



TOWN COUNCIL STUDY SESSION AGENDA
March 9, 2020
5:30 PM

I. Town Council Items

II. Study Session Items

1. Alcohol at the Schoolhouse Plaza - Mariner/Zoglemann - 20 minutes
2. Alcohol and Parks With Special Events - Cleveland/Colton - 15 minutes
3. Metro Districts Discussion - Schledorn - 30 minutes



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Denise Zoglmann, Assistant Cultural Director
DATE: March 9, 2020
SUBJECT: Alcohol at the Schoolhouse Plaza

ISSUE:

The Town currently holds a liquor license for the interior of The Schoolhouse so we can serve alcohol to our theater and event guests. We would now like to extend the liquor license to include the south patio adjacent to the theater and the north plaza adjacent to Mainstreet and Ruth Chapel.

We have already budgeted for a permanent fence for the south patio, which features a fire pit, so theater patrons can enjoy a drink outdoors before and during all shows. Because the fence will be fixed in place, we do not envision any issues extending our liquor license to include the south patio.

We would also like to extend our liquor license to include the north plaza, which was designed to be a flexible space that can accommodate a large tent for wedding receptions and similar rental events, as well as a public gathering space. Our intention is to provide a new stream of revenue from for the Town while still providing an open and welcoming public gathering area.

We believe a movable (non-fixed) fence is preferable for the north plaza because it would allow us to adjust the space according to the size and nature of an event.

If the Special Licensing Authority does not approve the use of moveable fencing, renters would be required to have a special event permit which is only available to non-profit organizations. This would exclude weddings and similar private events. Other municipalities, such as Northglenn, offer a Special Private Occasion permit which allows possession and consumption of alcoholic beverages on public property by private parties, including weddings and special events. This maybe something that Town Council would want to consider at a future date.

FISCAL/BUDGET IMPACT:

The cost to permanently change the premise on the liquor license at the Schoolhouse is

\$150.00.

BACKGROUND:

In 2014, the Town embarked on a multi-year rehabilitation project to restore the school building to its former grace and beauty, to freshen up the Ruth Memorial Chapel (which had been restored in 2002) and to create a plaza to join these two historic landmarks and create a new community gathering space in the heart of downtown.

The Town received three grants from the Colorado State Historical Fund to support the historic rehabilitation work in the original school building. Work included restoring windows and floors to reveal the original honey-colored wood, replacing the antiquated heating system, removing walls added through the years, and adding an elevator for accessibility. Non-historic work in the annex included renovating the 200-seat theater (formerly the church sanctuary) and creating a “steam-punk” themed lobby with a full bar. As part of the lobby renovation, the Town created a small Heritage Center managed by Parker Area Historical Society and an art gallery managed by the Parker Artist Guild.

The wood windows, pews and floors of Ruth Chapel were repaired and refinished, the outdoor steps were replaced, and the building was repainted. The final construction project consisted of the creation of a public plaza between Ruth Chapel and the school building, as well as safety and accessibility improvements to the parking lot behind the buildings. Plaza and parking lot enhancements include a landscaped area with public seating adjacent to Mainstreet, a lighted special event space further back that can accommodate tents for public and private activities, a vehicle drop-off area next to the building, better signage, and improved lighting and sidewalks for pedestrians and cars.

The new name for the entire complex is The Schoolhouse, which captures its authentic origins. As was recommended from the outset, it is a multi-use venue, with Town-programmed activities as well as opportunities for community events and rentals. We have protected and highlighted the heritage and history of the town while developing a unique community hub.

RECOMMENDATION:

We plan to ask the Licensing Authority to permanently extend the Schoolhouse Liquor license to include the south patio and north plaza, and allow the use of moveable fencing (such as the stanchions that were previously approved by the Special Licensing Authority for concerts at Discovery Park) for the north plaza.

REQUESTED DIRECTION:

We would like Council’s support for our plan to permanently extend the Schoolhouse liquor licensed premises to encompass the south patio and the north plaza, and use moveable fencing, such as stanchions, for the north plaza.

