

CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Planning Committee
Mark Rega, Chairman
Rich Hall
Kyle Merritt
Ann Palrang
Terence Stryker

Attorney
Tim Sloan

City Clerk
Rachelle Stanley

PLANNING COMMITTEE SPECIAL MEETING
JUNE 1, 2026 | 5:00 P.M.
LOCATED AT PARKER CITY HALL

AGENDA

CALL TO ORDER

ROLL CALL

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

- **Clearwave Fiber (100% Optic Internet) – Discussion/Approval of business in the city**

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT

Rachelle Stanley, City Clerk

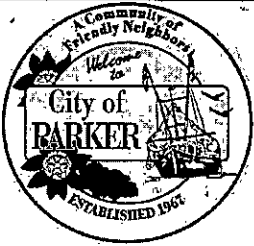
If a person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be made.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at clerk@cityofparker.com or by phone at 850-871-4104. If you are hearing or speech impaired and you have TDD equipment, you may contact the City Clerk using the Florida Dual Party System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

ALL INTERESTED PERSONS DESIRING TO BE HEARD ON THE AFORESAID agenda are invited to be present at the meeting.

1001 West Park Street – Parker, Florida 32404
Telephone: 850-871-4104 – www.cityofparker.com

PLANNING COMMISSION MEETING – June 1, 2026



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Clearwave Fiber

Eric Ryan-Construction Manager

2. MEETING DATE:

06/01/26

3. PURPOSE:

Discussion of approval for Clearwave Fiber to the city

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

NO

N/A X

Clearwave is a 100% Fiber Optic Internet company

2
1
5

PROPRIETARY & CONFIDENTIAL



Bringing the Speed and Reliability of Fiber to Parker

May 2026

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Executive Summary

Clearwave Fiber is focused on bringing fiber to the premise (FTTP) based broadband services to residential and business customers in underserved markets around the country

- Clearwave Fiber is actively building to reach new communities across the Midwest and Southeast and wants to partner with the City of Parker in our efforts
- We are seeking to begin a wide-scale, self-funded buildout of our 100% fiber-optic network to provide the highest quality internet service to the homes and businesses of Parker
- With significant desktop and field evaluation (including high-level design scoping) already completed, we are prepared to move expeditiously through any remaining pre-construction processes with the goal of beginning construction early in the fourth quarter

clearwave © fiber.



Who is Clearwave Fiber?

- Clearwave Fiber is a 100% fiber-optic internet service provider offering commercial and residential communications services across the Midwest and Southeast regions of the United States
 - We are a customer-centric organization focused on the rapid deployment of fiber in small cities and large towns that need it the most, providing fast and dependable connectivity
 - Operating a fully-owned, 100% fiber-optic network across four states, we are one of the largest independent fiber internet companies in the country
- Formed in early 2022 from Clearwave Communications and Hargray Fiber, Clearwave Fiber has a history of consistent growth that outpaces the industry and has the financial backing from Cable One, CTCR, Stephens Capital, and The Pritzker Organization
 - With a strong, profitable financial profile and substantial available capital, Clearwave Fiber exclusively focuses on self-funded network buildouts
- Our team of colleagues is committed to delivering the most advanced technology with unrivaled reliability and customer service
- Unlike many providers, Clearwave Fiber believes in investing in and establishing meaningful operations in the communities it serves, not managing from afar



Our core values

- We have created and foster a culture that puts the customer first in pursuit of our purpose to **empower people and communities to connect and thrive**
- The mindsets and daily activities of our locally-based associates are guided by our five core values

<p>Purpose</p> <p>We are about more than ourselves</p> <p>We prioritize and serve our customers, our communities, and fellow associates. We are here to build something great and fulfill our PURPOSE of empowering people and communities to connect and thrive.</p>	<p>Ownership</p> <p>We are owners</p> <p>We set challenging goals and make data-based decisions as OWNERS. We do the right thing for our customers and our company. We practice positive exchange of control and hold ourselves and each other accountable.</p>	<p>Courage</p> <p>We embrace challenge</p> <p>We are COURAGEOUS—unafraid to decide, act, say what needs to be said, and do the right thing. We attack challenges with confidence and urgency. We are strong enough to share our weaknesses and are determined to improve.</p>	<p>Resourcefulness</p> <p>We find a way</p> <p>When someone tells us it cannot be done, we are just getting started. We dig deep and dig in. We are RESOURCEFUL and overcome obstacles with creativity, grit, and determination.</p>	<p>Simplicity</p> <p>We focus on what matters</p> <p>We are committed to making things easier. We recognize that SIMPLICITY is harder to achieve than complexity, but it enables us to deliver a consistently great customer experience and improve our associates' lives.</p>
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Clearwave Fiber is a proven success

