



PARKER

CITY COUNCIL REGULAR MEETING

Council Chambers, City Hall
Tuesday, May 20, 2025, at 5:30 P.M.

MAYOR:

Andrew Kelly

COUNCILMEMBERS:

Tonya Barrow, Mayor Pro Tem

Katy Bodiford

Ron Chaple

John Haney

CITY ATTORNEY:

Tim Sloan

CITY CLERK:

Ingrid Bundy

NOTE: AT EACH OF ITS REGULAR OR SPECIAL MEETINGS, THE CITY OF PARKER COUNCIL ALSO SITS, AS EX OFFICIO, AS THE CITY OF PARKER COMMUNITY REDEVELOPMENT AGENCY (CRA) AND MAY CONSIDER ITEMS AND TAKE ACTION IN THAT CAPACITY.

AGENDA

CALL TO ORDER

INVOCATION

ROLL CALL

ITEMS FROM THE AUDIENCE: (non-agenda items)

REGULAR AGENDA

1. **Approval of Minutes** – May 6, 2025
2. **2nd Reading/Possible Adoption** – Ordinance 2025-425 Impact Fees

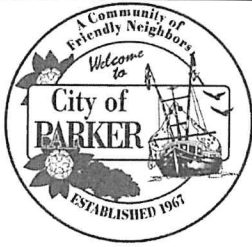
Ingrid Bundy, City Clerk

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



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Council

2. MEETING DATE:

05/20/2025

3. PURPOSE:

Approval of Minutes

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

☐

NO

☐

N/A X

May 6, 2025

CITY OF PARKER
REGULAR MEETING MINUTES
HELD AT 1001 W. PARK ST, MAY 6, 2025 – 5:30 PM

Mayor Andrew Kelly called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Mayor, Andrew Kelly, Councilmembers Tonya Barrow, Katy Bodiford, Ron Chaple, City Clerk Ingrid Bundy, City Attorney Tim Sloan.

ITEMS FROM THE AUDIENCE (Non-Agenda)

Resident Angela Burgett, 735 West Street, expressed concerns regarding unleashed dogs on the walking track.

Resident Pat Fousek, 1344 Stratford Avenue, shared a ChatGPT interpretation of a leash law.

AGENDA

Approval of Minutes

A motion to approve the minutes was made by Councilmember Barrow; seconded by Councilmember Bodiford. The motion was carried with all voting in favor; 4-0.

Termination of Easement – Parcel # 25233-010-000 (724 Arrow St) - Sloan

Mr. Sloan presented the details of the termination of easement. After discussion, a motion was made to approve the termination of easement by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

Consideration of Application for Parcel Variance - Parcel # 24975-000-000 (750 Hwy 22A) - Nguyen

Mr. Nguyen presented the details of the request. Resident Pat Fousek inquired about clarification of the process and mobile homes being placed in the area. Mr. Nguyen shared that his understanding of the LDR is that mobile homes on Highway 22 are exempt. City Attorney Sloan explained that the current prohibitions are applicable to residentially zoned areas. It was further clarified that residents with mobile homes are permitted to swap out old mobile homes with new ones if the footprint is not altered. Resident Chuck Bodiford shared thoughts on sales tax. Planning Committee Chairman, Mark Rega, concurred with City Attorney Sloan regarding current prohibitions and provided clarification of restrictions. Mr. Rega provided further details of the request submitted by Mr. Nguyen. A motion was made to approve the variance by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

Consideration of Application for Parcel Split – Parcel # 25249-035-000 (110 Cheri Lane) - Bhangav

Tabled until future meeting.

Consideration of Resolution 2025-408

Mayor Andrew Kelly explained the details of the resolution regarding medical insurance availability to City Attorney Tim Sloan. Resident Pat Fousek shared concerns about billing. A

motion was made to read Resolution 2025-408 by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

A motion was made to adopt Resolution 2025-408 by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

Consideration of Resolution 2025-409

Attorney Sloan presented the details regarding the resolution and the need to update the information to reflect current officials for the CDBG package. A motion was made to read Resolution 2025-409 by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

A motion was made to adopt Resolution 2025-409 by Councilmember Barrow; seconded by Councilmember Bodiford. The motion passed with all voting in favor; 4-0.

DISCUSSION ITEMS BY COMMISSIONERS

Councilmember Chaple shared details of the garage sell event. The original date of May 3rd was rained out and it has been rescheduled for June 7th. He also discussed a “Fun Day” on Labor Day at the new Pavilion. He also commented on the lights at the walking park and that they look good.

