	\$8,634.67	24.81	
1B	43	10	430	\$20.00	\$8,600.00	\$533.20	\$124.70	\$155.50	\$163.40	\$9,576.80	24.81	
2A	43	10	430	\$18.00	\$7,740.00	\$479.88	\$112.23	\$155.50	\$147.06	\$8,634.67	24.81	
2B	43	10	430	\$20.00	\$8,600.00	\$533.20	\$124.70	\$155.50	\$163.40	\$9,576.80	24.81	
3A	42	10	420	\$18.00	\$7,560.00	\$468.72	\$109.62	\$155.50	\$143.64	\$8,437.48	24.23	
3B	42	10	420	\$20.00	\$8,400.00	\$520.80	\$121.80	\$155.50	\$159.60	\$9,357.70	24.23	
4A	44	10	440	\$18.00	\$7,920.00	\$491.04	\$114.84	\$155.50	\$150.48	\$8,831.86	25.38	
4B	44	10	440	\$20.00	\$8,800.00	\$545.60	\$127.60	\$155.50	\$167.20	\$9,795.90	25.38	
5A	44	10	440	\$18.00	\$7,920.00	\$491.04	\$114.84	\$155.50	\$150.48	\$8,831.86	25.38	
5B	44	10	440	\$20.00	\$8,800.00	\$545.60	\$127.60	\$155.50	\$167.20	\$9,795.90	25.38	
6A	44	10	440	\$18.00	\$7,920.00	\$491.04	\$114.84	\$155.50	\$150.48	\$8,831.86	25.38	
6B	44	10	440	\$20.00	\$8,800.00	\$545.60	\$127.60	\$155.50	\$167.20	\$9,795.90	25.38	
Totals	520	120	5200	228	\$98,800.00	\$6,125.60	\$1,432.60	\$1,866.00	\$1,877.20	\$110,101.40	300.00	
PRN	PTO Cover		150	\$18.00	\$2,700.00	167.40	39.15	155.55	51.30	3,113.40		
PRN	PTO Cover		150	\$20.00	\$3,000.00	186.00	43.50	155.55	57.00	3,462.05		
Totals					\$5,700.00	353.40	82.65	311.10	108.30	6,575.45		
Grand Total - Employee					\$104,500.00	\$6,479.00	\$1,515.25	\$2,177.10	\$1,985.50	\$116,676.85		
Stipend Pay -										\$15,600.00		
Reimbursement per Call										\$10,000.00		
Total Annual Costs										\$142,276.85		





## Council Agenda Item

Item 8  
C'Sec Use Only

Budget Account Code:	Meeting Date: April 19, 2016
Budgeted Amount:	Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: April 14, 2016
Exhibits:	Quotes

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING PARKER RANCH PHASE 3 WATERLINE UPGRADE. [FLANIGAN]

### SUMMARY

Parker Ranch Phase 3 approved construction plans call for a 12" waterline from their development to FM2551, using the cities right of way along Kara Lane. Since the approved plans, the developer has acquired an easement crossing the Donihoo Tract to supply water to the development. Next, the City's Water Master Plan requires a 16" water main from FM2551 to the location of our future elevated tower.

When the city requires a developer to upsize a water main, the city is responsible for some cost sharing. I have requested quotes from the developer for consideration. Also, I have explained to the developer that the city does not have funding in the 2015-2016 budget. They are willing to work with the city in next year's budget cycle, because they are eager to get this development completed.

Friday morning we received two quotes (not bids), I have forwarded to Engineering for review.