- Committed to delivering the most advanced technology with unrivaled reliability for your residents and businesses
- Millions of dollars invested in each of the communities we serve, striving to make them the best places to live, work, and play
- Consistent track record of successfully completing build projects and delivering services as promised, within committed time frames
- Relentless focus on facilitating a smooth construction process, including regular resident and municipal communications and a commitment to quick and thorough resolution of any construction issues
- Strong local employee presence in and around the communities that we serve
- Connecting people, communities and businesses to each other and the world

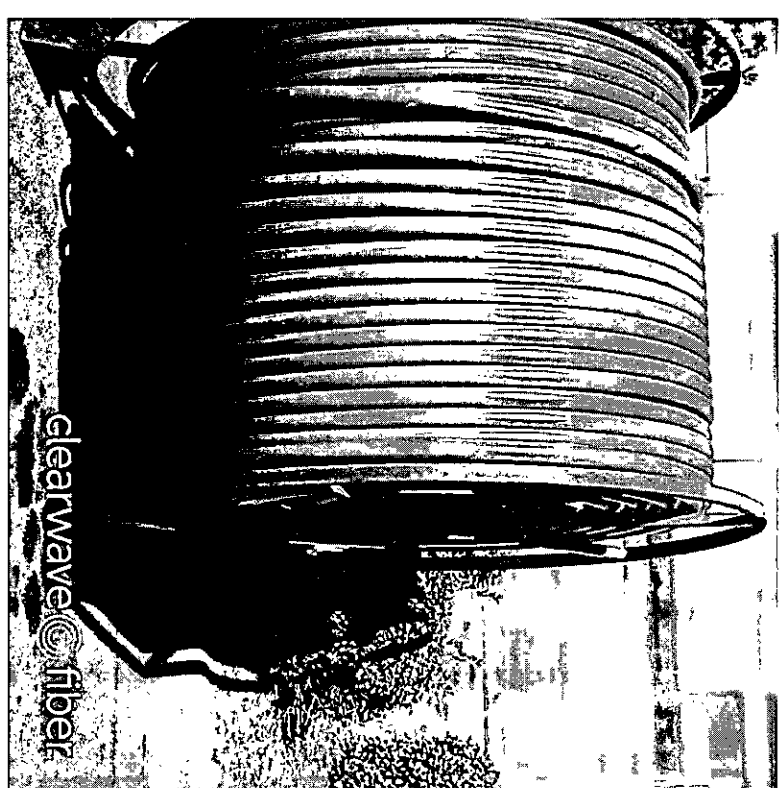
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The Clearwave Fiber network


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- Our low latency, all-fiber network is 100% built, owned and operated by Clearwave-Fiber, and was designed for business and carrier clients. This same network will be used to deliver the highest quality Fiber to the Home (FTTH) solution to your residents.
 - By owning and operating our own network, Clearwave Fiber can better control the quality and reliability of the services we provide. Our engineers and technicians are in constant contact with our Network Operation Center, which monitors the network 24 hours a day to ensure we are achieving optimum network performance and reliability.
- ✓ **Residential, Business Class or Dedicated Service**
 - ✓ **99.9% Network Uptime**
 - ✓ **No Data Caps or extra usage charges**
 - ✓ **24-Hour Local Tech Support**



