PARKER
COLORADO

TOWN COUNCIL STUDY SESSION AGENDA

June 28, 2021
5:00 PM

I. Town Council Items

II. Study Session Items

1. Crisis Center Community Contribution Recipient Presentation - Jennifer Walker - 10 min.
2. CDOT and Douglas County IGAs for Funding North Parker Road Operational Improvements - Mestdagh/Aden - 15 min.
3. Town Investment Update - Brown, Guests - 30 min.
4. Finance Department Update - Brown - 45 min.
5. Proposed Congressional Redistricting Map - Toborg - 15 min.
6. Review Future Council Agendas - Maloney - 30 min.

MEMORANDUM

TO:	Honorable Mayor and Members of Town Council
FROM:	Alex Mestdagh, Engineering Service Manager David Aden, Traffic Engineer
DATE:	June 28, 2021
SUBJECT:	CDOT and Douglas County IGAs for Funding North Parker Road Operational Improvements

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ISSUE:

Staff would like to introduce Town Council to an upcoming roadway CIP project called the North Parker Road Operational Improvements. Staff will provide information on the the upcoming final design contract and the intergovernmental agreements (IGAs) necessary to secure outside funding for the project.

FISCAL/BUDGET IMPACT:

The anticipated construction cost of the North Parker Road Operational Improvements is approximately $4M. Outside funding of $3M is proposed to be committed to this project ($1.4M federal, $1.1M state, $500K Douglas County). The remainder of the project costs would be the responsibility of the Town.

BACKGROUND:

The Town is currently in the design phase for the North Parker Road Operational Improvements between Lincoln Avenue and E-470. The main goal of this project is to increase the travel lanes on Parker Road and improve vehicular mobility, which currently experiences heavy congestion during rush hour. Proposed improvements include widening and/or connecting current acceleration/deceleration lanes on Parker Road in both the northbound and southbound directions between Lincoln Avenue and E-470. The project also proposes to repurpose existing dedicated turning lanes to shared thru-turning lanes, providing additional capacity for thru traffic during peak hours. Improvements to pedestrian facilities in the corridor are also proposed, including a multi-use trail/sidewalk on the east side of Parker Road to connect the Baldwin Gulch Trail and the Pine Lane intersection, and expanded sidewalk north of Pine Lane adjacent to the Bowie property to connect to existing sidewalk to the north. Later phases of improvements will be needed to implement additional operational improvements on this stretch of Parker Road.

This project is currently through the preliminary design phase, and following a recent kickoff meeting with CDOT, preparing to enter final design. The Town selected Felsburg, Holt & Ullevig (FHU) as the consultant for the preliminary design of the project, and staff now proposes to contract with FHU for final design. The not-to-exceed amount of the design contract is $380,240, which is in line with typical costs for a project of this size.

Staff is proposing to leverage outside funds from several entities in order to fund this project. This project was selected for funding through the Douglas County Subregion of the Denver Regional Council of Governments (DRCOG). The proposed funding is $1.4M of Federal CMAQ (Congestion Mitigation and Air Quality Improvements) dollars and $1.1M of state dollars for a total of $2.5M. The Federal CMAQ funds are part of a national program available to local governments to address congestion issues and improve air quality in accordance with the Clean Air Act. The state funds are from the FASTER program, which is focused on addressing roadway safety issues, and from the Multi-modal Options Fund (MMOF), which focuses on multi-modal transportation improvements such as the pedestrian improvements proposed with this project. Douglas County has also pledged an additional $500,000 toward the construction cost, for a grand total of $3M in outside funding for this project. The construction cost is currently estimated at approximately $4M.

Intergovernmental agreements (IGAs) with CDOT and Douglas County are necessary in order to codify these outside funding contributions. The Douglas County IGA is a straightforward document that is in line with previous IGAs agreed to between the Town and County. The CDOT IGA encompasses both the state and federal funding, and thus is much more complicated due to the requirements on a project receiving federal funding. Most of these requirements involve documentation of project elements and contractor policies and practices, some of which can be placed upon the contractor as a condition to the construction contract. Staff plans to utilize the consultant that will perform the construction administration to assist in compiling and tracking the remainder of the information.

The Town anticipates that construction will begin in summer or fall of 2022, with project completion in 2023.

RECOMMENDATION:

Staff requests approval to add these IGAs and the final design contract to future Council agendas.

REQUESTED DIRECTION:

Staff requests approval to add the funding IGAs and final design contract to future Town Council agendas for consideration.

ATTACHMENT:

1. Concept Layout

NORTH PARKER ROAD

Concept Layout

PARKER COLORADO

FELSBURG HOLT & ULLEVIG

MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Mary Lou Brown, Finance Director

DATE: June 28, 2021

SUBJECT: Town Investment Update

ISSUE:
Town Council requested periodic updates from the Investment Advisory Committee. Chandler Asset Management, the Town's investment advisor, will present the investment results for the period which ended May 31, 2021.

FISCAL/BUDGET IMPACT:
There is no budget impact.

BACKGROUND:
Chandler Asset Management, together with the Investment Advisory Committee, meet regularly to discuss economic conditions, investment recommendations and investment performance. The Committee consists of two Parker citizens, one Council liaison, the Town Administrator and the Town Finance Director. Earlier this year, Council requested updates be provided periodically to the entire Council. Tonight is the first of those reviews.

RECOMMENDATION:
The report that will be reviewed is for informational purposes only. Council has previously approved the investment policy which provides the guidance for appropriate investments.

REQUESTED DIRECTION:
The data is presented for informational purposes only.