PCI	cost difference between a 12" and a 16"	\$167,555.40
C.W. Young	cost difference between a 12" and a 16"	\$133,775.68

## POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>J. Hany</i>	Date:	<i>4/15/16</i>

DATE : April 12, 2016



210 S. Sixth Street  
Mansfield, Texas 76063  
(817)-477-1414  
(817) -473-6077 fax

TO : **First Texas Homes, Inc.**  
500 Crescent Court  
Suite 350  
Dallas, TX 75201

Project : **Parker Ranch OS Water Alt. A**  
Specs : Parker, TX  
Engineer: Westwood  
Scope : Installation of Water, Sanitary Sewer & Storm Drain

### Proposal

Line Item	Description	Unit	Quantity	Unit Price	Extended Price
<b>WATER</b>					
1	16" Water Main	LF	5,026.	69.25	348,050.50
2	16" Water Main by Bore w/Encasement Pipe	LF	70.	600.00	42,000.00
3	12" Water Main	LF	317.	53.07	16,823.19
4	8" Water Main	LKF	200.	29.41	5,882.00
5	16" Gate Valves	EA	9.	5,850.00	52,650.00
6	12" Gate Valves	EA	2.	2,325.00	4,650.00
7	8" Gate Valves	EA	10.	1,212.50	12,125.00
8	6" Blowoff Valve	EA	1.	4,375.00	4,375.00
9	Air Release Valve	EA	1.	8,625.00	8,625.00
10	12" x 12" Cut-In Tee	EA	1.	4,350.00	4,350.00
11	16" x 16" Cross	EA	1.	3,250.00	3,250.00
12	16" x 8" Cross	EA	2.	2,250.00	4,500.00
13	16" x 16" Tee	EA	1.	2,200.00	2,200.00
14	16" x 8" Tee	EA	4.	1,800.00	7,200.00
15	16" x 12" Reducer	EA	2.	1,125.00	2,250.00
16	16" x 8" Reducer	EA	2.	1,125.00	2,250.00
17	16" Plug	EA	1.	750.00	750.00
18	8" Plug	EA	10.	262.50	2,625.00
19	Water Test	LS	1.	4,375.00	4,375.00
20	Trench Safety	LF	5,543.	0.28	1,552.04
SUB-TOTAL:				<b>WATER</b>	<b>\$ 530,482.73</b>

### MISCELLANEOUS

1	2 yr. 100% Maintenance Bond Included	LS	1.	16,250.00	16,250.00
SUB-TOTAL:				<b>MISCELLANEOUS</b>	<b>\$ 16,250.00</b>

**TOTALS:**  
**WATER** \$ **530,482.73**  
**MISCELLANEOUS** \$ **16,250.00**

<b>TOTAL UTILITY IMPROVEMENTS</b>	<b>\$ 546,732.73</b>
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**TIME:**

**35** Working days will be required for substantial completion. Substantial completion defined as all lines tested, backfilled, and awaiting paving stakes.

**5** Working days will be required for city acceptance.

**BID QUALIFICATIONS:**

- > *These prices are firm for a period not to exceed 30 days, unless the project has been awarded to contractor prior to 30 days after the proposal has been submitted in which case the prices can be extended beyond 30 days as market conditions will allow.*
- > *Utility spoils to be moved from streets and spread on-site. Hauling of utility spoils offsite is NOT included in the utility installation pricing.*
- > *If a Geotechnical Report was not provided at time of bid, additional charges may be required should rock be encountered which is not able to be dug using a traditional excavator and requires a hydro-hammer and/or trencher for excavation.*
- > *Backfill is native, nonprocessed material (except for adding moisture as needed for compaction) and will be returned to approximately the same location from which it is removed.*
- > *The clearing, excavation and grade to drains for all utilities and outfall structures (both onsite & offsite) to be done by the excavation contractor.*
- > *Grade verification of Connection points will be done at time of Project Mobilization. For bidding purposes, it is assumed that existing grades of all connection points are accurate per engineering plans / as built.*
- > *All inspection fees, city / TxDot permits, staking and geotechnical testing to include density & concrete to be provided by the developer with a lab of their choosing.*
- > *The owner / developer shall be considered the operator for the purposes of the TCEQ Storm Water Pollution Prevention Plan.*
- > *Seeding, sodding or hydro mulching of disturbed areas shall be provided by the developer as needed for city acceptance. NO installation or removal of erosion control included other than stage 1 inlet protection.*
- > *Contract pricing assumes all costs associated for one mobilization, should multiple moves be required additional charges may be assessed.*
- > *It is assumed that water testing will be done by the tradition method by adding a valve to an existing connection point and testing against that valve. No additional backflow preventers and/or bypasses are included in the proposal.*
- > **Geotechnical testing (density & concrete) is NOT included.**
- > **T.V. Test of Storm Lines is NOT included.**
- > **Vacuum cleaning of storm drain lines after paving (if required) is NOT included.**
- > *Installation or removal of erosion control devices is NOT Included (other than stage 1 inlet protection).*
- > *Repairs necessary to the utility lines due to damage caused by other contractors may be billed to owner.*