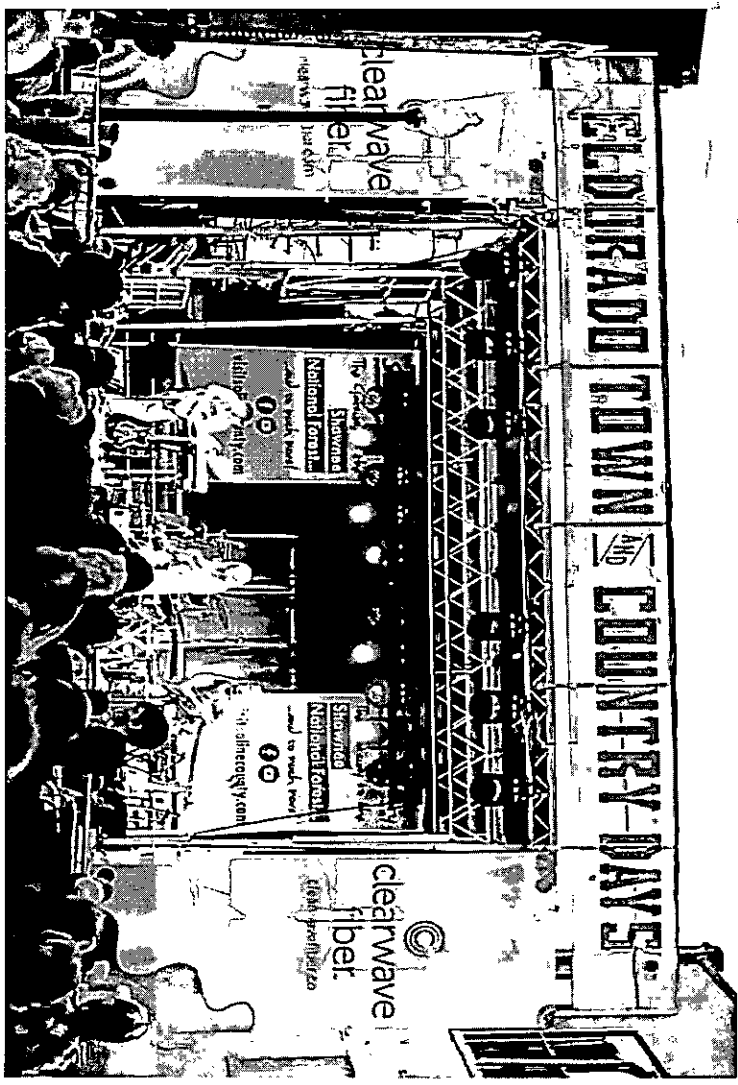
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Clearwave is in your town and in your corner

clearwave  fiber.

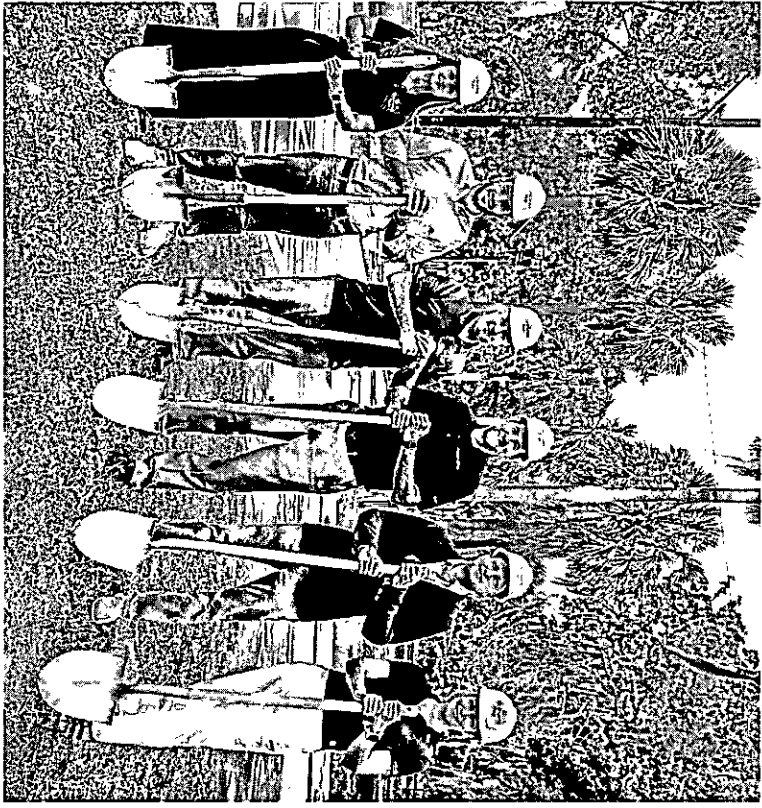
Clearwave Fiber will invest meaningful resources in your community by installing world-class network infrastructure, expanding broadband capabilities to underserved areas, creating local jobs, and actively engaging in local organizations and schools

- ✓ Chamber of Commerce
- ✓ Local schools and educational programs
- ✓ Community events