ATTACHMENT:
1. Investment Report

INVESTMENT REPORT

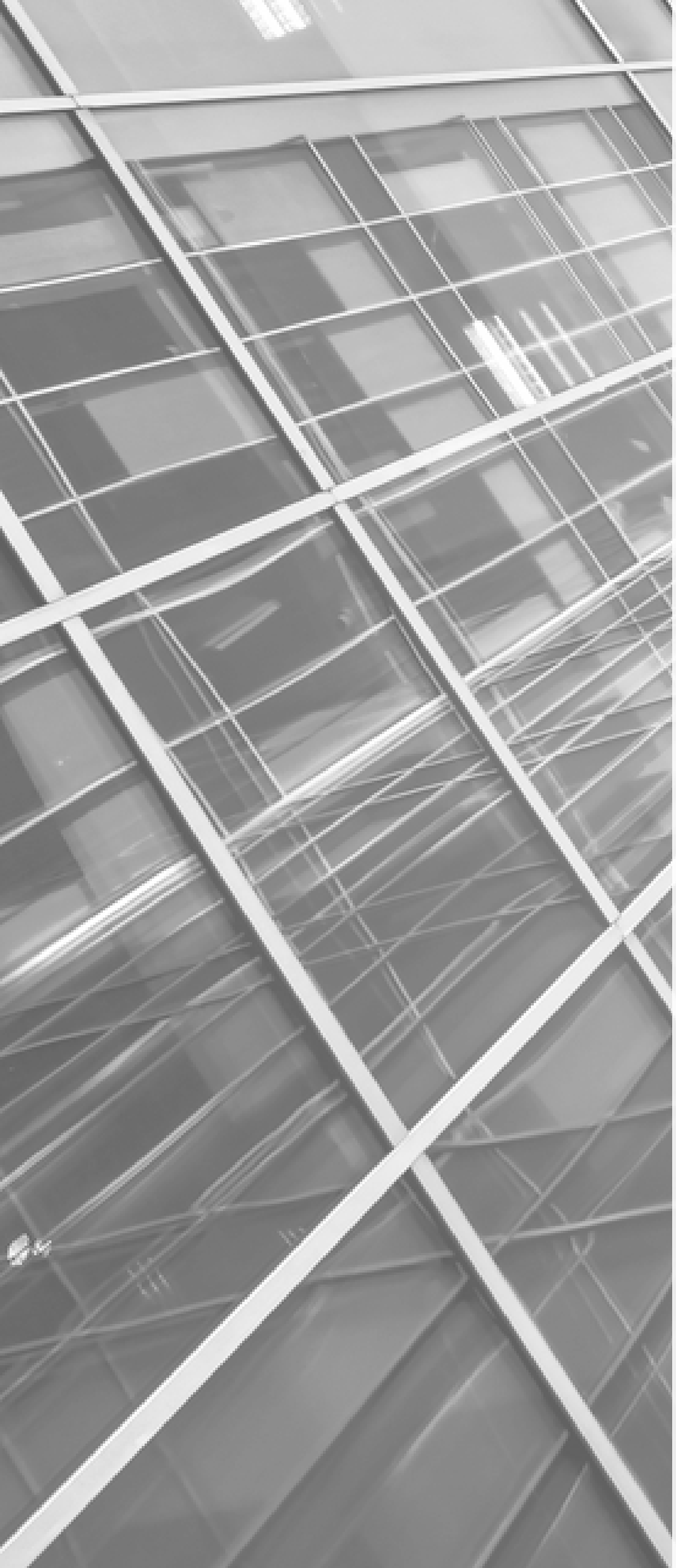
CHANDLER ASSET MANAGEMENT

Town of Parker

Period Ending May 31, 2021

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com

Table of Contents



Section 1 | Economic Update

Economic Update

- **Federal Open Market Committee (FOMC)**
  - The Federal Open Market Committee kept monetary policy unchanged at the June meeting. The fed funds target rate remains in the range of 0.0% to 0.25%, and the Fed continues to purchase $80 billion of Treasuries and $40 billion of agency mortgage-backed securities per month. The Fed has started to discuss reducing its asset purchases at some point, and updated economic projections suggest that the Fed may start to raise interest rates in 2023.

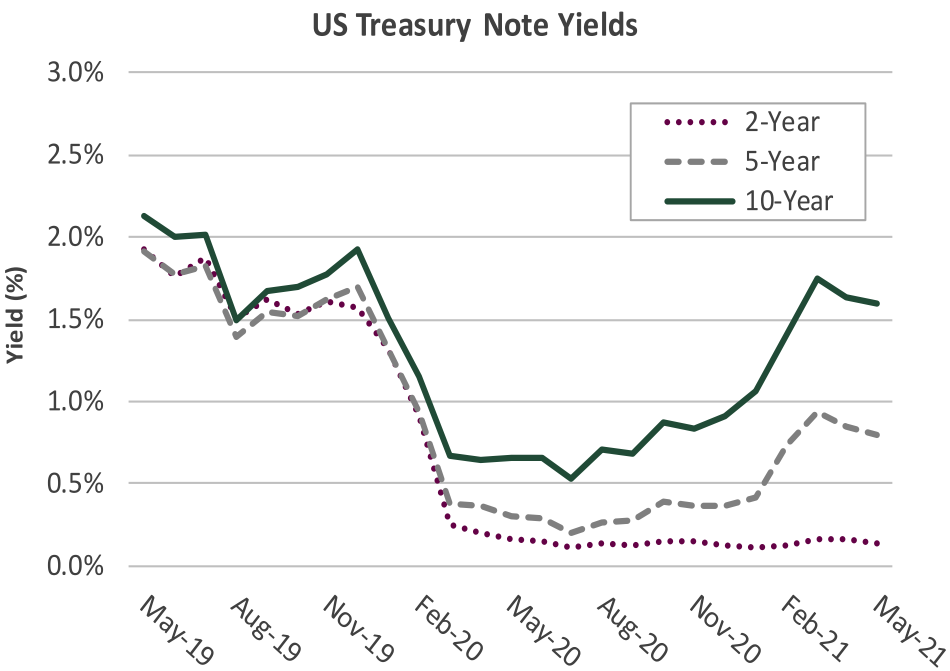
- **Fiscal Stimulus**
  - The Biden administration has proposed plans for over $4 trillion in new fiscal spending, which is in addition to pandemic-related fiscal relief legislation totaling about $5.5 trillion since early last year.

- **Labor Markets**
  - The unemployment rate has steadily declined to 5.8% from the peak of 14.8% last April, but over 9 million people remain unemployed. The leisure and hospitality sector is driving the job gains, while the construction sector has declined, likely due to materials shortages and project delays.

