



TOWN COUNCIL STUDY SESSION AGENDA
July 26, 2021
5:00 PM

I. Town Council Items

II. Study Session Items

1. Downtown Business Alliance Community Contribution Recipient Presentation - Schnell - 15 minutes
2. Police Department Contracts over \$100,000 - Combs - 10 minutes
3. CDOT Revitalizing Main Streets Grant Application - Munekata, Feazell - 30 minutes
4. Let's Talk Parker Update - Penington, Robberson, Feazell - 45 minutes
5. Engineering & Public Works Department Update - Williams - 45 minutes
6. Review Future Council Agendas - Hoffmann - 30 minutes

III. Follow-Up Items to Council

1. Public Works Contracts for June 2021
2. Senior Center Inquiry Follow Up



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Ron Combs, Deputy Chief of Police
DATE: July 26, 2021
SUBJECT: Police Department Contracts over \$100,000

ISSUE:

Axon Professional Services Agreement - Year 3

FISCAL/BUDGET IMPACT:

\$185,136.00

BACKGROUND:

Staff is seeking approval to pay year three of the professional services agreement with Axon for the purchase, delivery, use and support of products and services for the police department's body worn, fleet, and interview cameras

RECOMMENDATION:

Approve the payment of the invoice as submitted, per the terms of the contract.

REQUESTED DIRECTION:

Annual payment for the multi-year Axon services agreement

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Mary Munekata, Senior Planner
Weldy Feazell, Redevelopment Manager

DATE: July 26, 2021

SUBJECT: CDOT Revitalizing Main Streets Grant Application

ISSUE:

The Town has a 4-foot wide public walkway easement that spans a Downtown block from Mainstreet to Pilgrims Place between the Parker Garage and Tailgate Tavern restaurants. The public walkway is heavily used but over time its physical condition has deteriorated to the point of requiring repair and improvement(s). Staff has identified a grant program offered by the Colorado Department of Transportation (CDOT) that may fund a portion of the repair and improvement(s).

FISCAL/BUDGET IMPACT:

The total estimated cost for the repair and improvement(s) project is \$319,237. The maximum CDOT grant is \$150,000, if the Town were awarded this amount the estimated cost to the Town would be \$169,237. This amount would also satisfy the local match requirement of a minimum 10 percent of the total grant awarded.

BACKGROUND:

The Town has an existing public walkway easement that spans a Downtown block from Mainstreet to Pilgrims Place between the Parker Garage and Tailgate Tavern restaurants. The public walkway provides access to Downtown businesses on Mainstreet, O'Brien Park for recreation and special events as well as public parking along Pilgrims Place including the St. Matthews public parking lot. It is one of the few north-south connectors in Downtown and is heavily used by pedestrians and occasionally by bicyclists.

The public walkway is irregular in width, lacks amenities and has started to deteriorate from heavy usage over the years. The Town has also received complaints during the past few years about the condition of the walkway, the lack of improvements and how members of the public obstruct the walkway to listen to music at the adjacent Tailgate Tavern. In response, the P3 Urban Renewal Authority funded a planning and design effort in 2020 to evaluate existing conditions and prepare a conceptual improvement plan. The plan was prepared in cooperation with the Community Development and Engineering/Public Works Departments.

The conceptual improvement plan has multiple elements shown in the attached Pilgrims Place Public Sidewalk Concept Renderings that may be summarized as follows:

- A new wider, uniform and ADA compliant multi-use walkway with a clear view through

the corridor

- New, improved pedestrian scale lighting for safety, comfort and night-time use
- New, improved landscaping for beautification and enhancement
- Amenities and furniture including a bike rack, trash receptacle and seating near Mainstreet
- Improved drainage for long-term maintenance, safety and year-round use
- Way-finding signage to provide directional information to visitors and support local businesses

The conceptual improvement plan also includes screen walls along the eastern property line that would more clearly delineate the public realm from the private realm and may be considered for a future phase. The adjacent property owners may also collaborate to fund this improvement in the future if they wish. It is worth noting that the screen walls would provide a public art opportunity to activate and enhance the public walkway that is highly visible and well-used.

The CDOT Revitalizing Main Streets Grant Opportunity 2 is intended to support small multi-modal and economic resiliency projects in a downtown setting throughout the State.