**CONTRACT TERMS:**

- > **Final contract quantities to be determined using city approved construction plans.**
- > **This proposal, including all qualifications, shall be included as part of the contract.**
- > **Monthly pay estimates will be submitted by the 25th of each month. Payment of monthly invoices are to be received no later than the 15th of the following month.**
- > **Should payment be more than 30 days past due, owner shall pay fifteen (15) percent interest per annum in addition to the sum of the past due invoice.**
- > **If work is stopped by for issues that are beyond the contractors control for a period of more than 14 days, an invoice for all money due including retainage will be sent and be due within 20 days of receipt.**

DATE : April 12, 2016



210 S. Sixth Street  
Mansfield, Texas 76063  
(817)-477-1414  
(817)-473-6077 fax

TO : **First Texas Homes, Inc.**  
500 Crescent Court  
Suite 350  
Dallas, TX 75201

Project : **Parker Ranch OS Water Alt. B**  
Specs : Parker, TX  
Engineer: Westwood  
Scope : Installation of Water, Sanitary Sewer & Storm Drain

### Proposal

Line Item	Description	Unit	Quantity	Unit Price	Extended Price
<b>WATER</b>					
1	12" Water Main	LF	5,343.	54.94	293,553.01
2	12" Water Main by Bore w/Encasement Pipe	LF	70.	391.00	27,370.00
3	8" Water Main	LF	200.	29.41	5,882.00
4	12" Gate Valves	EA	11.	2,325.00	25,575.00
5	8" Gate Valves	EA	10.	1,212.50	12,125.00
6	6" Blowoff Valve	EA	1.	3,875.00	3,875.00
7	Air Release Valve	EA	1.	8,125.00	8,125.00
8	12" x 12" Cut-In Tee	EA	1.	4,350.00	4,350.00
9	12" x 12" Cross	EA	1.	1,300.00	1,300.00
10	12" x 8" Cross	EA	2.	862.50	1,725.00
11	12" x 12" Tee	EA	1.	975.00	975.00
12	12" x 8" Tee	EA	4.	737.50	2,950.00
13	12" x 8" Reducer	EA	2.	375.00	750.00
14	12" Plug	EA	1.	525.00	525.00
15	8" Plug	EA	10.	295.00	2,950.00
16	Water Test	LS	1.	4,375.00	4,375.00
17	Trench Safety	LF	5,543.	0.28	1,552.04
SUB-TOTAL:				<b>WATER</b>	<b>\$ 397,957.05</b>

### MISCELLANEOUS

1	2 yr. 100% Maintenance Bond Included	LS	1.	15,000.00	15,000.00
SUB-TOTAL:				<b>MISCELLANEOUS</b>	<b>\$ 15,000.00</b>

**TOTALS:**

<b>WATER</b>	<b>\$ 397,957.05</b>
<b>MISCELLANEOUS</b>	<b>\$ 15,000.00</b>

<b>TOTAL UTILITY IMPROVEMENTS</b>	<b>\$ 412,957.05</b>
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### TIME:

35 Working days will be required for substantial completion. Substantial completion defined as all lines tested, backfilled, and awaiting paving stakes.