Our approach to planning the build

- As we begin our high-level design process, we first identify and eliminate any residential areas that are currently served by fiber internet
 - Our building where fiber internet is already available is needlessly disruptive to your residents and does not meet our ultimate goal of bringing the fastest possible internet to underserved communities
- We then segment the residential areas that are not served by fiber into smaller build areas/polygons facilitate and simply the permitting and construction process
- Once we have completed the initial design of the residential service areas, we then evaluate the commercial and municipal centers of town to determine where there is demand for our fiber internet
 - ***As part of this process, we would look to partner with Parker's City leadership to ensure that our network is designed and built to provide connectivity to municipal buildings and infrastructure, as needed***

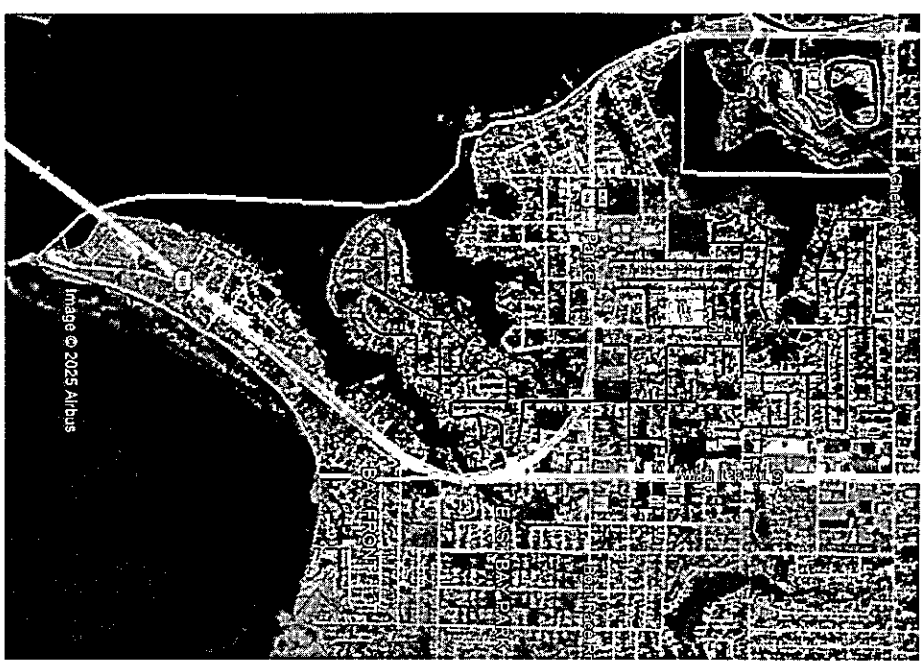
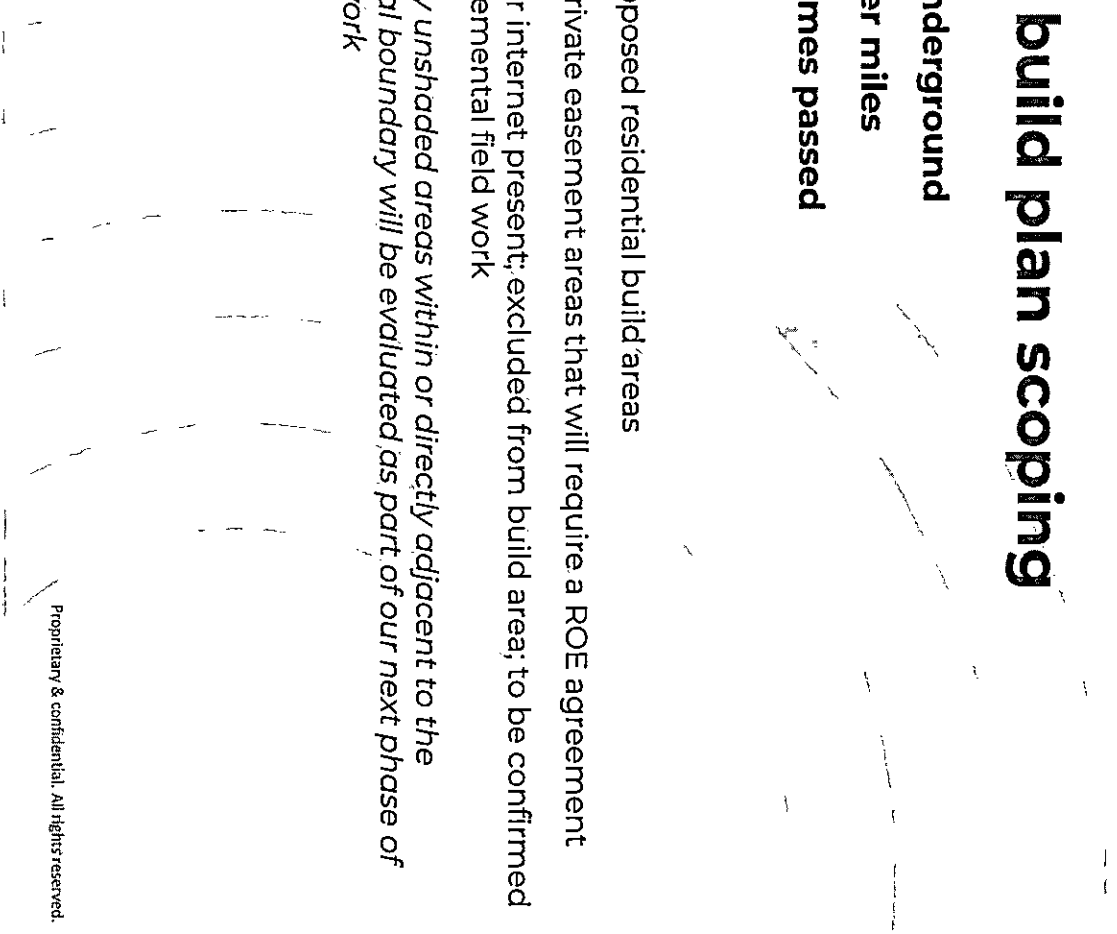


