

**TOWN OF PARKER COUNCIL
MINUTES
November 6, 2017**

Mayor Waid called the meeting to order at 6:03 p.m. All Councilmembers were present.

Town Attorney Jim Maloney announced the topics for discussion in Executive Session were five (5) items. Under C.R.S. § 24-6-402(4)(f) there was one (1) item which was the Town Attorney Evaluation Process. Under C.R.S. § 24-6-402(4)(b) there were (4) items; the first was Section 15.7 of the Town Charter (budgeted annual donation for public, charitable or other purposes); the second was Sections 4.03.030 and 4.03.190(a)(7) of the Parker Municipal Code (concerning tax on pay television services); the third item was potential claims related to the Harvie Property; and the fourth item was the Intergovernmental Agreement for a Comprehensive Development Plan.

EXECUTIVE SESSION

Josh Martin moved and Debbie Lewis seconded to go into Executive Session at 6:04 p.m. to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f); and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Joshua Rivero moved and Amy Holland seconded to recess the Executive Session at 7:00 p.m.

The motion was approved unanimously.

SPECIAL PRESENTATION

Allison Kincad of the Colorado Parks and Recreation Association Awards presented Jared Musil with the Outstanding Parks Professional of the Year. She also presented Deni Jacobs with the Columbine Award for Programming-Aquatic Therapy.

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston reported on the Ribbon Cutting for RMK Re-Grand Opening. Reported on the Chamber's Board retreat. Stated the Candidate Forum went very well this year. Reported the Chamber has hired a new event planner and will be doing interviews next week for a Workforce Director.

DOWNTOWN BUSINESS ALLIANCE UPDATES – None

PUBLIC COMMENTS

Scott Wright, Parker, Colorado

Amber Misgen, Parker, Colorado

Doug DeWitts, Parker, Colorado

Lynda Schutzenberger, Parker, Colorado

Brent Taper, Parker, Colorado

Robin Mossin, Parker, Colorado

Ron Cartridges, Parker, Colorado

Bill Johnson, Parker Colorado

Jim Dalished, Parker Colorado

Terry MacIntosh, Parker, Colorado

All of the above individuals spoke regarding concerns with safety of the Pine Bluffs access. They all stated the access presents unsafe conditions for pedestrian and vehicle traffic.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

This item was left off the agenda in the transition to the new electronic packet system. There were no reports.

CONSENT AGENDA

A. APPROVAL OF MINUTES - August 21, 2017

B. ORDINANCE NO. 1.493.5 - First Reading

A Bill for an Ordinance to Adopt the 2017 Revised Budget for the Town of Parker and to Make Appropriations for the Same

*Department: Finance, Mary Lou Brown
Finance, Rhonda Willey*

Second Reading: November 20, 2017

C. ORDINANCE NO. 3.147.7 - First Reading

A Bill for an Ordinance to Amend Section 13.07.120(c)(3) of the Parker Municipal Code Concerning Replats of Lots or Tracts

Department: Community Development, Bryce Matthews

Second Reading: November 20, 2017

Joshua Rivero moved and Amy Holland seconded to approve the Consent Agenda Items 6A through 6C.

The motion was approved unanimously.

TOWN ADMINISTRATOR - None

PUBLIC HEARINGS

A. TRAILS AT CROWFOOT – Rezone, Sketch and Preliminary Plan

Applicant: Chris Elliott, HR 935, LLC
Location: East of Crowfoot Valley Road, south of Stroh Road
Department: Community Development, Stacey Nerger
Trakit No.: Z16-035, SUB16-050, SUB16-051

(1) ORDINANCE NO. 3.315.1 - Second Reading

A Bill for an Ordinance to Amend the Hess Ranch Development Plan and Guide, Pursuant to the Town of Parker Land Development Ordinance,

and Amending the Zoning Ordinance and Map to Conform Therewith

(2) SKETCH AND PRELIMINARY PLAN

7:41 PM

The applicant, HR 935, L.L.C., proposes to amend the Hess Ranch Planned Development (PD) to adjust internal planning area boundaries within the 400 acres located on the east side of Crowfoot Valley Road as a result of the proposed re-alignment of North Pinery Parkway through the site.