5 Working days will be required for city acceptance.

### **BID QUALIFICATIONS:**

- > *These prices are firm for a period not to exceed 30 days, unless the project has been awarded to contractor prior to 30 days after the proposal has been submitted in which case the prices can be extended beyond 30 days as market conditions will allow.*
- > *Utility spoils to be moved from streets and spread on-site. Hauling of utility spoils offsite is NOT included in the utility installation pricing.*
- > *If a Geotechnical Report was not provided at time of bid, additional charges may be required should rock be encountered which is not able to be dug using a traditional excavator and requires a hydro-hammer and/or trencher for excavation.*
- > *Backfill is native, nonprocessed material (except for adding moisture as needed for compaction) and will be returned to approximately the same location from which it is removed.*
- > *The clearing, excavation and grade to drains for all utilities and outfall structures (both onsite & offsite) to be done by the excavation contractor.*
- > *Grade verification of Connection points will be done at time of Project Mobilization. For bidding purposes, it is assumed that existing grades of all connection points are accurate per engineering plans / as built.*
- > *All inspection fees, city / TxDot permits, staking and geotechnical testing to include density & concrete to be provided by the developer with a lab of their choosing.*
- > *The owner / developer shall be considered the operator for the purposes of the TCEQ Storm Water Pollution Prevention Plan.*
- > *Seeding, sodding or hydro mulching of disturbed areas shall be provided by the developer as needed for city acceptance. NO installation or removal of erosion control included other than stage 1 inlet protection.*
- > *Contract pricing assumes all costs associated for one mobilization, should multiple moves be required additional charges may be assessed.*
- > *It is assumed that water testing will be done by the tradition method by adding a valve to an existing connection point and testing against that valve. No additional backflow preventers and/or bypasses are included in the proposal.*
- > **Geotechnical testing (density & concrete) is NOT included.**
- > **T.V. Test of Storm Lines is NOT included.**
- > **Vacuum cleaning of storm drain lines after paving (if required) is NOT included.**
- > *Installation or removal of erosion control devices is NOT Included (other than stage 1 inlet protection).*
- > *Repairs necessary to the utility lines due to damage caused by other contractors may be billed to owner.*

### **CONTRACT TERMS:**

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- > **Should payment be more than 30 days past due, owner shall pay fifteen (15) percent interest per annum in addition to the sum of the past due invoice.**
- > **If work is stopped by for issues that are beyond the contractors control for a period of more than 14 days, an invoice for all money due including retainage will be sent and be due within 20 days of receipt.**



**POWELL CONSTRUCTION, INC.**

972-562-2762 • Fax 972-562-2954  
P.O. Box 2967 • McKinney, TX 75070

## Revised- Proposal

Date	Proposal Number
4/12/2016	12925-1

### Customer

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

### Project

Parker Ranch Phase 3  
Parker, Texas

Alternate A 16" water line

Item	Description	Quantity	Unit	Unit Price	Total
<b>Section A - Potable Water Facilities Offsite 16"</b>					
1	16" C900,DR-18,Class 150,PVC Water	5026	l.f.	\$ 56.10	\$ 281,958.60
2	16" Water Main by Bore	70	l.f.	\$ 484.50	\$ 33,915.00
3	12" C900,DR-18,Class 150,PVC Water	317	l.f.	\$ 34.70	\$ 10,999.90
4	8" C900,DR-18,Class 150,PVC Water	200	l.f.	\$ 21.70	\$ 4,340.00
5	16" Gate Valve & Box	9	ea.	\$ 6,866.00	\$ 61,794.00
6	12" Gate Valve & Box	2	ea.	\$ 2,318.00	\$ 4,636.00
7	8" Gate Valve & Box	10	ea.	\$ 1,288.00	\$ 12,880.00
8	6" Blowoff Valve	1	ea.	\$ 4,998.00	\$ 4,998.00
9	Air Release Valve	1	ea.	\$ 3,878.00	\$ 3,878.00
10	12" x 12" Cut in Tee	1	ea.	\$ 3,279.00	\$ 3,279.00
11	16" Cross	1	ea.	\$ 2,486.00	\$ 2,486.00
12	16" x 8" cross	2	ea.	\$ 1,366.00	\$ 2,732.00
13	16" Tee	1	ea.	\$ 1,774.00	\$ 1,774.00
14	16"x8" tee	4	ea.	\$ 1,103.00	\$ 4,412.00
15	16" X 12" Reducer	2	ea.	\$ 700.00	\$ 1,400.00
16	16" X 8" Reducer	2	ea.	\$ 661.00	\$ 1,322.00
17	16" plug	1	ea.	\$ 1,210.00	\$ 1,210.00
18	8" plug	10	ea.	\$ 224.00	\$ 2,240.00
19	Water Test	1	l.s.	\$ 1,904.00	\$ 1,904.00
20	Trench Safety	5543	l.f.	\$ 0.10	\$ 554.30
21	City required Maintenance Bond	1	l.s.	\$ 9,744.00	\$ 9,744.00
<b>Total Section A - Potable Water Facilities Onsite</b>					<b>\$ 452,456.80</b>