On their website, CDOT describes the project as follows:

Applicants may be awarded up to \$150,000 per project to support infrastructure projects that provide improved spaces for mobility, community activities and economic development in the wake of the COVID-19 pandemic. This grant is an updated continuation of the previous Can Do Revitalizing Main Streets grant. Please note, the CDOT Can Do webpage, email and application have been replaced with this new Revitalizing Main Streets program.

This grant includes the following multi-modal mobility and economic recovery goals:

- *Encouraging active, multi-modal transportation, including better access and safety for pedestrians, cyclists and scooters.*
- *Promoting public health and safety by encouraging social distancing and/or providing publicly available personal protective equipment (PPE) and sanitation stations*
- *Improving equity and public space access for low-income and disadvantaged users*
- *Expanding economic opportunity and development in a regionally-equitable way*

The conceptual improvement plan is consistent with the Parker 2035 Master Plan including the Mainstreet Master Plan because it will support Downtown activation through expanded access to local businesses, greater multi-modal access to Mainstreet and the improvement of a deteriorating public space for pedestrians and bicyclists.

RECOMMENDATION:

Staff requests direction to complete and submit an application to CDOT for their Revitalizing Main Streets Grant Opportunity 2 program.

REQUESTED DIRECTION:

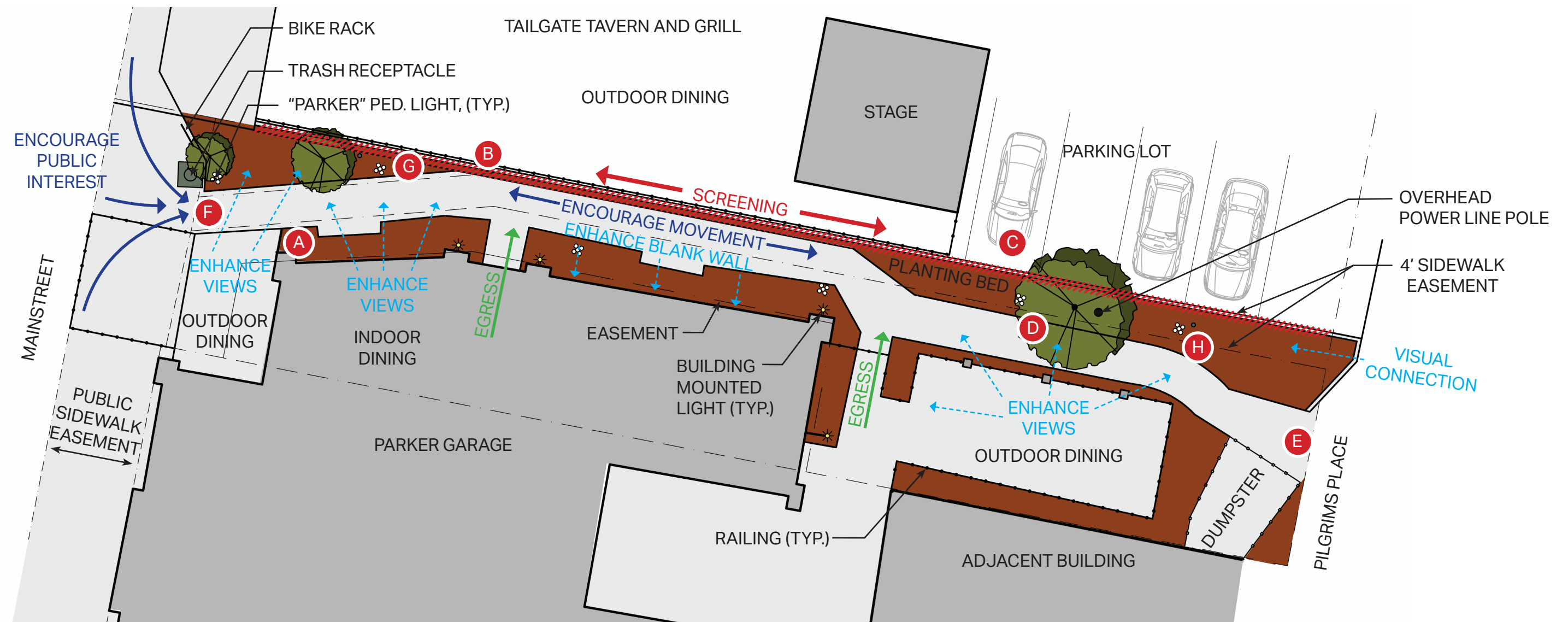
Staff requests Town Council input and direction about submitting a grant application to CDOT.