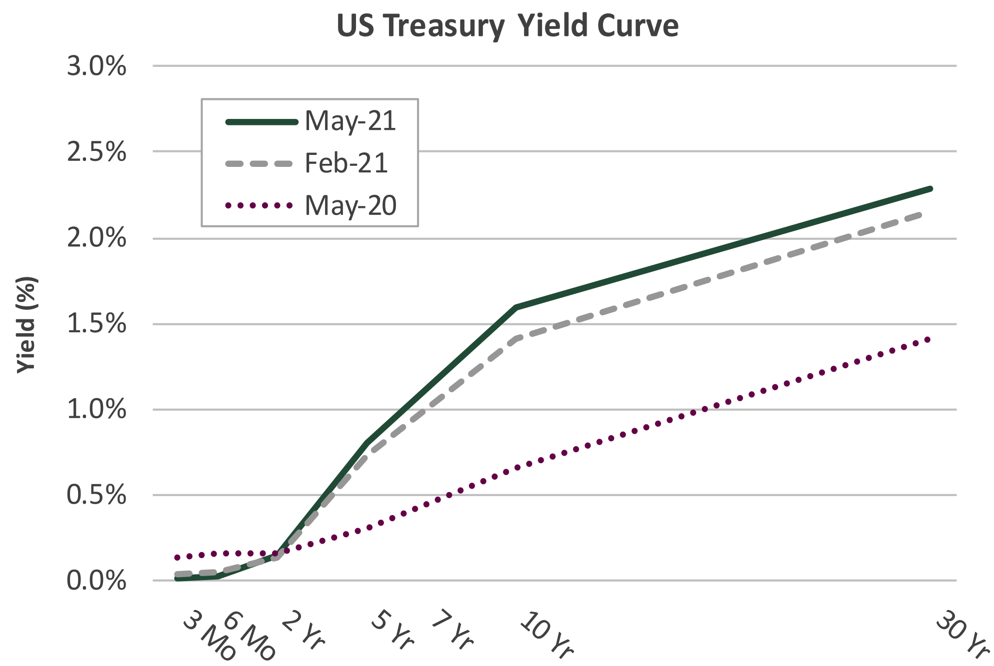
- **Inflation**
  - The Personal Consumption Expenditures (PCE) Index rose 3.6% year-over-year in April. Core PCE (excluding food and energy), which is the Fed's primary inflation gauge, was up 3.1% over the same period. Although pricing pressures have risen, we believe the Fed is looking through the near-term inflation data. The Fed expects "base effects", bottlenecks, and ongoing supply chain disruptions to cause near-term pricing pressures.

- **Economic Growth**
  - Real US gross domestic product (GDP) grew at an annualized rate of 6.4% in the first quarter, following 4.3% growth in the fourth quarter of 2020. Economic growth is expected to accelerate even further in the current quarter to an annualized rate of 9.2%. The consensus forecast for full year 2021 US gross domestic product growth is 6.6%, following a 3.5% decline in 2020.

Bond Yields

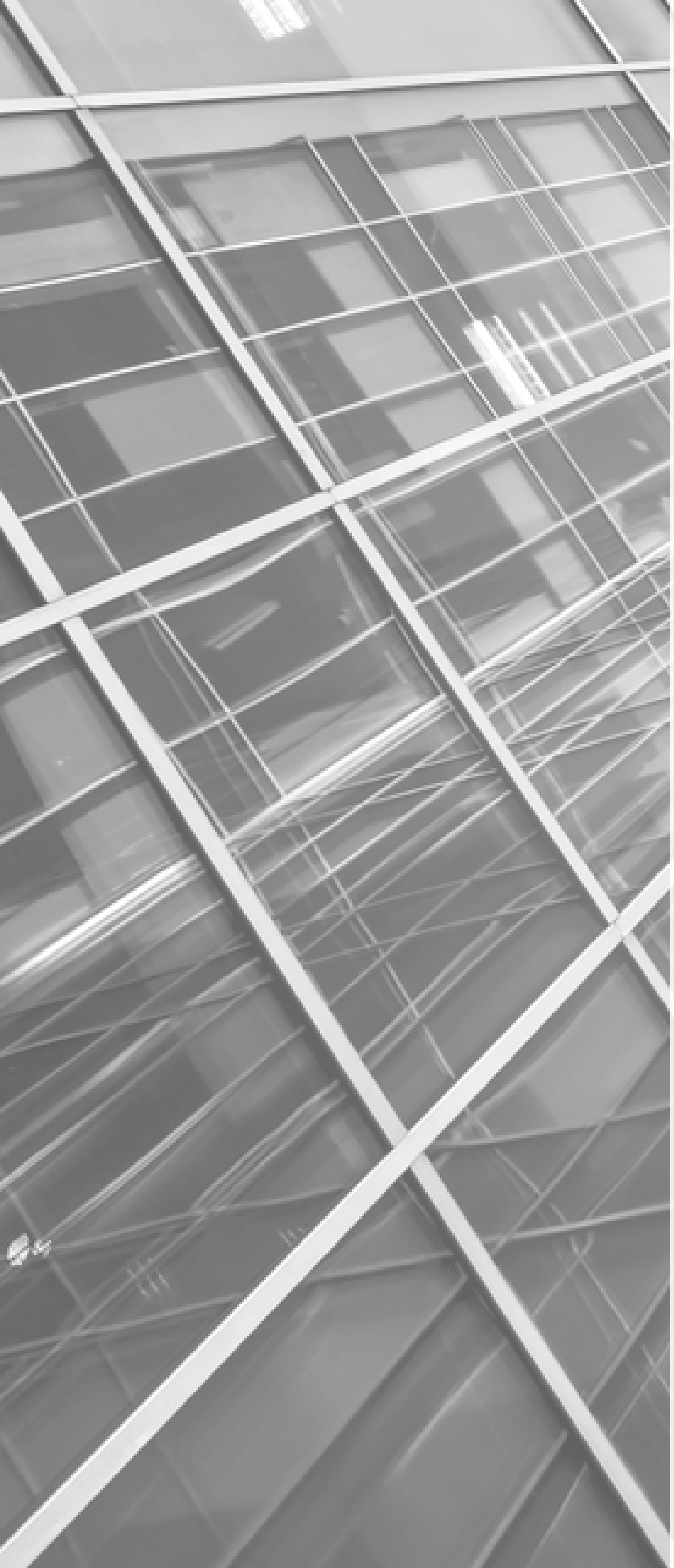


Source: Bloomberg



Source: Bloomberg

The treasury yield curve is much steeper on a year-over-year basis. The 3-month T-bill yield was about 12 basis points lower, and the 2-year Treasury yield was about two basis points lower, while the 10-Year Treasury yield was about 94 basis points higher, year-over-year, as of May month-end. The Fed has signaled plans to keep the front end of the Treasury yield curve anchored near zero through 2023. We believe longer-term rates still have room to move higher this year.