Mayor Kelly thanked the attendees that were at the swearing in ceremony. He further requested that Councilmember Barrow continue as the “Mayor Pro Tem”. A motion was made by Councilmember Bodiford; seconded by Councilmember Chaple. The motion passed with all voting in favor; 4-0.

Further discussion was had regarding the open seats on the Infrastructure Committee. The applications of two individuals were up for consideration. A motion was made by Councilmember Barrow to fill one of the seats with applicant Sylvia Marie Dean; seconded by Councilmember Bodiford. The motion passed unanimously; 4-0.

A motion was made by Councilmember Barrow to fill the second seat with applicant George Suggs; seconded by Councilmember Bodiford. The motion passed unanimously; 4-0.

With no further discussion the meeting adjourned at 6:25 P.M.

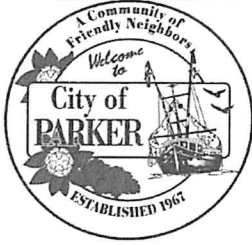
Approved this _____ day of _____, 2025.

Andrew Kelly, Mayor

Date

Ingrid Bundy, City Clerk

Date



CITY OF PARKER AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:

Tim Sloan

2. MEETING DATE:

05/20/2025

3. PURPOSE:

2nd Reading/Possible Adoption

4. IS THIS ITEM BUDGETED (IF APPLICABLE)

YES

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NO

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N/A X

Ordinance 2025-425 – Impact Fees

ORDINANCE NO. 2025-425

AN ORDINANCE OF THE CITY OF PARKER, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PARKER (ORDINANCE NO. 2010-349, AS AMENDED); AMENDING CERTAIN PROVISIONS OF CHAPTER 82 OF THE CODE OF ORDINANCES RELATING TO UTILITY SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING A MECHANISM FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR THE LIBERAL CONSTRUCTION OF THIS ORDINANCE; PROVIDING FOR CODIFICATION AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITATION OF FACTS

WHEREAS, the water and sewer impact fees ordained below are based on a study using the most recent and localized data available that has been done within 4 years of this Ordinance and such study is adopted by the City within twelve (12) months of the initiation of the new impact fee study.

WHEREAS, the City provides for accounting and reporting of impact fees collections and expenditures and accounts for the revenues and expenditures of such impact fees in separate accounting funds.

WHEREAS, administrative charges of the City are limited for the collection of impact fees to the actual costs.

WHEREAS, notice of the imposition of amended impact fees was and is provided at least ninety (90) days before the effective date of this Ordinance imposing increased impact fees.

WHEREAS, the City does not require the collection of impact fees prior to the date of issuance of the building permit for the property that is subject to the fees.

WHEREAS, the impact fees levied by the City are proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

WHEREAS, the impact fees are proportional and reasonably connected to, or has a rational nexus with, the expenditures of

the funds collected and the benefits accruing to the new residential or nonresidential construction.

WHEREAS, the City specifically earmarks impact fees collected for use in acquiring, constructing, or improving capital facilities to benefit new users and any other matters allowed by Florida law.

WHEREAS, the revenues generated by the impact fees are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure was or is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

WHEREAS, the demonstrated-need study for the City justifying an increase of the impact fees in excess of those authorized in Subparagraphs (6)(b), (6)(c), (6)(d), or (6)(e) of Section 163.31801, F.S. has been completed within twelve (12) months before the adoption of the increases of the impact fees herein and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

WHEREAS, the City has held not less than two publicly noticed workshops/meetings dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in Section 163.31801(6), F.S.

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

Section 1. Section 82-68 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

Sec. 82-68. Monthly water rate and impact fee.

(a) *Water rates.* The charges for water service, with no minimum water consumption included, are currently set forth below but shall be adjusted as set forth herein and altered by action of the council. The charges shall be subject to the applicable taxes. In the first and final month of service during which a customer will be initiating or terminating service, the regular monthly base rate shall be pro-rated for the number of days that the city's water service is available. Meters are read in thousands only for

billing purposes.

Residential.

Base monthly charge

Single-family units \$ 36.50

Multifamily units (also includes bulk customers) on a
per-unit basis \$36.50

Volumetric charge

Per 1,000 gallons for all water consumed \$6.50

10% utility surcharge on water only customers

Commercial or industrial.

Base monthly charge

Charge for each individual unit \$36.50

Volumetric charge

Per 1,000 gallons for all water consumed \$6.50

Hydrants.