ATTACHMENT:

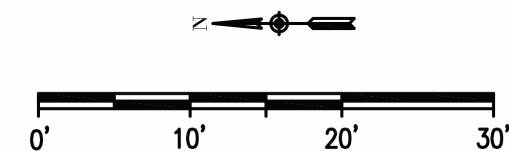
1. Downtown Public Walkway Vicinity Map
2. Site Analysis - Current Conditions
3. Parker Pilgrims Conceptual Design

Downtown Public Walkway Vicinity Map





- A** Planting beds have been used for loitering and sitting/drinking to watch band performances
- B** Debris are thrown from Tailgate patio into planting areas and on to walk
- C** Visual impact while in outdoor dining area due to close proximity of headlights in parking lot
- D** Tree is interfering with overhead power lines.
- E** Deteriorated concrete paving
- F** Lack of wayfinding legibility to use path
- G** Damaged and unorganized assembly of pedestrian "Parker lights"
- H** Damaged Bollards

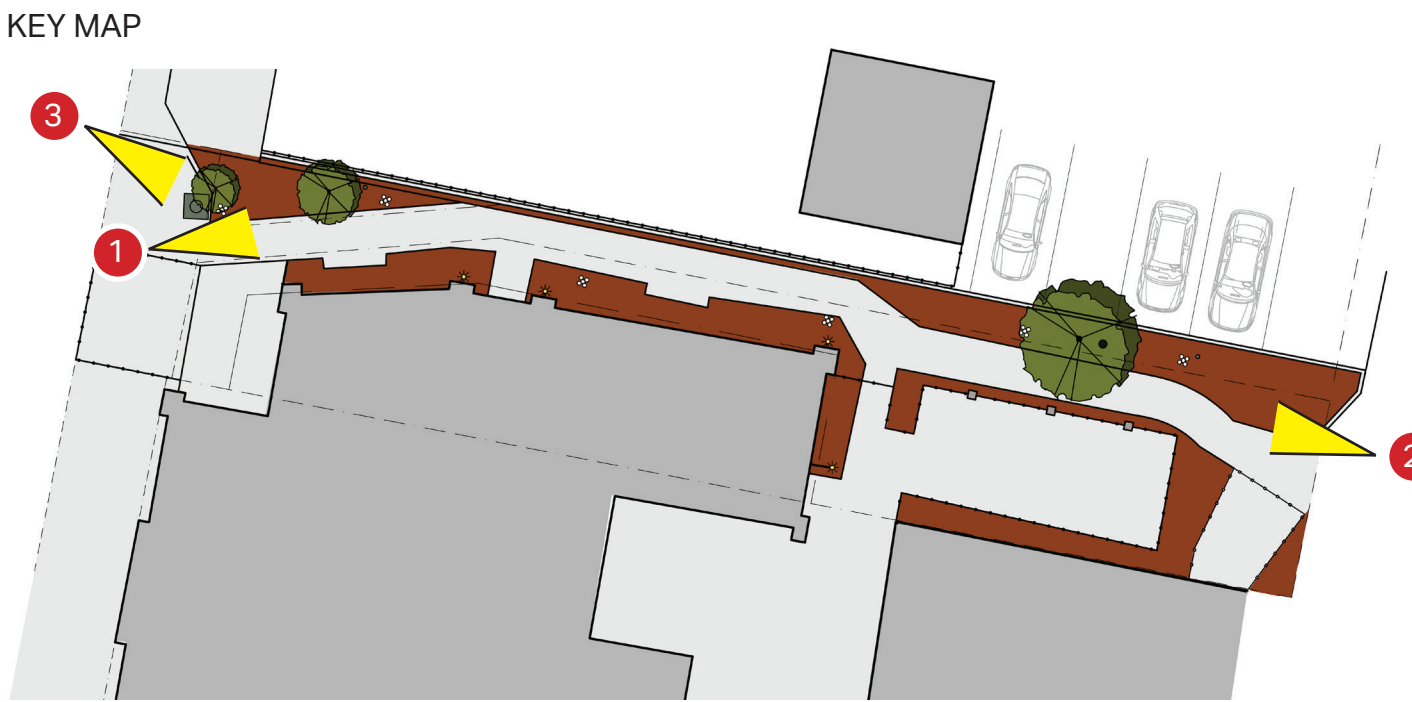


Note: Scale is approximate from information provided.