ATTACHMENT:

None



MEMORANDUM

TO: Mayor and Town Council

FROM: Jim Cleveland, Deputy Town Administrator
Mary Colton, Acting Parks and Recreation Director

DATE: March 9, 2020

SUBJECT: Alcohol and Parks With Special Events

ISSUE:

The Parks and Recreation Department is exploring the possibility of adding a beer garden to 1 or 2 of our existing 5k running race events each year. We have received a significant amount of feedback from participants indicating they would enjoy this added feature and numerous other popular race events around Colorado also offer beer at their events.

Staff recently met with members of our Legal and Town Clerk Departments to review special requirements for a liquor license at a special event. A designated area with temporary fencing and appropriate signage would be set up with controlled access allowing only those 21 and older to enter with a wrist band and drink ticket. TIPS trained individuals would monitor the area and serve beer to assure no potential violations. Ideally, we would partner with local breweries and potentially attract additional participants to our events while increasing revenue.

FISCAL/BUDGET IMPACT:

Potential purchase of additional safety fencing, approximately \$100. An additional 10 participants would increase revenue by approximately \$250.

BACKGROUND:

The Town has offered 5k/10k race events for the past 13 years. These four popular events annually attract between 200 and 2,500 participants/event. Historically, registration fees for these events have included timing, commemorative items such as tee shirts and hats, sponsor giveaways and the very popular pancake breakfast. For many years now, other Colorado race organizers have added beer gardens to their events to add a more festive appeal and potentially attract more runners. Many of our neighboring parks and recreation agencies including South Suburban Parks and Recreation and the Town of Castle Rock offer beer gardens at races and have seen an increase in participation. Their survey results also offered positive feedback on the beer garden indicating it added a nice social aspect to the event. We have received numerous requests for a beer garden in the past few years and would like to explore the possibility of adding this activity to select race events (Cattle Crossing and So Long

to Summer 5K/10K).

RECOMMENDATION:

We would like to continue exploring the feasibility of adding a beer garden to select running events. We would partner with local breweries and ensure that a formal process is followed and all requirements for obtaining a liquor license for a special event are met.

REQUESTED DIRECTION:

We are seeking Council's thoughts on the addition of a beer garden at one to two of our annual 5K running races.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Kristin Schledorn, Deputy Town Attorney
DATE: March 9, 2020
SUBJECT: Metro District Discussion

ISSUE:

For information and discussion only.

FISCAL/BUDGET IMPACT:

For information and discussion only.

BACKGROUND:

In December, the *Denver Post* ran a number of articles and editorials on metro districts. Issues raised by those articles included the imposition of additional fees, including transfer fees, working capital fees, and capital facilities fees; developers qualifying as electors and board members, without being residents of the subdivision; developers serving on multiple boards while filing multiple conflicts of interest; boards authorizing large amounts of debt, with limited or no disclosure to homeowners of potential tax burden; and the difficulty by homeowners in determining who the board members are and where and when board meetings are held.

Many of these issues are regulated either by the Special District Act or the Open Meetings Law and are allowed under those laws as they currently exist. The Town of Parker's ordinances, policies, and model service plan and intergovernmental agreement address many of these concerns, so that they are not an issue for future Parker residents, unlike those projects referenced in the *Denver Post* coverage. For example, the Town establishes a maximum debt amount and maximum mill levy. The Town also requires a recorded notice of the tax burden on the property, with the language and timing of the disclosure approved by the Town. The Town's model service plan requires the filing of an annual report, which includes the name, address and phone number of every member of the board and includes the date, place and time of meetings.

Several cities have considered ordinances to further regulate metro districts and CML has been tracking the likely content of bills yet to be introduced on the subject of metro districts. The Longmont City Council has passed an ordinance on first reading to prohibit metro district financing for "purely residential" projects. Second reading is scheduled for March 17th. On

March 3, 2020, the City of Lone Tree considered an ordinance on first reading to establish review procedures, service plan requirements and operational limitations on metropolitan districts. CML reports that of the likely bills to be introduced, none touch upon the powers and procedures of municipalities in terms of service plans or oversight authority. Instead all ideas focus on consumer protection for homebuyers, and new procedural requirements for the districts themselves to improve the transparency of their operations. Some legislators may seek more substantive restrictions on the power of districts to tax and issue bonds, but no details have emerged yet.

The purpose of this study session will be to discuss any concerns councilmembers may have with metro districts and provide an update on these legislative efforts.

RECOMMENDATION:

For information and discussion only.

REQUESTED DIRECTION:

For information and discussion only.

ATTACHMENT:

None