Initial build plan scoping

- ✓ 100% underground
- ✓ 10.6 fiber miles
- ✓ ~1.1k homes passed

Legend

- **Blue:** proposed residential build areas
- **Green:** private easement areas that will require a ROE agreement
- **Red:** fiber internet present; excluded from build area; to be confirmed with incremental field work
- *Note, any unshaded areas within or directly adjacent to the municipal boundary will be evaluated as part of our next phase of design work*

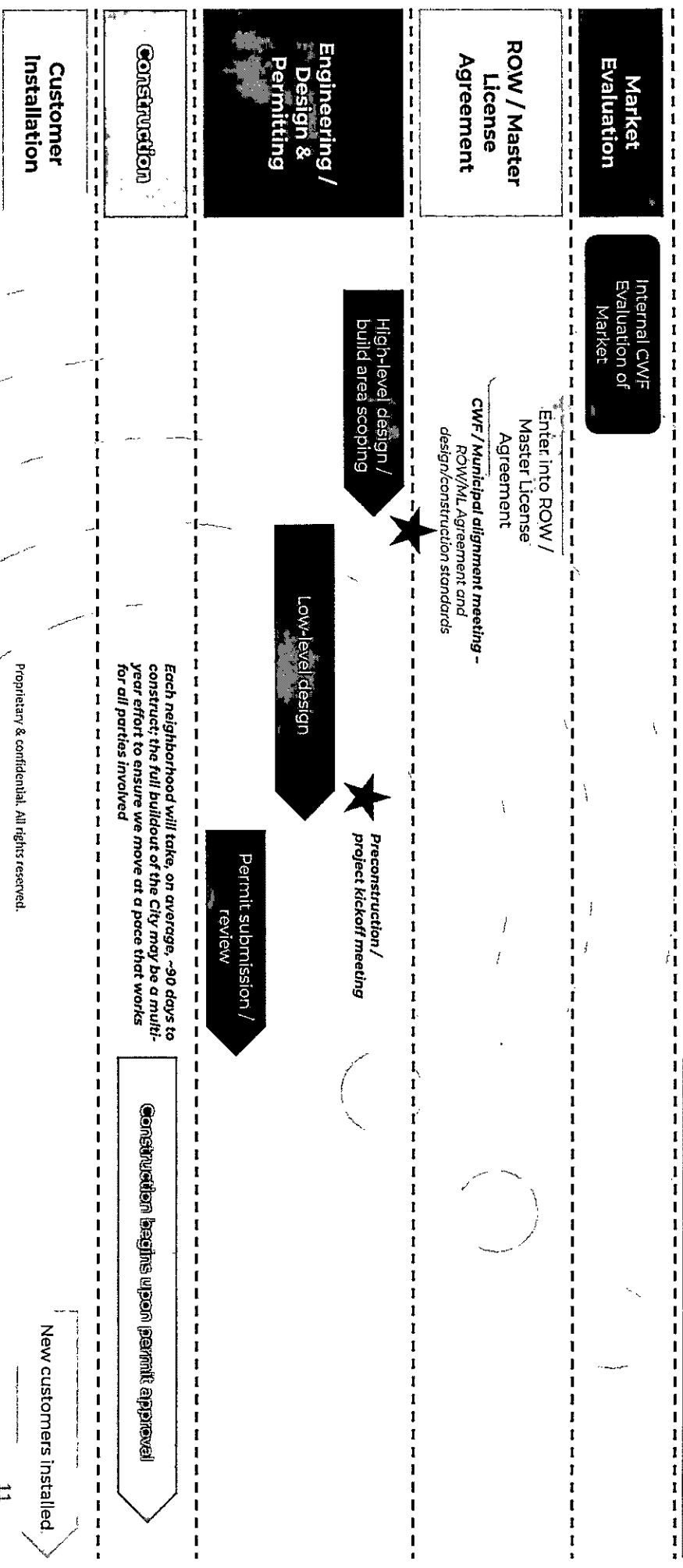


Illustrative timeline

T-180 → T-90

T-90 → T-0

Network Lit



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clearwave

Appendix

fiber™

Senior leadership team

Clearwave Fiber's management team is comprised of proven leaders with diverse and deep experience across the broader telecommunications industry



David Armistead
Chief Executive Officer

David is currently the CEO of CWF. Prior to his current role, David was the Senior Vice President of Hargray with responsibility for the company's largest business unit. Previously, he was the General Counsel of both Hargray and CT Communications. Earlier in his career, he was a partner at Troutman Sanders, LLP.



Ashley Phillips
President, Commercial

Ashley is currently the President of CWF's Commercial segment. Prior to his current role, Ashley was President of Southeast Markets for CWF. Prior to joining CWF, he was a General Manager at C Spire, responsible for C-Spire's Fiber Business.



Gwynne Lastinger
Chief Operating Officer

Gwynne is currently the Chief Operating Officer of CWF. Prior to her current role, Gwynne worked as the Vice President of Sales & Operations at Hargray after serving in several roles at Hargray for over twenty years.



Jon Couch
Chief Financial Officer

Jon is currently the CFO of CWF. Prior to joining CWF, Jon was the CFO at FiberLight. Previously, he served as CFO for APCO Holdings and Sordoni Construction. Earlier in his career, he held roles at Penn Millers Insurance, Pitney Bowes, Andersen Consulting, and Ernst & Young



Charles Lawrence
President, Residential


Chip Lawrence is currently the President of CWF's Residential segment. Prior to this role, Chip served as President of Midwest Markets and SVP of Strategy & Corporate Development for CWF. Prior to joining CWF, he was an investment professional at Atairros. Previously, he worked at Morgan Stanley.