PILGRIMS PLACE PUBLIC SIDEWALK SITE ANALYSIS

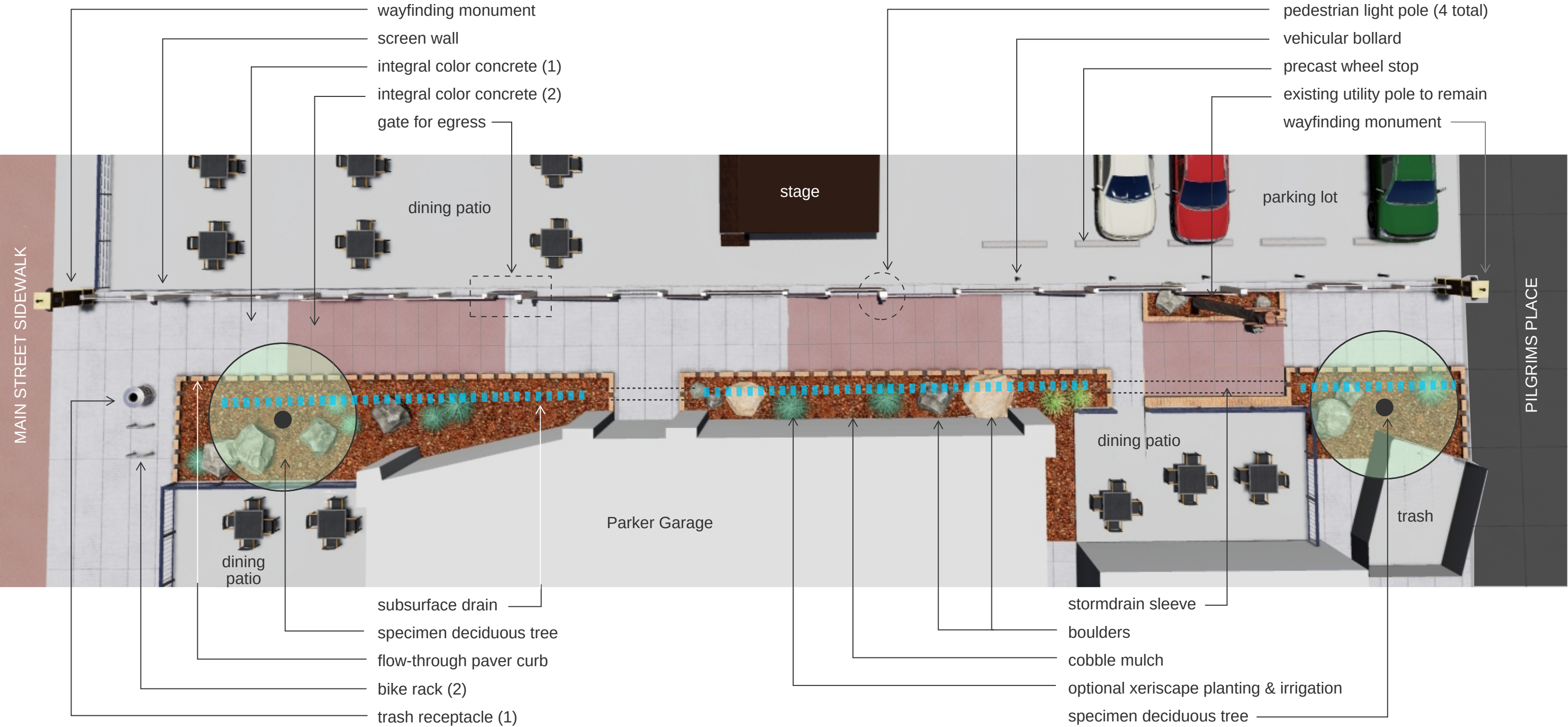
SEPTEMBER, 2020





NOTES:

- 1) Pedestrian light fixture may be custom fixture shown, Parker trail standard, or Parker Globe standard.
- 2) Xeriscape planting is optional and would require establishment and periodic hand watering.
- 3) Sleeve subsurface drain below hardscape. Connect to storm drain system.



