

**TOWN OF PARKER COUNCIL
MINUTES
NOVEMBER 20, 2017**

Mayor Mike Waid called the meeting to order at 5:30 p.m. Mayor Pro Tem Josh Martin was absent.

Town Attorney Jim Maloney announced the topics for discussion in Execution Session were five (5) items. Under C.R.S. § 24-6-402(4)(b) there were three (3) items, the first was C.R.S. Section 16-2.5-301 and 20-1-114 (Peace officer involved shooting/investigation); the second was Section 3.3 of the Town of Parker Personnel Manual (compensation for emergency deployment); the third was the Subdivision Agreement between the Town and Mustang Development Company, LLC, dated May 15, 2006, for Pine Bluffs Filing No. 4. Under C.R.S. § 24-6-402(4)(e) there were two (2) items; the first was the Intergovernmental Agreement between the Town and Douglas County (the comprehensive development plan); and the second was the Tap House contract extension.

EXECUTIVE SESSION

Amy Holland moved and Joshua Rivero seconded to go into Executive Session at 5:33 p.m. 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); and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

Joshua Rivero moved and Debbie Lewis seconded to adjourn the Executive Session at 6:56 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:04 p.m.

SPECIAL PRESENTATIONS

- The Mayor recognized the 2017 Civic Academy Graduates.

PARKER CHAMBER OF COMMERCE UPDATES - None

PUBLIC COMMENTS - None

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Council provided a brief update on the meetings they had attended since the last Council meeting.

CONSENT AGENDA**A. APPROVAL OF MINUTES**

September 5, 2017

September 18, 2017

B. ORDINANCE NO. 4.85.4 - First Reading

A Bill for an Ordinance to Amend Sections 11.05.020, 11.05.050, 11.05.060 and 11.05.080 of the Parker Municipal Code Concerning the Parker Electrical Code

Department: Building, Dale Schmidt

Seconded Reading: December 4, 2017

C. ORDINANCE NO. 1.508 - First Reading

A Bill for an Ordinance to Levy General Property Taxes for the Year 2017 to Help Defray the Costs of Government for the Town of Parker, Colorado, for the 2018 Budget Year

Department: Finance, Mary Lou Brown

Seconded Reading: December 4, 2017

D. ORDINANCE NO. 1.289.4 - First Reading

A Bill for an Ordinance to Approve the Amended and Restated Cooperation Agreement Between the Town of Parker, Colorado and the Parker Authority for Reinvestment for Administrative Services

Department: Community Development, Jason Rogers

Seconded Reading: December 4, 2017

E. ORDINANCE NO. 5.78 - First Reading

A Bill for an Ordinance to Amend Chapter 8.11 of the Parker Municipal Code by the Addition Thereto of a New Section 8.11.070 Concerning Matters Related to Sexually Explicit Images of a Minor

Department: Town Attorney, Jim Maloney

Seconded Reading: December 4, 2017

F. ORDINANCE NO. 1.480.4 - First Reading

A Bill for an Ordinance to Approve the Reinstatement of and Fourth Amendment to Agreement for Sale and Purchase of Land By and Between the Town of Parker and ACG, LLC, Concerning the Gym Property

Department: Community Development, Weldy Feazell

Seconded Reading: December 4, 2017

G. RESOLUTION NO. 17-054

A Resolution to Approve the Eleventh Amendment to Town Attorney Employment Agreement

Department: Town Council

H. RESOLUTION NO. 17-055

A Resolution Accepting the Conveyance of Real Property From the Board of County Commissioners of the County of Douglas for Village Center Drive Between Lincoln Avenue and Jordan Road.

Department: Engineering, Chris Hudson

I. RESOLUTION NO. 17-056

A Resolution Concerning the Town's Review and Comment Pursuant to Section 10.11.110 of the Parker Municipal Code of the Financial Plan for the Reata North Metropolitan District

Department: Town Attorney, Jim Maloney

J. PROCLAMATION - Support for First Responders

Department: Town Council

K. CONTRACTS OVER \$100,000

- *First Amendment to Trade Contractor Agreement and Extension of Agreement*

Amount: \$227,514.72

Contractor: Terracare Associates, LLC

Department: Parks and Recreation, Betsy Mercer

Joshua Rivero moved and Renee Williams seconded to approve the Consent Agenda Items 6A – 6K.

The motion was approved unanimously.

TOWN ADMINISTRATOR

- **Reports - None**

PUBLIC HEARINGS**A. ORDINANCE NO. 1.493.5 - Second 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**

7:28 PM

The purpose of this budget revision is to appropriate additional funds for 2017 and correct an error of the transfer to the Cultural Fund that should have been from the Excise Tax Fund instead of the General Fund.

This revision is also reflecting the Town's agreement with the 911 Authority regarding the Police Communications capital equipment that was originally budgeted in the General Fund. The 911 Authority is procuring the equipment directly instead of reimbursing the Town. This will reduce the General Fund expenditures and revenue by \$800,000.