Section 2 | Account Profile

Objectives

Investment Objectives

Safety of principal is the foremost objective of the investment program. The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the investment policy and all regulations governing the funds.

Town of Parker

Assets managed by Chandler Asset Management are in full compliance with state law and with the investment policy

Category	Standard	Comment
Treasury Issues	5 years maximum maturity	*Complies*
Agency Issues	5 years maximum maturity; no subordinated securities	*Complies*
Municipal Securities	Includes only Revenue and General Obligations; AA/Aa2/AA rated or above by two NRSROs; A/A2/A rated or above by two NRSROs for Colorado Munis; 30% maximum; 5% max issuer; 5 years max maturity	*Complies*
Supranational	Includes only IBRD and IFC (The World Bank); "AA" or higher by a NRSRO; 5% maximum; 5% max issuer; 5 years maximum maturity; No subordinated obligations	*Complies*
U.S. Corporate (Medium Term Notes)	A+/A1/A+ or above by two NRSROs (S&P, Moody's or Fitch) for U.S. corporates; 50% maximum and 5% max issuer (total in corporate and bank securities); 5 years max maturity; No subordinated debt	*Complies*
Corporate (Medium Term Notes)- Non-U.S.	AA-/Aa3/AA- or above by two NRSROs (S&P, Moody's or Fitch) for securities denominated in U.S. dollars and issued by a corporation or bank that is not organized or operated within the U.S.; 50% maximum and 5% max issuer (total in corporate and bank securities); 3 years max maturity for USD denominated Non-U.S corporates; 5% per country; No subordinated debt	*Complies*
Commercial Paper	A1/P1/F1 or equiv by two NRSROs; A+/A1/A+ or better by each NRSRO (S&P, Moody's, or Fitch), if issuer has senior debt outstanding; 50% maximum and 5% max issuer (total in corporate and bank securities); 270 days max maturity; Issuers must have $250 million program in place; No subordinated securities	*Complies*
Bankers Acceptance	A1/P1/F1 or equiv by two NRSROs; A+/A1/A+ min by each NRSRO (S&P, Moody's, or Fitch), if issuer has senior debt outstanding; 50% maximum and 5% max issuer (total in corporate and bank securities); 180 days max maturity; Issued by a state or national bank with combined capital and surplus of at least $250 million; No subordinated securities	*Complies*
Money Market Fund	AAAm/AAA/AAA/V-1 by one NRSRO (S&P, Moody's, or Fitch)	*Complies*
Certificates of Deposit (CDs)/ Time Deposit (TDs)	FDIC insured or collateralized by Public Deposit Protection Act (PDPA) or Savings and Loan Association Public Deposit Protection Act (SLAPDPA); Issuers shall have a Thomson Reuters Bank Insight rating of at least 20 at the time of purchase if the deposit exceeds FDIC Insurance; 5 years max maturity	*Complies*
LGIP	CRS 24-75-701; Not used by Investment Adviser	*Complies*
Repurchase Agreements	180 days max maturity; Collateral's maturities should be less than 10 years; Not used by Investment Adviser	*Complies*
Prohibited	Mortgage backed securities	*Complies*
Prohibited	Derivatives	*Complies*
Prohibited	Subordinated debt	*Complies*
Weighted Average Maturity	3 years	*Complies*
Maximum Maturity	5 years maximum maturity	*Complies*

Portfolio Characteristics

Town of Parker

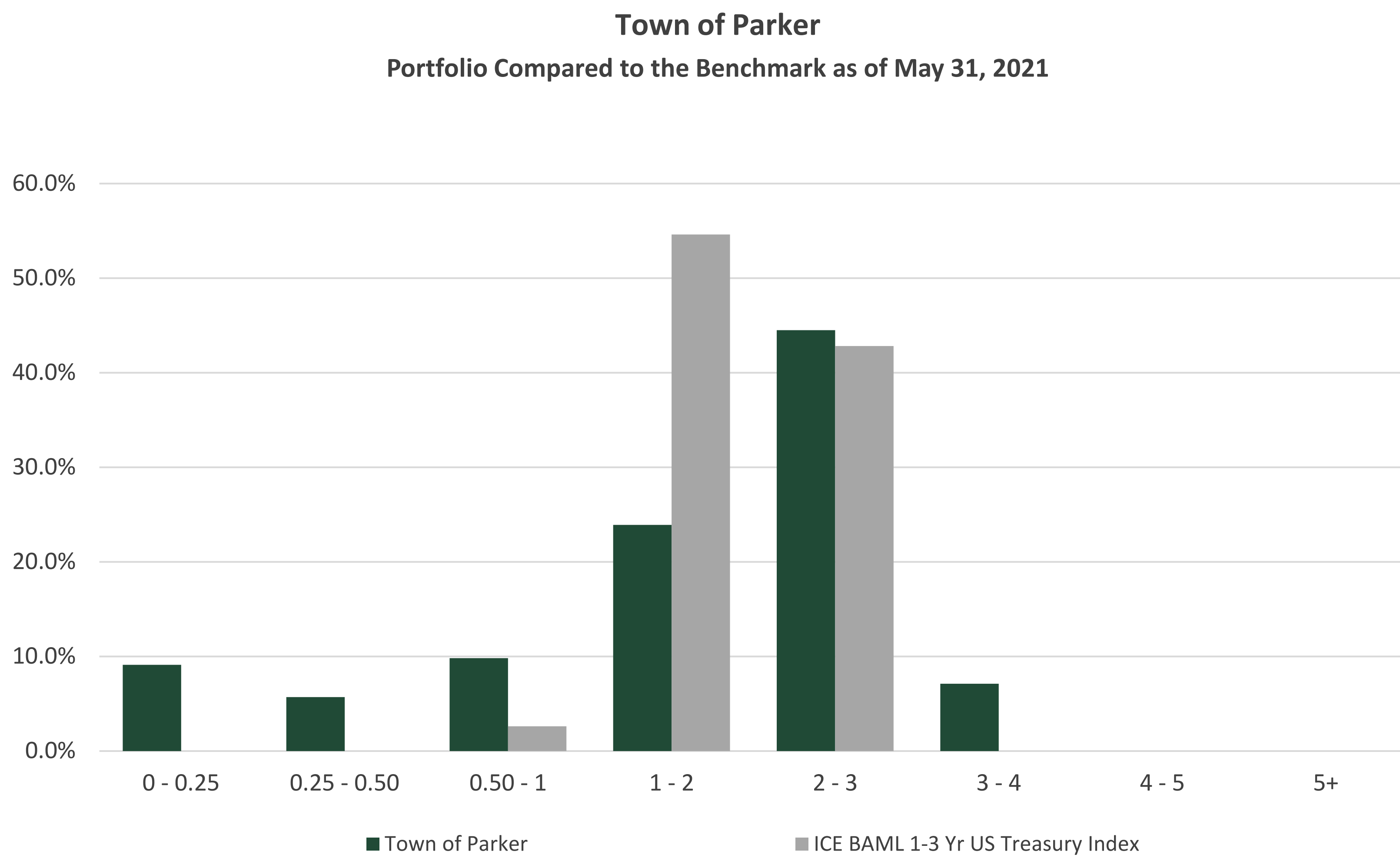
	5/31/2021		2/28/2021
	Benchmark*	Portfolio	Portfolio
Average Maturity (yrs)	1.84	1.87	1.86
Average Modified Duration	1.81	1.83	1.82
Average Purchase Yield	n/a	1.33%	1.52%
Average Market Yield	0.15%	0.20%	0.24%
Average Quality**	AAA	AA+/Aa1	AA+/Aa1
Total Market Value		17,736,401	17,713,209