PILGRIMS PLACE PUBLIC SIDEWALK
CONCEPT RENDERINGS

NOVEMBER, 2020





PILGRIMS PLACE PUBLIC SIDEWALK **CONCEPT RENDERINGS**

NOVEMBER, 2020

AECOM



PILGRIMS PLACE PUBLIC SIDEWALK
CONCEPT RENDERINGS
NOVEMBER, 2020



PILGRIMS PLACE PUBLIC SIDEWALK **CONCEPT RENDERINGS**

NOVEMBER, 2020

AECOM



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Elise Penington, Communications Director
Dannette Robberson, Assistant Town Administrator
Weldy Feazell, Redevelopment Manager

DATE: July 26, 2021

SUBJECT: Let's Talk Parker Update

ISSUE:

Town staff will provide an informational overview of the Let's Talk Parker community engagement platform, including the history of the platform, current uses and potential future projects.

FISCAL/BUDGET IMPACT:

No additional budget impact.

BACKGROUND:

The Let's Talk Parker platform, www.LetsTalkParker.org, launched in February 2018 with a goal of increasing community engagement. This tool provides an easily accessible and convenient way for our citizens to connect with the Town and provide feedback on important projects and initiatives.

RECOMMENDATION:

Informational presentation only.

REQUESTED DIRECTION:

Informational presentation only.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Tom Williams, Director Eng/PW
DATE: July 26, 2021
SUBJECT: Engineering & Public Works Department Update

ISSUE:

Pavement Management/Preservation Program and Sidewalk Gap Elimination Program

FISCAL/BUDGET IMPACT:

Budgetary and financial Information related to these programs will be provided as part of the presentations.

BACKGROUND:

This presentation will be conducted by Danny Smith (Operations Manager) and Tom Williams (Director of Engineering and Public Works). The presentation will be focused on two (2) topics including the Town's Pavement Preservation Program and the Town's Sidewalk Gap Elimination Program. Danny and Tom will be conducting PowerPoint presentations which will include detailed information related to the history, scope, financials and the various elements necessary to ensure the success of these important Town Programs.

Handouts of these presentation will be available to Town Council and the public upon request.

RECOMMENDATION:

None at this time.

REQUESTED DIRECTION:

None at this time.

ATTACHMENT:

None

TOWN OF PARKER COUNCIL AGENDA

August 2, 2021

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

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

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 - July 19, 2021*

B. *CONTRACTS OVER \$100,000*

1. *Final Design Contract for North Parker Road*

Amount:
Contractor:
Department: *Engineering and Public Works, Alex Mestdagh*

2. *Axon Professional Services Agreement*

Amount:
Contractor: *Axon*
Department: *Police, Deputy Chief Combs*

8. **PUBLIC HEARINGS**

A. **ANTHOLOGY NORTH**

Applicant: **John Pestwich, PCS Group**
Location: **Generally located south of Hess Road between Chambers Road and Motsenbocker Road**
Department: **Community Development, BrieAnna Simon**
TRAKiT No.: **SUB20-005 and SUB20-006**

1. **Sketch Plan - Segment 1**
2. **Preliminary Plan - Segment 1A**

9. **ORDINANCES**

A. **North Parker Road Operational Improvements**

Department: **Engineering and Public Works, Alex Mestdagh**

1. **ORDINANCE NO. 9.336 Second 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 Second 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))

B. **ORDINANCE NO. 9.338 - Second Reading**

A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17, Project No. 108522) by and between Urban Drainage and

Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Michael Grabczyk

C. ORDINANCE NO. 9.339 - Second Reading

A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23, Project No. 108504) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Michael Grabczyk

10. RESOLUTIONS

RESOLUTION NO. 21-033

A Resolution to Consent to the Assignment and Assumption Agreement (Looking Glass) By and Between JEN Colorado 18, LLC, and DFH Mandarin, LLC

Department: Town Attorney, Jim Maloney

11. PUBLIC COMMENTS CONTINUED IF NECESSARY

12. ADJOURNMENT

TOWN OF PARKER COUNCIL AGENDA
August 16, 2021

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1. TOWN COUNCIL MEETING SCHEDULE