<b>Proposal Total</b>	<b>\$ 452,456.80</b>
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**NOTE: This proposal is based on the following plans and specifications:**  
Civil Plans by Westwood Professional Services dated 9-18-2015.

**Existing private utilities are to be located by others prior to PCI mobilizing. PCI is not responsible for damage to private utilities that are not accurately located prior to PCI start of work.**

Inlet protection included in this proposal is Stage I only. Stage I consists of initial protection immediately following installation of inlet. Regular maintenance or repair due to damage by others is excluded from this proposal.

Water usage fees or charges associated with flushing water lines is excluded from this proposal.


Removal or disposal of unearthed debris is not included in this proposal.

**EXCLUSIONS:**

Erosion control  
SWPPP  
Revegetation of disturbed areas  
Repair or replacement of existing landscaping or irrigation  
Removal or replacement of existing trees  
Construction materials testing  
Off-site hauling of spoils  
Import of select material for backfill  
Inspection fees  
Permit fees  
Impact fees  
Water meters  
Meter fees  
Cathodic protection  
Adjustment or Relocation of conflicting existing utilities

Pipe bollards  
Sleeves  
Performance and payment bonds  
Natural gas services  
Construction layout  
Engineering control  
Locate of existing private utilities  
Backflow preventers at domestic or irrigation services  
Removal or disposal of unearthed debris  
Moisture Conditioning

Respectfully Submitted By:

  
\_\_\_\_\_  
Jake Fulmer





**POWELL CONSTRUCTION, INC.**

972-562-2762 • Fax 972-562-2954  
P.O. Box 2967 • McKinney, TX 75070

## Revised- Proposal

Date	Proposal Number
4/12/2016	12925-2

### Customer

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

### Project

Parker Ranch Phase 3  
Parker, Texas

### Alternate B 12"

Item	Description	Quantity	Unit	Unit Price	Total
<b>Section B - Potable Water Facilities Offsite 12"</b>					
1	12" C900, DR-18, Class 150, PVC Water	5343	l.f.	\$ 34.70	\$ 185,402.10
2	12" Water Main by Bore	70	l.f.	\$ 372.50	\$ 26,075.00
3	8" C900, DR-18, Class 150, PVC Water	200	l.f.	\$ 21.70	\$ 4,340.00
4	12" Gate Valve & Box	11	ea.	\$ 2,318.00	\$ 25,498.00
5	8" Gate Valve & Box	10	ea.	\$ 1,288.00	\$ 12,880.00
6	6" Blowoff Valve	1	ea.	\$ 3,878.00	\$ 3,878.00
7	Air Release Valve	1	ea.	\$ 3,878.00	\$ 3,878.00
8	12" x 12" Cut in Tee	1	ea.	\$ 3,279.00	\$ 3,279.00
9	12" x 12" cross	1	ea.	\$ 1,126.00	\$ 1,126.00
10	12" x 8" cross	2	ea.	\$ 1,126.00	\$ 2,252.00
11	12"x12" tee	1	ea.	\$ 806.00	\$ 806.00
12	12"x8" tee	4	ea.	\$ 694.00	\$ 2,776.00
13	12" x 8" Reducer	2	ea.	\$ 571.00	\$ 1,142.00
14	12" plug	1	ea.	\$ 375.00	\$ 375.00
15	8" plug	10	ea.	\$ 224.00	\$ 2,240.00
16	Water Test	1	l.s.	\$ 1,904.00	\$ 1,904.00
17	Trench Safety	5543	l.f.	\$ 0.10	\$ 554.30
18	Maintenece Bond	1	l.s.	\$ 6,496.00	\$ 6,496.00
<b>Total Section B - Potable Water Facilities Offsite</b>					<b>\$ 284,901.40</b>