**ICE BAML 1-3 Yr US Treasury Index*

***Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.*

Duration Distribution

As of May 31, 2021



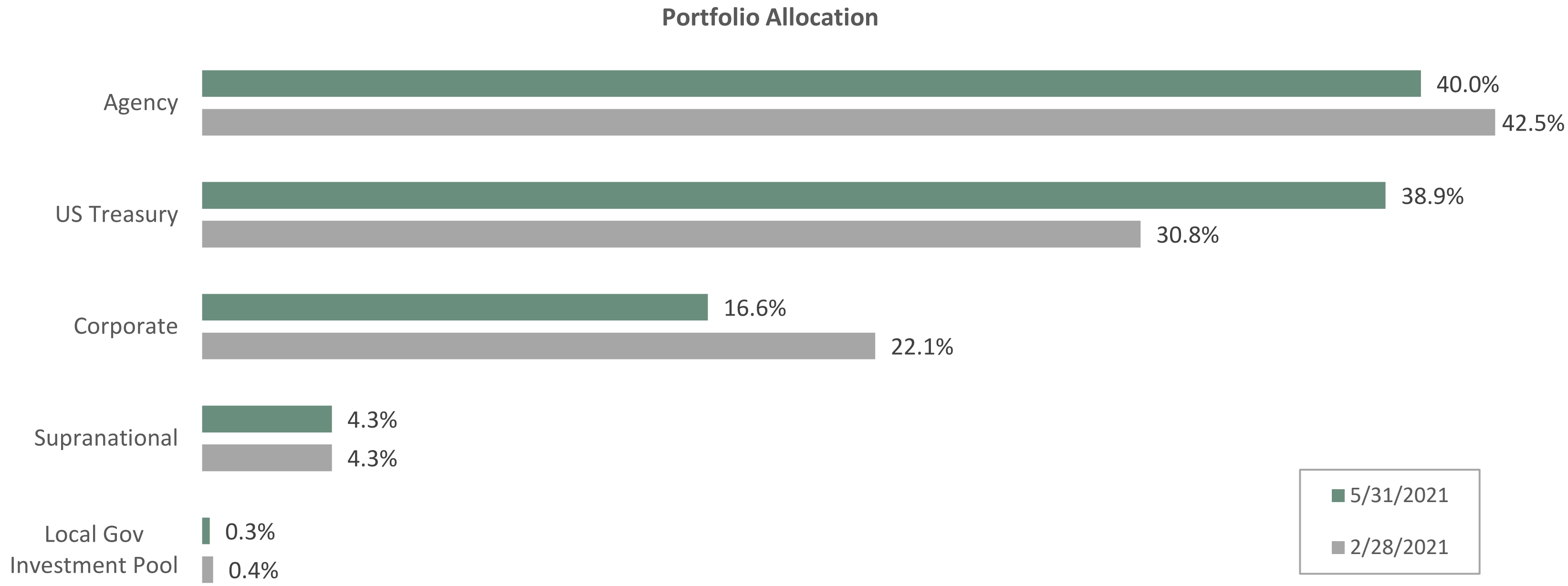
	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	9.1%	5.7%	9.8%	23.9%	44.5%	7.1%	0.0%	0.0%
Benchmark*	0.0%	0.0%	2.6%	54.6%	42.8%	0.0%	0.0%	0.0%