The total supplemental appropriation for 2017 is to reduce expenditures by \$48,096 offset by \$442,500 increase in revenue for a net \$490,596 reduction. The increase of expenditures include \$300,000 in the Parks and Recreation Fund, \$391,904 in the Recreation Fund, \$781,900 in the Excise Tax Fund, and \$49,000 in the Facility Services Fund. There is a reduction of \$1,570,900 of expenditures in the General Fund. The revenue includes an increase of \$1,051,500 in the Recreation Fund and a decrease of \$609,000 in the General Fund.

The detail list of items can be found in Exhibit A attached to the Ordinance.

Public Comment – None

Joshua Rivero moved to approve Ordinance No. 1.493.5 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 1.507 - Second 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**

7:32 PM

Staff is required by Town Charter to submit a budget for the coming year to Council prior to October 15, 2017. On September 28, at the Council retreat, staff presented, for consideration, the major components of the budget including capital outlay, contributions to others and the compensation plan. Staff also discussed revenue projections that went into the creation of this budget. A draft of the projected annual budget was provided to Council on October 12, 2017. The first reading and public hearing was held November 6, 2017.

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

The projected budget is balanced across all funds. It is staffs' belief that the projected 2018 Annual Budget is a reflection of the direction that was received throughout this process.

Public Comment – None

John Diak moved to approve Ordinance No. 1.507 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

C. ROBINSON RANCH, FILING NO. 2 AMENDMENT NO. 2, LOT 5 - Use by Special Review

Applicant: Steve Cromer, Dimension Group
Location: Northeast Corner of Parker Road and Cockriel Drive
Department: Community Development, Paul Workman
Trakit No. Z17-010

7:50 PM

The applicant is requesting a Use by Special Review approval in the Robinson Ranch Planned Development (PD) at the northeast corner of Parker Road and Cockriel Drive to allow for a convenience store with a gasoline service station and a carwash. The proposed convenience store is approximately 3,800 square feet in total area and the service station will have six fuel dispensers.

The subject property is an undeveloped 1.3 acre lot within the Commercial Planning Area of the Robinson Ranch PD. The PD requires that convenience stores with the sale of gasoline obtain

approval for a Use by Special Review. The surrounding area is primarily commercial in use with a Brakes Plus to the north, Parker Country Market to the south, undeveloped land zoned for commercial use to the east and a detention basin to the west.

Staff finds that the request meets the approval criteria for a Use by Special Review based upon the analysis contained in the Planning Commission staff report and the comments provided by the referral agencies. The recommended conditions will ensure that certain design issues associated with the future site plan are adequately addressed.

On November 9, 2017, the Planning Commission recommended Town Council approve the Use by Special Review.

Public Comment - None

John Diak moved that Town Council approve the Use by Special Review, subject to the following four (4) conditions:

1. The applicant shall be required to work with staff during the Site Plan process to ensure that the corner of Parker Road and Cockriel Drive contains enhanced elements that will include, but not be limited to; increased landscaping, place making signage and other features that create a unique corner.
2. The applicant shall be required to work with staff during the Site Plan process to ensure that the convenience store, service station canopy and carwash reflect high-quality architecture that satisfies or exceeds the Town's development design standards and those of the Robinson Ranch PD. The canopy shall include a pitched roof that ties to other pitched roof elements within the Robinson Ranch PD and include masonry that covers the entire height of the columns.
3. The future Site Plan shall be consistent with Exhibit C CSP – 2 submitted within the applicant's narrative for this Use by Special Review where the building is on the north side of the property and the canopy is on the south side of the property. The convenience store façade that faces Parker Road shall address this frontage and incorporate architectural elements and window fenestration to activate the elevation.
4. For the carwash building, all entry and exit doors for vehicles that are visible from any public or private roadway shall be screened from view with berming, landscaping, screen walls, architectural features and/or a combination of the above.

Amy Holland seconded the motion.

The motion was approved unanimously.

ORDINANCES

ORDINANCE NO. 3.147.7 - Second 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

This proposed Municipal Code Amendment is intended to clarify Section 13.07.120(c)(3) of the Land Development Ordinance governing the replat process. This section states that if the

Planning Director determines that a replat application is substantial, it shall be processed through the Sketch Plan, Preliminary Plan and Final Plat process. The proposed amendment adds the Minor Development Plat as a processing option if the replat application and issues associated with it are determined substantial.

On October 26, 2017, the Planning Commission recommended Town Council approve Ordinance No. 3.147.7.

On November 6, 2017 Town Council approved Ordinance No. 3.147.7 on first reading.

John Diak moved to approve Ordinance No. 3.147.7 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 7:53 p.m.


Chris Vanderpool, Deputy Town Clerk


Mike Waid, Mayor