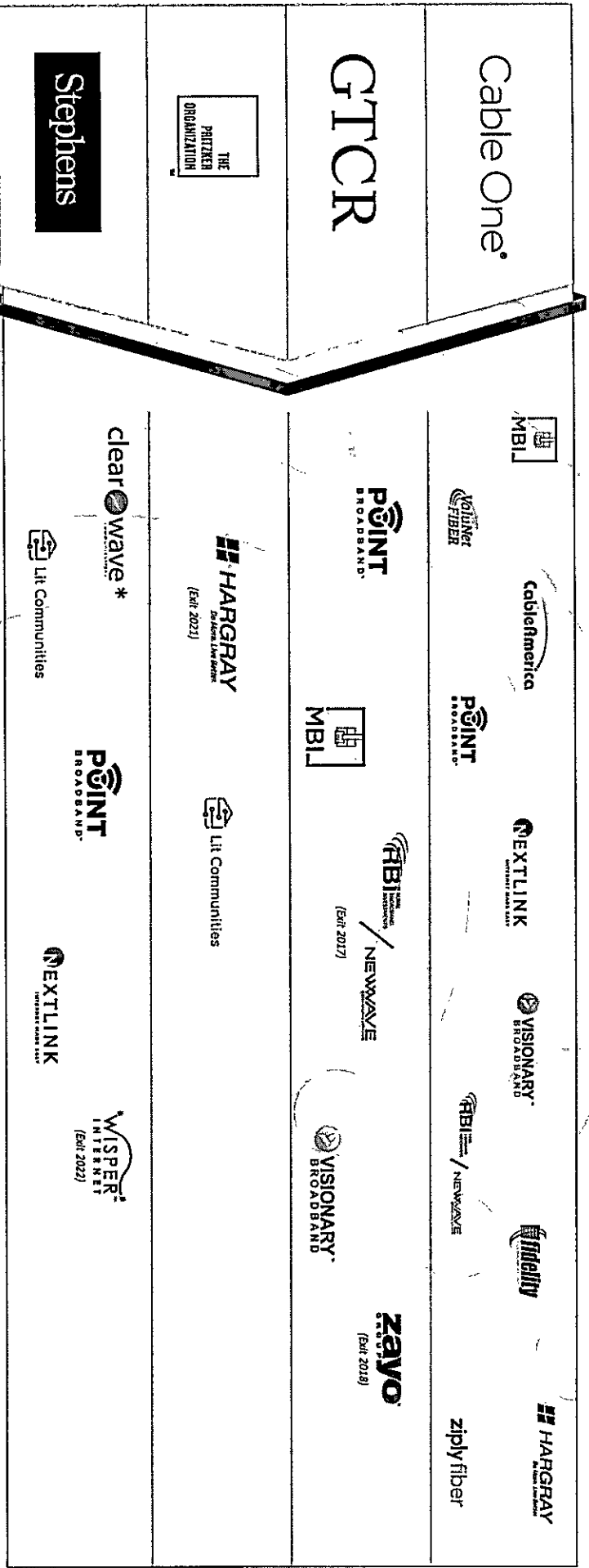
Shelley Haller
SVP of Marketing

Shelley is currently Senior Vice President of Marketing. Prior to joining CWF, she was SVP of Marketing at Windstream. Previously, she was Director of Marketing at Sprint

Industry-leading investor base

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Clearwave Fiber has deep capital and operational support from a premier group of investors, who collectively possess a long track record of success owning and operating businesses in the broadband and fiber sector