In addition, the applicant proposes a Sketch Plan for the comprehensive development of the site with residential uses and limited commercial, parks/open space and public uses. The Sketch Plan incorporates a total of 890 residential units on 400.2 acres as permitted by the Hess Ranch PD. The associated Preliminary Plan creates 753 single-family residential lots and 35 tracts for a future school, fire station, open space and parks on the site.

The Preliminary Plan includes additional land on the west side of Crowfoot Valley Road for a detention pond necessary for drainage purposes.

The Planning Commission reviewed this application on October 12, 2017, and recommended approval subject to the six (6) conditions listed with the staff report.

Applicant

The applicant, John Preston stated staff's presentation was very detailed and there was little to add.

Public Comment - None

Josh Martin moved to approve Ordinance No. 3.315.1 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

Joshua Rivero moved to approve the Trails at Crowfoot Sketch and Preliminary Plans, based on staff findings, with the following conditions contained in the staff report.

1. The Hess Ranch Planned Development Amendment No. 1 shall be approved and recorded prior to approval of this Sketch and Preliminary Plan.
2. The applicant shall meet with the Urban Drainage and Flood Control District prior to submittal of the first Final Plat for the property to discuss the project and determine maintenance eligibility.
3. The applicant must address and resolve all Town of Parker Engineering Department review comments prior to Final Plat approval.
4. Utility easements as requested by Public Service Company of Colorado (PSCO), IREA and Parker Water and Sanitation District shall be shown on the Final Plat.
5. The applicant shall meet the required setback, stagger and zoning standards as prescribed by the Hess Ranch PD Guide First Amendment and the Parker Land Development Ordinance.

6. All Open Space areas identified within the Hess Ranch Annexation Agreement shall be dedicated at the time of the first Final Plat of the property. These Open Space areas shall be identified within the Subdivision Improvement Agreement associated with that filing.

Amy Holland seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 1.507 - First Reading

A Bill for an Ordinance to Adopt the 2018 Budget for the Town of Parker and to Make Appropriations for the Same

**Department: Finance, Mary Lou Brown
Finance, Rhonda Willey**

Second Reading: November, 20, 2017

The projected budget is balanced across all funds and tonight's presentation highlights major items included within the proposed budget. It is our belief that the projected 2018 annual budget is a reflection of the direction that we have received throughout this process and we look forward to your adoption.

The General Fund budget requests appropriations of \$54.3 million and those appropriations are funded by various revenue sources of \$54.4 million.

Public Comment - None

Josh Martin moved to approve Ordinance No. 1.507 on first reading and schedule second reading for November 20, 2017.

Renee Williams seconded the motion.

The motion was approved unanimously.

C. TAX AND FEE ASSISTANCE PROGRAM AGREEMENT FOR PARKER LODGING, LLC

Department: Economic Development, Matt Carlson

Parker Lodging, LLC has filed an application with the Town to participate in the Town of Parker Tax and Fee Assistance Program (TAP), pursuant to Parker Municipal Code 4.02. The TAP request is in support of the approved La Quinta Inns and Suites Hotel in the Cherrywood Commercial Area at the southeast corner of Jordan Road and E-470.

The proposed TAP agreement with Parker Lodging, LLC will include:

1. A rebate of 50% of building permit fees and construction use taxes;
2. A rebate of 50% of sales tax (excluding lodging taxes) for a period not to exceed 5 years;
3. The combined maximum rebate of all fees and taxes shall not exceed \$290,000.00; and
4. A stipulation that the TAP agreement is subject to the opening of a La Quinta Inns & Suites Hotel.

Public Comment – None

Josh Martin moved to approve the Tax and Fee Assistance Program Agreement for Parker Lodging, LLC.

Renee Williams seconded the motion.

The motion was approved unanimously.

Joshua Rivero moved and Renee Williams seconded to reconvene the Executive Session at 8:47 p.m.

The motion was approved unanimously.

Debbie Lewis moved and Amy Holland seconded to adjourn the Executive Session at 9:25 p.m.

The motion was approved unanimously.

The meeting was adjourned at 9:25 p.m.

Chris Vandespaul
Carol Baumgartner, Town Clerk
Deputy Town Clerk

[Signature]
Mike Ward, Mayor
Josh Martin, Mayor Pro Tem