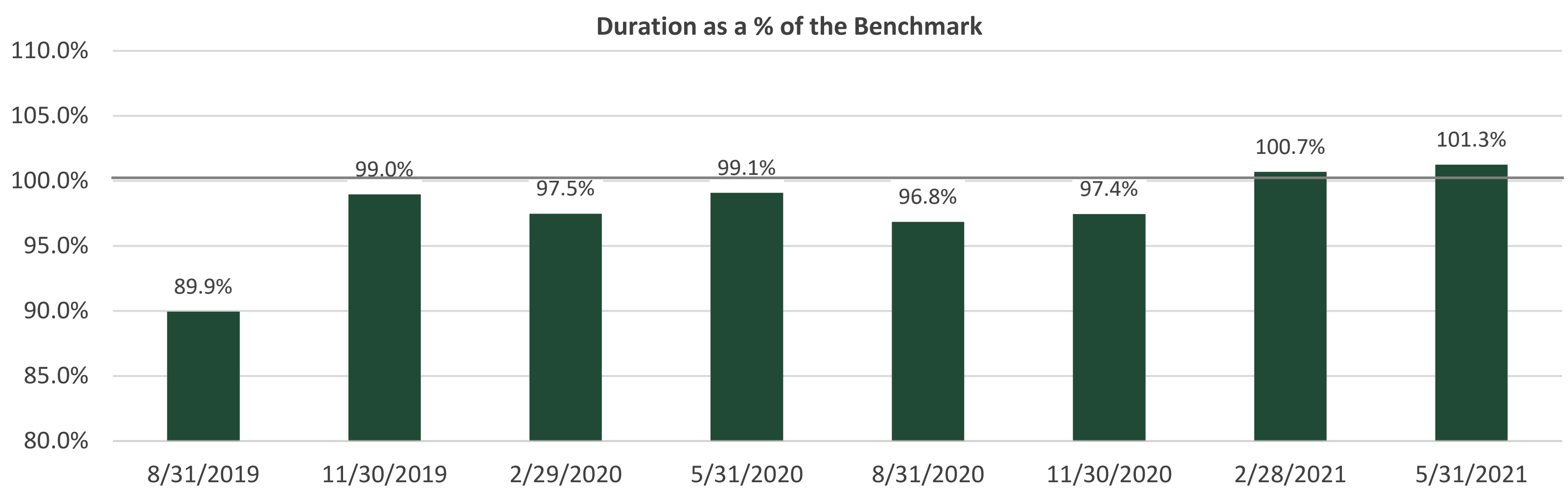
**ICE BAML 1-3 Yr US Treasury Index*

Portfolio Allocation & Duration Changes

As of May 31, 2021

Town of Parker





Benchmark: ICE BAML 1-3 Yr US Treasury Index

Issuers

As of May 31, 2021

Town of Parker – Account #10413

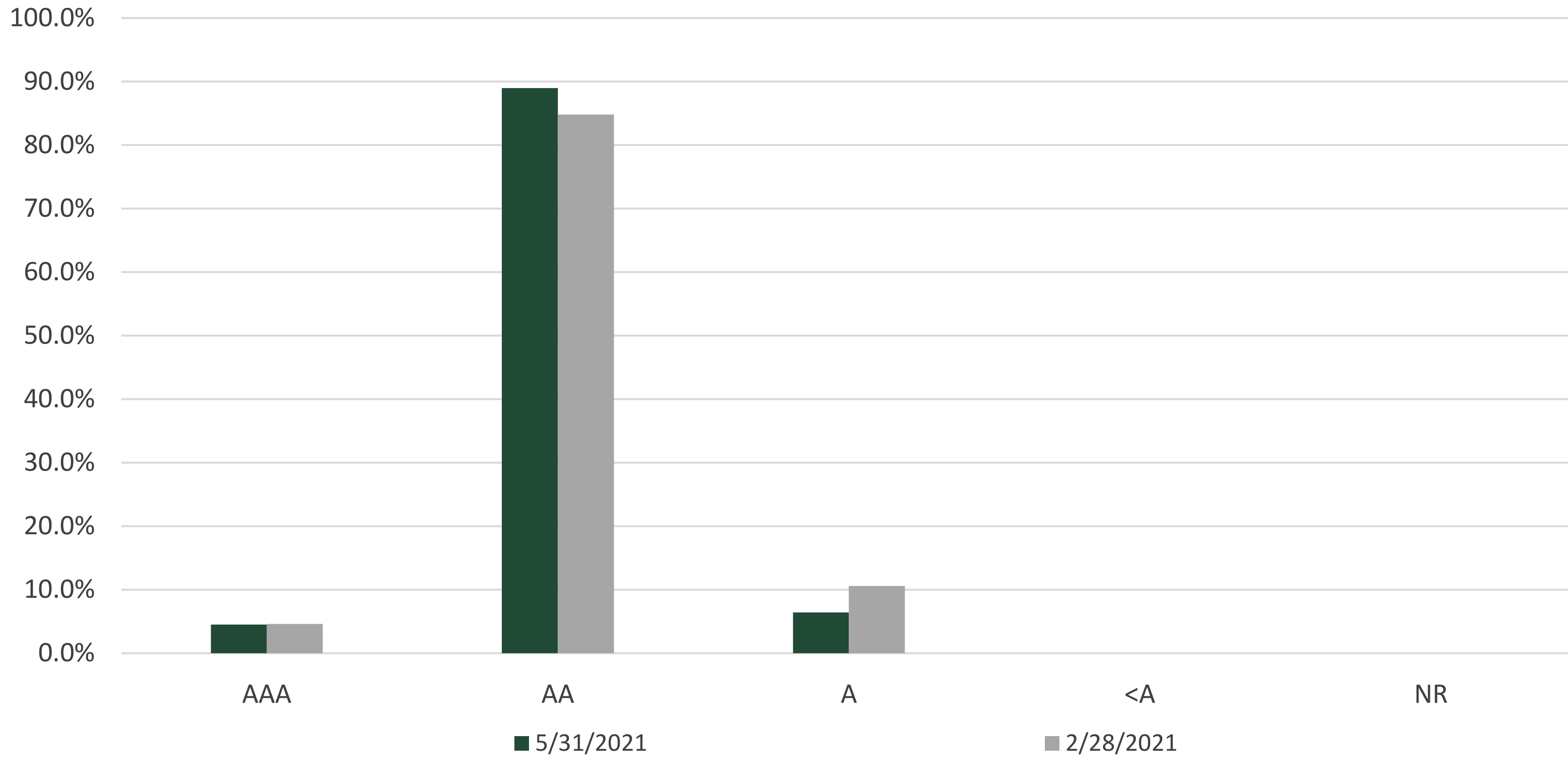
Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	38.86%
Federal Home Loan Mortgage Corp	Agency	14.29%
Federal National Mortgage Association	Agency	9.45%
Federal Farm Credit Bank	Agency	8.31%
Federal Home Loan Bank	Agency	7.97%
Intl Bank Recon and Development	Supranational	4.26%
State Street Bank	Corporate	3.06%
Visa Inc	Corporate	2.96%
Apple Inc	Corporate	2.87%
Wal-Mart Stores	Corporate	2.86%
Paccar Financial	Corporate	2.02%
Berkshire Hathaway	Corporate	1.47%
US Bancorp	Corporate	1.35%
CSAFE Investment Pool	Local Gov Investment Pool	0.25%
TOTAL		**100.00%**