Base monthly charge

Charge for each individual hydrant . . . \$9.59

Volumetric charge

Per 1,000 gallons for all water consumed \$6.13

(b) *Basis for rates.* The water rates set forth in this section are determined in accordance with the current rates charged by the county to the city. If the county increases the rates charged to the city from those currently charged, the rates set forth herein shall be automatically increased by the same amount on a per-thousand-gallon basis as implemented by the county in its

wholesale water rate in order to recover the total cost incurred by the city of the rate increase implemented by the county's wholesale rate.

All rates including base rates shall be subject to an inflationary adjustment of three percent effective on October 1 of each year hereafter and shall be applied to each customer's water bill beginning with the first bill issued after October 1 of each year. Such inflationary adjustment shall be in addition to any other rate adjustment which may be approved by the city. The city council may change, alter or amend any or all fees and charges relating to water use, including but not limited to fees, deposits, base rates and impact fees by subsequent ordinance, resolution or action.

(c) *Fire sprinkler system rate charge:*

- (1) The rate charge for establishments relating to a fire sprinkler system connected to a four-inch city water line shall be \$6.25 per month.
- (2) The rate charge for establishments relating to a fire sprinkler system connected to a six-inch city water line shall be \$10.50 per month.
- (3) In addition to the amounts set forth in subparagraphs (1) and (2) above, each customer shall pay the amount of \$1.00 per month for each sprinkler head permitted or installed.
- (4) The monthly rate charge for establishments connected to the county water system shall be equal to whatever charge the county levies upon the city for such service.
- (5) The monthly rate charge set forth in this subsection (c) shall be payable to the department upon billing as reflected on the customer's monthly water bill from the city.

(d) *Impact fees.*

- (1) It shall be unlawful for any person to connect or permit any other person to connect any fixture or piping to the water system of the city, or to any private water system

which is already connected to the water system of the city, without first paying the applicable impact fee to the city. An impact fee shall not be required solely in connection with an irrigation meter.

- (2) The current impact fee for one equivalent residential connection (including irrigation) shall be \$1,000.00. The impact fee for one equivalent residential connection (including irrigation) may be altered or amended by subsequent ordinance or resolution.
- (3) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	Equivalent Residential Connection
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	100.0

- (4) Impact fees shall be payable at such time as a permit from the city for water connection is obtained. No water connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.
- (5) The foregoing impact fee may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

(e) *Water reserve fund.* All monies received from water impact fees imposed hereunder shall be deposited and held together with interest thereon in a separate reserve fund hereby created and shall be expended from that fund only for the purpose of extending or oversizing, separating or constructing additions to the production or holding facilities, treatment plant, or

distribution system, including new taps and meters, or for any other lawful purpose.

Section 2. Section 82-372 of the Code of Ordinances, City of Parker, Florida, is hereby amended to read as follows:

Sec. 82-372. Amount of fee.

(a) The current impact fee for one equivalent residential sewer connection shall be \$2,000.00.

(b) The current impact fee for nonresidential customers shall be a multiplier factor of the number of equivalent residential connections (ERCs) based upon the table set forth below multiplied by the then existing impact fee.

Diameter of Pipe	ERC
5/8" or 3/4"	1.0
1"	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	100.0

(c) Impact fees shall be payable at such time as a permit from the city for sewer or sewer connection is obtained. No sewer or sewer connection permit shall be issued until such fees are paid in full. In the event a building is located outside the boundaries of the city, such fee shall be due at the time water tap and sewer connection fees are paid. No service shall be provided until such fees are paid.

(d) The impact fees set forth herein may be changed in the future by the city by subsequent ordinance, resolution, or motion of the council.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or

unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Scrivener's Errors.

The City Attorney may correct any scrivener's errors found in this Ordinance, without public hearing, by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the intent or meaning of the Ordinance.

Section 5. Ordinance to be Liberally Construed.

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 6. Codification.

The provisions of this Ordinance shall become and be made part of the Code of the City. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 7. Repeal of Conflicting Codes, Ordinances, and

Resolutions.

All codes, ordinances and resolutions or parts of codes, ordinances and resolutions or portions thereof of the City of Parker, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date.

This Ordinance shall take effect on the 91st day following passage of this Ordinance.

PASSED, APPROVED AND ADOPTED at a Meeting of the City Council of the City of Parker, Florida as of the _____ day of _____, 2025.

CITY OF PARKER

Andrew Kelly, Mayor

ATTEST:

Ingrid Bundy, City Clerk

Examined and approved by me, this _____ day of _____, 2025.

Andrew Kelly, Mayor