- A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call**
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2. SPECIAL PRESENTATIONS

- 3. 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.*

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. PRESENTATION OF CAFR BY CLIFTONLARSONALLEN LLP

6. CONSENT AGENDA

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A. APPROVAL OF MINUTES

- B. Parker North, 1st Amendment, Tract D Property Annexation**
Department: Community Development, Stacey Nerger
Second Reading: September 7, 2021

- 1. ORDINANCE NO. 2.277 - First Reading**

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Parker North, 1st Amendment, Tract D Property

2. *ORDINANCE NO. 3.359 - First Reading
A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Town Parker North, 1st Amendment, Tract D Property to PF-Public Facilities District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith*

C. *CONTRACTS OVER \$100,000*

1. *Parker Downtown Circulation Improvements (CIP21-018)*
Amount:
Contractor:
Department: Engineering and Public Works, Tom Gill
2. *Motsenbocker Road and Hess Road Widening and Intersection Improvements (CIP21-001)*
Amount:
Contractor:
Department: Engineering and Public Works, Tom Gill

7. **PUBLIC HEARINGS**

A. **OLDE TOWN AT PARKER F2 - Sketch and Preliminary Plan**

Applicant: Bill Mahar, Norris Design
Location: Generally located south side of Mainstreet between Jordan Road and Motsenbocker Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB20-038 and SUB20-039

B. **Vet Clinic - Cedar Gulch Parkway - Use By Special Review**

Applicant:
Location:
Department: Community Development, Stacey Nerger
TRAKiT No.:

8. **ORDINANCES**

9. **RESOLUTIONS**

RESOLUTION NO. 21-035

A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of

8/16/2021

Parker's 2021 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds, and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith

Department: Community Development, Bryce Matthews

10. PUBLIC COMMENTS CONTINUED IF NECESSARY

11. ADJOURNMENT



MEMORANDUM

TO: Mayor and Town Council

FROM: Tom Williams, PE, Director of Engineering/Public Works

THROUGH: Michelle Kivela, Town Administrator

DATE: July 14, 2021

SUBJECT: June Contracts

The following contracts (over \$50,000 under \$100,000) were approved in June 2021:

Professional Agreement for Dransfeldt Bridge Drainage - 60% Design with Muller Engineering Co. dated June 2, 2021.

This contract is to complete the preliminary design (60% level) of the major roadway drainage improvements and hydraulic modeling for Cherry Creek necessary for the extension of Dransfeldt Road south of Twenty-Mile Road. Final design and permitting associated with this project is anticipated to occur in 2022, with construction planned for 2023.

Project Cost: \$85,581.00

Professional Agreement for Lemon Gulch Trail - Final Design with Stanley Consultants dated June 2, 2021.

This contract is for the final design of a trail connection along Lemon Gulch between the Meadowlark residential development and the Cherry Creek regional trail. Final design and permitting is anticipated to be completed early in 2022 with construction anticipated for late 2022.

Project Cost: \$87,730.00

Professional Agreement for Twenty-Mile and Mainstreet Intersection Improvements- Conceptual and Preliminary Design with Felsburg, Holt & Ullevig dated June 9, 2021.

Design contract with FHU to add 2nd left turn lane on Mainstreet at Twenty Mile and new left turn lane on Twenty Mile at Stage Run.

Project Cost: \$86,805.00

Trade Contract for High Density Mineral Bond-HA5 Installation with Adale Construction Inc. dated June 16, 2021.

This contract is for a pavement preservation surface application, similar to slurry seal. The project will start late August / early September in the Overlook at Cherry Creek neighborhood.

Project Cost: \$95,634.18

Professional Agreement for Mainstreet North Sidewalk-Preliminary Design with Stanley Consultants dated June 23, 2021.

Design contract with Stanley to remove and replace existing 5ft sidewalk on north side of Mainstreet between Victorian and approx. Pace Center Drive with 12ft sidewalks, trees and lighting to match downtown standard.

Project Cost: \$60,942.00



MEMORANDUM

TO: Michelle Kivela, Town Administrator

FROM: Mary Colton, Director of Parks, Recreation and Open Space

DATE: July 21, 2021

SUBJECT: Senior Center Inquiry Follow Up

Based on the Senior Center update provided by Jan Dengal and Rich Foerster at the study session on Monday, June 14, 2021, and the follow up email from Councilmember Hefta, Mary Colton prepared the following information.