Quality Distribution

As of May 31, 2021

Town of Parker

May 31, 2021 vs. February 28, 2021

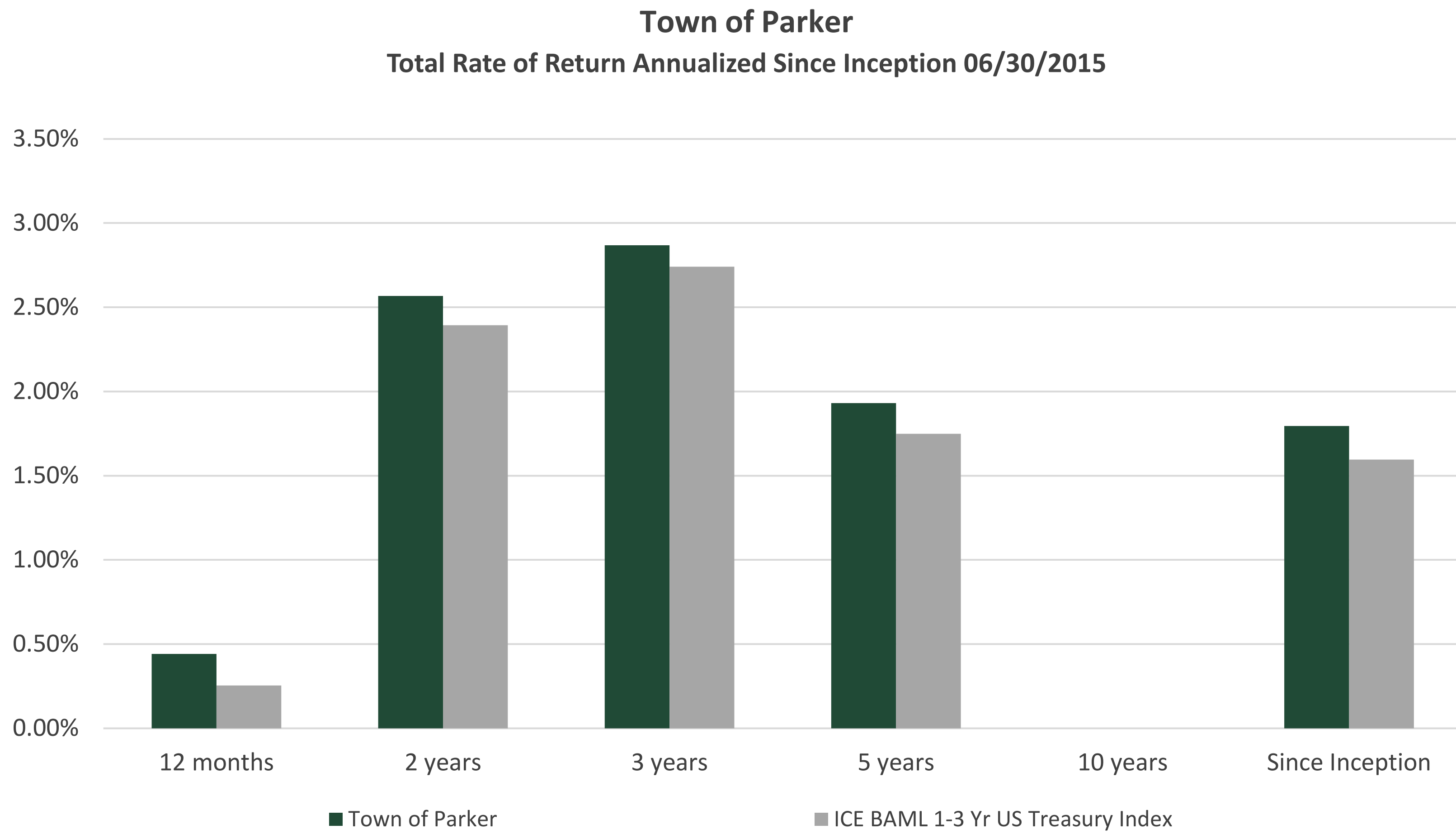


	AAA	AA	A	<A	NR
05/31/21	4.5%	89.0%	6.4%	0.0%	0.0%
02/28/21	4.6%	84.8%	10.6%	0.0%	0.0%

Source: S&P Ratings

Investment Performance

As of May 31, 2021

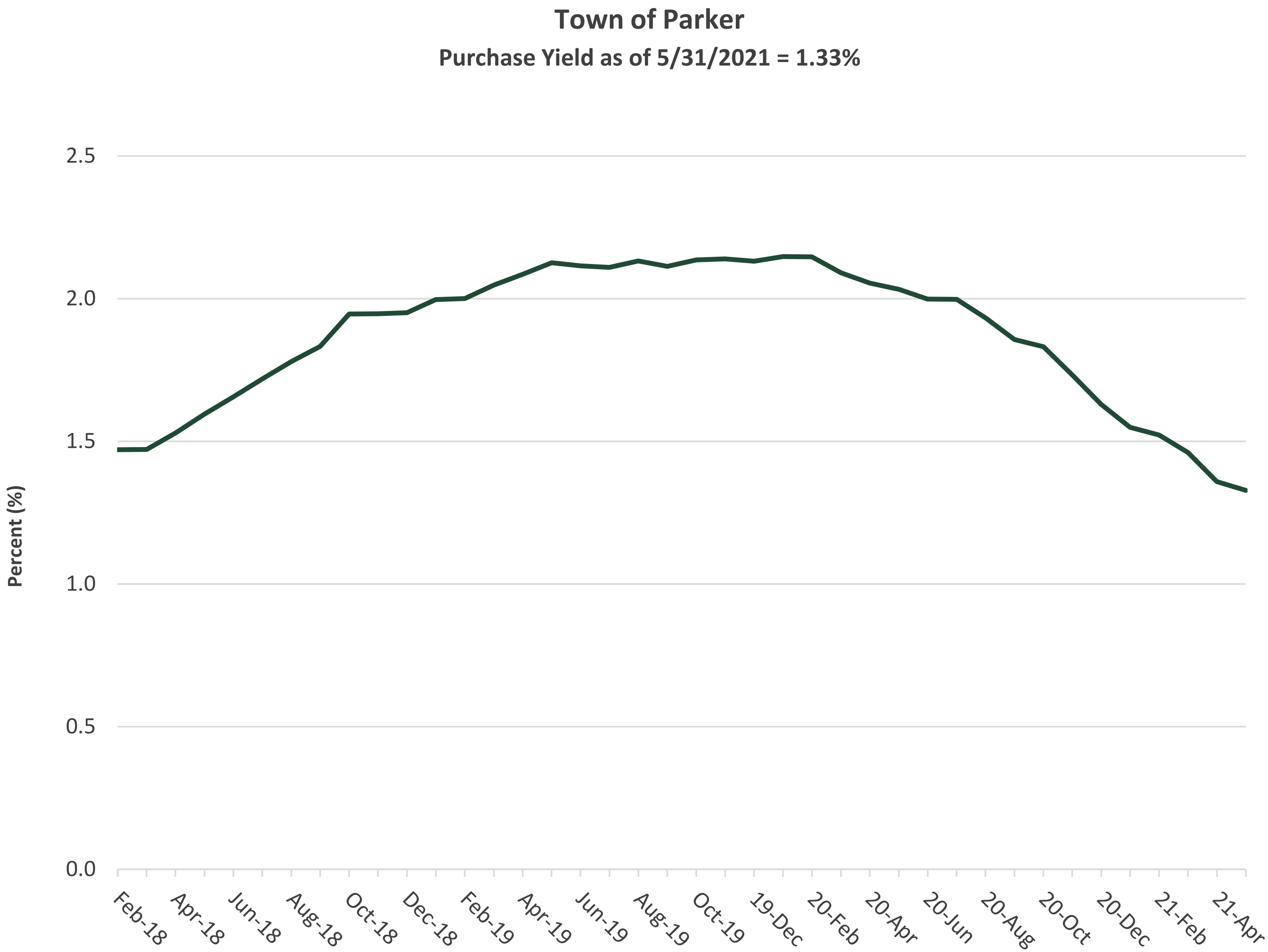


			Annualized				
TOTAL RATE OF RETURN	**3 months**	**12 months**	**2 years**	**3 years**	**5 years**	**10 years**	**Since Inception**
Town of Parker	0.16%	0.44%	2.57%	2.87%	1.93%	N/A	1.80%
ICE BAML 1-3 Yr US Treasury Index	0.14%	0.25%	2.39%	2.74%	1.75%	N/A	1.60%

Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Historical Average Purchase Yield

As of May 31, 2021



Important Disclosures

Information contained herein is confidential. Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Benchmark Disclosures

As of May 31, 2021

ICE BAML 1-3 Yr US Treasury Index

The ICE BAML 1-3 Year US Treasury Index tracks the performance of US dollar denominated sovereign debt publicly issued by the US government in its domestic market. Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, a fixed coupon schedule and a minimum amount outstanding of $1 billion. Qualifying securities must have at least 18 months to final maturity at the time of issuance. (Index: G1O2. Please visit www.mlindex.ml.com for more information)

PARKER
COLORADO

MEMORANDUM

TO:	Honorable Mayor and Members of Town Council
FROM:	Mary Lou Brown, Finance Director
DATE:	June 28, 2021
SUBJECT:	Finance Department Update

ISSUE:
Update on Finance Department activities

FISCAL/BUDGET IMPACT:
There is no budget impact.

BACKGROUND:
Finance will provide an update regarding recent activities such as annual audits and Socrata/Open Budget.

RECOMMENDATION:
This item is an update only with no action to be taken.

REQUESTED DIRECTION:
The discussion will be informational only.

ATTACHMENT:
None

TOWN OF PARKER COUNCIL AGENDA
July 12, 2021

Notes:
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Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

1. TOWN COUNCIL MEETING SCHEDULE

A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call

B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)

C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. SPECIAL PRESENTATIONS

- **Southeast Christian Church "Restart" Program Recognition - Mr. Jeff Percival, Creative Pastor**

3. PARKER CHAMBER OF COMMERCE UPDATES

4. DOWNTOWN BUSINESS ALLIANCE UPDATES

5. PUBLIC COMMENTS (No action will be taken on these items.)

Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.

6. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

7. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. APPROVAL OF MINUTES - June 21, 2021

B. *ORDINANCE NO. 3.193.5 First Reading*