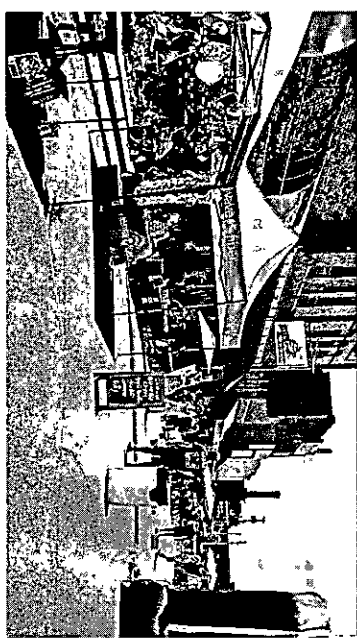
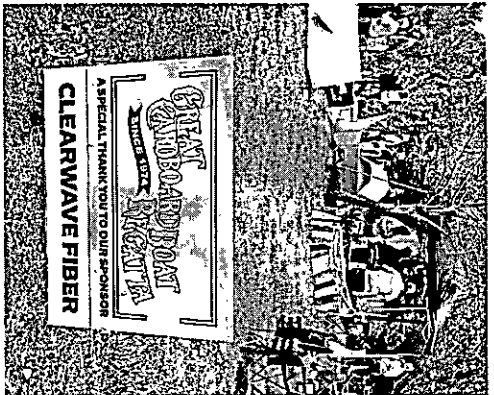
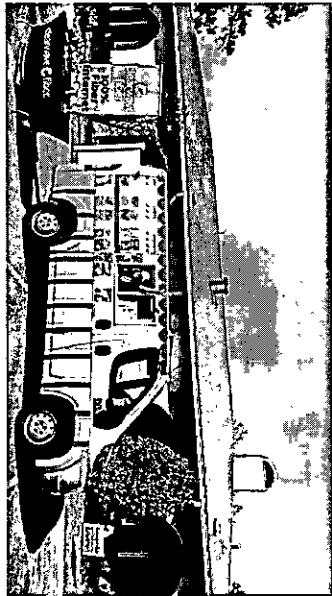
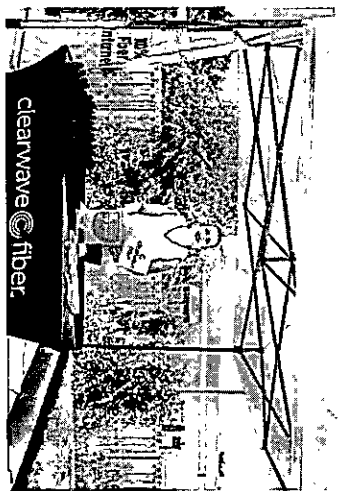


*Stephens was previous owner of Clearwave Communications prior to selling to Cable One in 2019

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Active local engagement

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Residential products and pricing