Background:

The Parker Senior Center is a 501(C)(3) Non-profit organization whose mission is “To provide a community center to serve the senior population in and around the Town of Parker. Services include congregate meals, fitness, education, recreation and group activities”.

The critical services that the Senior Center provides to the community compliments and supplements what the Parker Parks and Recreation Department along with other Town Departments offer in the continuum of senior care and services. They also partner with other organizations including the Chamber of Commerce, other local businesses and they collaborate with other regional service providers such as DRCOG, the Parker Task Force and Aging Resources of Douglas County to seek and secure alternate funding sources and have been successful in doing so over the years.

The Town’s history with the Senior Center historically has not been as strong as it is today. In the past, there was significant hostility on behalf of the previous Senior Center Director, Board members and membership due to concerns of the Town “taking over” the building and operations. Despite numerous efforts over the years to play a supportive role and work together to expand opportunities, events and activities for active aging adults in Parker, our outreach was repeatedly rejected. Once Jan Dengal was hired as the current Senior Center Director ten years ago, the relationship and collaborative efforts began to improve and today our relationship with the Senior Center is in excellent standing. The Town provides funds for operational purposes in the amount \$76,000 annually based on a successful application and Mary has regularly scheduled meetings with Jan throughout the year.

The Issues:

The Senior Center building is an aging facility in need of significant maintenance and their Director and Board have approached the Town about potential options for financial sustainability given their limited funding sources. The Parker Senior Center has functioned independently from the Town as a 501(C)(3) entity, much like the Town of Castle Rock's Senior Center. The primary difference between the two entities is that in 1997, the Castle Rock Senior Center entered into an agreement with the Town of Castle Rock to provide them with space in their recreation center while the Parker Senior Center preferred their own stand-alone building.

Options (Short-term, 3- 5 years):

The Town can choose to continue providing an annual operational funding subsidy at the same or increased amount (2021 awarded amount is \$76,000). This cost is considerably less to the Town than the alternative of administering the entire program internally.

- If the Senior Center can no longer fund the maintenance or operations of the facility, the Town can potentially assist with some of the functions including fitness/wellness (land/aqua) classes, providing space in our recreation facilities and possibly the PACE Center for social gatherings/activities (bridge games) and other social activities. Unfortunately, we are not equipped at the recreation facilities for their congregate meal service (catering kitchen required) and transportation. However, they do have a bus to assist with transportation for trips and excursions so they would be able to continue that service.

Options (Longer-term 5+ years):

- Developer(s) partners with the Town, RTD, and Senior Center on a site concept plan and market study to determine demand and identify specific development opportunities for the senior center and RTD parcels. A few years ago, the Town was approached by a developer, Steven Miller with MidCities Company LLC, who presented a preliminary design plan to develop the Senior Center site and adjacent RTD site to include the Senior Center with an assisted living component along with owner-occupied residential units. Community Development and Parks and Recreation staff provided feedback on the preliminary concept, but the developer never responded due to health reasons. It should be noted that RTD was agreeable to this original concept.
- Build a new Senior/Active Aging Center at the existing location. While this may be an expensive alternative, scraping the existing facility and building a new one at approximately 25,000 square feet would keep a stand-alone facility in the same location. Operations and maintenance would likely transfer to the Town with this scenario.
- Build a new recreation center integrating an active aging/multi-generational component including a catering kitchen, warm water pool, flexible/social interactive spaces, additional classrooms with appropriate technology and outdoor spaces suitable for

resting. This is likely the most expensive option given the scope and size (60,000 – 80,000 square feet).

Considerations:

A facility that has an active aging component, whether stand-alone or integrated into a multi-generational recreation center, should attempt to achieve a balance in visually conveying the center's offerings to visitors with both active and social components. With the growing active adult population in our Town and Douglas County, it is important to provide adequate facilities and services for successful aging in place. One suggestion is to consider hiring a consultant to conduct a study to determine feasibility and costs associated with the various options identified above. This would provide valuable insight and perspective while we contemplate next steps.

Councilmember Hendreks (the Council Liaison to the Senior Center) and I will continue to meet with Jan and others from the Senior Center on their priorities and goals. In the meantime, please let me know of any other questions, concerns or comments you may have.