<b>Proposal Total</b>	<b>\$ 284,901.40</b>
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NOTE: This proposal is based on the following plans and specifications:  
Civil Plans by Westwood Professional Services dated 9-18-2015.

Existing private utilities are to be located by others prior to PCI mobilizing. PCI is not responsible for damage to private utilities that are not accurately located prior to PCI start of work.

Inlet protection included in this proposal is Stage I only. Stage I consists of initial protection immediately following installation of inlet. Regular maintenance or repair due to damage by others is excluded from this proposal. Water usage fees or charges associated with flushing water lines is excluded from this proposal. Removal or disposal of unearthed debris is not included in this proposal.

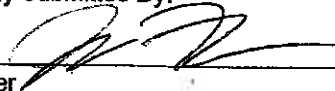
**EXCLUSIONS:**

Erosion control  
SWPPP  
Revegetation of disturbed areas  
Repair or replacement of existing landscaping or irrigation  
Removal or replacement of existing trees  
Construction materials testing  
Off-site hauling of spoils  
Import of select material for backfill  
Inspection fees  
Permit fees  
Impact fees  
Water meters  
Meter fees  
Cathodic protection  
Adjustment or Relocation of conflicting existing utilities

Pipe bollards  
Sleeves  
Performance and payment bonds  
Natural gas services  
Construction layout  
Engineering control  
Locate of existing private utilities  
Backflow preventers at domestic or irrigation services  
Removal or disposal of unearthed debris  
Moisture Conditioning

Respectfully Submitted By:

Jake Fulmer



CITY COUNCIL  
FUTURE AGENDA ITEMS

	ITEM DESCRIPTION	CONTACT	Notes
<b>2016</b>			
TBD	Create a comprehensive zoning ordinance review committee (Fence Requirements)	Council	discussion requested 3/17
TBD	Discuss what materials may be transported through the City	Pettie	discussion
TBD	Annual Codification Supplement	C'Sec	April
TBD	Alarm Ord.		3/1/16 Email C. Pettie
TBD	Solicitors' Permit Ord.		3/1/16 Email C. Pettie
TBD	Charter Committee	Flanigan	Added 12/4/15; 3/10 Budget/Planning Session
Jan., Apr., July., Oct,	Republic Waste Report		REQUIRED PER ORDINANCE AND AGREEMENT.
May 17, 2016	Allen Heights Bids	Flanigan	3/15 CC Meeting
May 17, 2016	PWC Annual Donation to PVFD	Marshall	4/06/2016 Email from Mayor/PWC
May	Subdivision Revisions	Shepherd	
May	Moss Ridge Drainage	Flanigan	11/10 Annual Planning Session
May 17, 2016	ACSC Annual Membership Dues	Flanigan	Annual membership fee
June	Outdoor Weather Alert/Alarm System	Stone/Flanigan	reqstd 5/19; 11/10 Annual Plnng Mtg; 1/19 CC Agnd
June	Weather Station w/Water Consultant	Flanigan	11/10 Annual Planning Session; added comment 2016 1112

CITY COUNCIL  
FUTURE AGENDA ITEMS

	ITEM DESCRIPTION	CONTACT	Notes
June 7, 2016	Appointment of Court Officials	Resolution	Resolution 2014-445
June 7, 2016	Canvass May Election	City Secretary	Annual
June 7, 2016	Newsletter Committee	City Secretary	Resolution 2014-437
June 7, 2016	Appointment of Contract Review Committee	Resolution	every two years coincides with Mayor's term
July 5, 2016	Review Curfew Ordinance 594		