- ✓ Speeds ranging from 100Mbps to 7Gbps
- ✓ No contracts
- ✓ No data caps
- ✓ Symmetrical speeds
- ✓ No automatic price increases
- ✓ Professional grade customer premise equipment (CPE) made by Calix
- ✓ Free installation

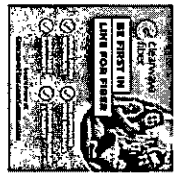
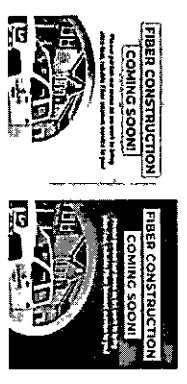
Note: Pricing to the right reflects the standard Clearwave Fiber rate card; based on competitive environment and overall market dynamics, we have the ability to offer 1 Gig services at \$49.99/mo and 100Mbps services at \$24.99/mo

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<p>Fiber 7 Gig Ultimate Bundle 7,000 Mbps Upload and Download</p> <p>\$195</p> <p>Choice Plan No automatic price increases</p> <p>Up to 7 Gig download & upload speed Maximum bandwidth for excellent performance Unlimited data included Free setup No downloading and no streaming No contracts</p>	<p>Fiber 2 Gig Power House 2,000 Mbps Upload and Download</p> <p>\$120</p> <p>Choice Plan No automatic price increases</p> <p>Up to 2 Gig download & upload speed More than 4x bandwidth for video and bandwidth Unlimited data included Free setup No downloading and no streaming No contracts</p>	<p>Fiber 1 Gig Ultimate Experience 1,000 Mbps Upload and Download</p> <p>\$70</p> <p>Choice Plan No automatic price increases</p> <p>Up to 1 Gig download & upload speed Amazing for streaming Unlimited data included Correct metering services No contracts</p>
<p>Fiber 500 Enhanced Speed 500 Mbps Upload and Download</p> <p>\$60</p> <p>Choice Plan No automatic price increases</p> <p>Up to 500 Mbps download & upload speed Perfect for video Unlimited data included Correct metering services No contracts</p>	<p>Fiber 250 Stable Fiber 250 Mbps Upload and Download</p> <p>\$50</p> <p>Choice Plan No automatic price increases</p> <p>Up to 250 Mbps download & upload speed Great for streaming Unlimited data included Correct metering services No contracts</p>	<p>Fiber 100 Economy Plan 100 Mbps Upload and Download</p> <p>\$34.99</p> <p>Choice Plan No automatic price increases</p> <p>Up to 100 Mbps download & upload speed Great for streaming & desktop Unlimited data included Correct metering services No contracts</p>

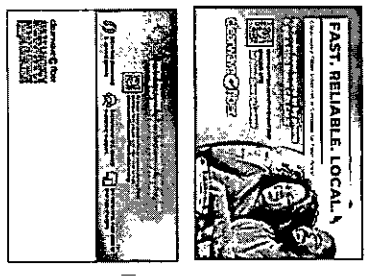
Resident communications overview

Social Media Content
(Active from pre-construction through market launch)

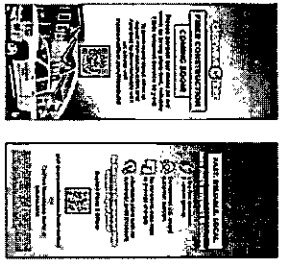


Number of days prior to construction start: **T-21** **T-14** **T-7** **T-0**

Pre-Construction Postcard



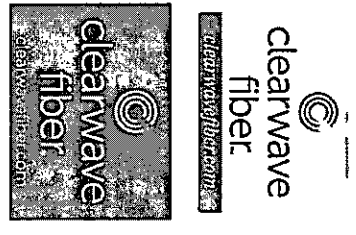
Pre-Construction Door Tag



Right-of-Way Signs



Construction Vehicle Signs



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Restoration

- We take our commitment to the communities we serve very seriously and strive to leave the neighborhoods we build in better condition than we find them through rigorous restoration standards
- Restoration occurs on an ongoing basis as our construction efforts are underway
- ✓ Individuals contacted within 2 days of submitting a damage complaint
- ✓ Construction related damages resolved within 7 days of initial report
- ✓ Dedicated in-house Construction & Quality-Control Manager assigned to each build zone— one name and number residents can call until their property is fully restored
- ✓ Photo-verified “before & after” records uploaded to our portal and shared with City staff for complete transparency



Thank you

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