A Bill for an Ordinance Amending the Parker Auto Plaza Development Guide Pursuant to the Town of Parker Land Development Ordinance
Department: Community Development, Stacey Nerger
Second Reading: July 19, 2021

C. *CONTRACTS OVER $100,000*

1. *Parker Road (SH83) Multi-Use Trail (West Side) CIP 21-017 Professional Services Agreement*
Amount: $114,685.00
Contractor: Felsburg Holt & Ullevig
Department: Engineering and Public Works, Tom Gill

8. ORDINANCES

A. ORDINANCE NO. 3.01.125 - Second Reading (Continued from June 21, 2021)
A Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code concerning Planning Department Adjustments
Department: Community Development, John Fussa

B. ORDINANCE NO. 5.28.26 - Second Reading
A Bill for an Ordinance to Amend Chapter 5.02 of the Parker Municipal Code Relating to Fines for Violations of Liquor Code Violations
Department: Town Attorney, Jim Maloney

9. PUBLIC COMMENTS CONTINUED IF NECESSARY

10. ADJOURNMENT

PARKER AUTHORITY FOR REINVESTMENT AGENDA
July 12, 2021
5:00 P.M.

1. **CALL TO ORDER AND ROLL CALL**

2. **EXECUTIVE SESSION**

3. **ADJOURNMENT**

Parker Authority for Reinvestment

Executive Session Agenda

July 12, 2021

"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)."

1. My Mainstreet proposed purchase and sale of the 19801 E Mainstreet property

TOWN OF PARKER COUNCIL AGENDA
July 19, 2021

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A. APPROVAL OF MINUTES - July 12, 2021

B. North Parker Road Operational Improvements
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: August 2, 2021

1. ORDINANCE NO. 9.336 First Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding Cost Sharing for Parker Road Operational Improvements Project (Lincoln Avenue to Pine

Lane)

2. *ORDINANCE NO. 9.337 First Reading*
   A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the State of Colorado Acting By and Through the Colorado Department of Transportation Concerning Operational Improvements: Lincoln Avenue to Pine Lane (Project # C M039-007 (24455) & MTF M039-009 (24467)

6. ORDINANCES

ORDINANCE NO. 3.193.5 Second Reading
A Bill for an Ordinance Amending the Parker Auto Plaza Development Guide Pursuant to the Town of Parker Land Development Ordinance
Department: Community Development, Stacey Nerger

7. RESOLUTIONS

A. RESOLUTION NO. 21-032
A Resolution Setting the Date for Consideration of the Annexation Ordinance for the Parker North, 1st Amendment, Tract D Property for Second Reading on September 7, 2021
Department: Community Development, Krista Flynt

B. RESOLUTION NO. 21-033
A Resolution to...Assignment and Assumption (Complete title needed)
Department: Community Development, Stacey Nerger

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT