

**TOWN OF PARKER COUNCIL
MINUTES
JANUARY 3, 2022**

Mayor Jeff Toborg called the Town Council meeting to order at 5 p.m. All Councilmembers were present.

Town Attorney Jim Maloney announced the topics for discussion in Executive Session were four (4) items. Under C.R.S. § 24-6-402(4)(e) there were three (3) items; the first item was concerning My Mainstreet Plan and Downtown Development; the second item was concerning insurance agreements; and the third item was concerning the proposed Mainstreet sidewalk easement from Town & Country Village Townhomes. Under C.R.S. § 24-6-402(4)(b) there was one (1) item which was to receive legal advice on specific legal questions regarding Colo. Rev. Stat. Sections 32-9-105 and 32-9-158, concerning the process to consolidate the status of the Town as completely included in or completely excluded from the boundaries of the Regional Transportation District.

EXECUTIVE SESSION

Cheryl Poage moved and Anne Barrington seconded to go into Executive Session at 5:11 p.m. 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); 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.

Todd Hendreks moved and Cheryl Poage seconded to come out of Executive Session at 6:40 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Todd Hendreks seconded to recess the regular Town Council meeting until 7 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Toborg reconvened the regular Town Council meeting at 7 p.m.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

The Mayor presented a certificate of recognition to Jason Standifird, President of the Church of Jesus Christ of Latter Day Saints of the South Parker Stake for his numerous contributions to the community.

PARKER CHAMBER OF COMMERCE UPDATES

TJ Sullivan presented the monthly update regarding Chamber of Commerce activities. He also introduced Jillian and Jim Sparks, owners of Hotworks.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Chair Omar Castillo presented an update on the Downtown Business Alliance activities.

PUBLIC COMMENTS

RJ O'Connor, 19085 East Oak Creek Place, commented on the Xcel gas expansion at Parker Road and J Morgan Boulevard. He supports the project, but opposes the access entrance.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they attended since the last Council meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES – December 6, 2021 and December 13, 2021*

- B. *ORDINANCE NO. 1.556 – First Reading*
A Bill for an Ordinance to Vacate a Slope Easement on Real Property Previously Owned by Parker Land Associates Limited Partnership, Pursuant to Section 13.07.120I(5) of the Parker Municipal Code
Department: Engineering and Public Works, Alex Mestdagh
Second January 18, 2022
Reading:

- C. *ORDINANCE NO. 1.557 – First Reading*
A Bill for an Ordinance Approving the Conveyance of Certain Real Property by Quit Claim Deed to the State of Colorado for Parker Road (SH 83) South and West of Mainstreet
Department: Engineering and Public Works, Chris Hudson
Second January 18, 2022
Reading:

D. *RESOLUTION NO. 22-001*

A Resolution to Amend Resolution No. 21-001 Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law

Department: Town Clerk, Chris Vanderpool

E. *RESOLUTION NO. 22-002*

A Resolution to Appoint New Members and Alternates on the Town of Parker Special Licensing Authority and to Appoint the Chairperson and Vice Chairperson

Department: Town Clerk, Chris Vanderpool

F. *RESOLUTION NO. 22-006*

A Resolution Accepting the Conveyance of a Drainage Easement from Reata Ridge Realty Partners LLC for Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1

Department: Engineering and Public Works, Tyler Sandt

G. *RESOLUTION NO. 22-007*

A Resolution Accepting the Conveyance of a Drainage Easement from EVT Parker Colorado, LLC, for a 25-Foot-Wide Strip of Land Across Lot 2, Parker and Pine Filing 1

Department: Engineering and Public Works, Tyler Sandt

H. *RESOLUTION NO. 22-008*

A Resolution to Accepting the Conveyance of a Drainage Easement from Canvas Credit Union for Parcels of Land Situated in Portions of Lot 1, Lot 2, Lot 3 and Lot 4, Canvas Filing No. 1

Department: Engineering and Public Works, Tyler Sandt

I. *RESOLUTION NO. 22-009*

A Resolution for Town Council to Ratify the Appointment of a Town Councilmember to serve on the Investment Advisory Committee

Department: Finance, Rhonda Willey

J. *CONTRACTS OVER \$100,000*

1. *Motsenbocker Road/French Creek Traffic Signal*

Amount: \$394,560.00

Contractor: Lumin8 Transportation Technologies LLC

Department: Engineering and Public Works, Spencer Raish

2. *Sixty Percent Design Contract for Jordan Road/Newlin Gulch Improvements*

(Lincoln Ave to Stonegate Parkway)

Amount:

\$327,755

Contractor: Felsburg Holt & Ullevig

Department: Engineering and Public Works, Bob Exstrom

3. Janitorial Services Contract

Amount: \$536,057.14

Contractor: The Key People

Department: Engineering and Public Works, Jim Gilbert

4. CentralSquare PD CAD/RMS Contract Renewal

Amount: \$211,072.64

Contractor: CentralSquare

Department: Information Technology, Matt Lynch

5. First Amendment to Agreement for Professional Services

Amount: \$100,000+

Contractor: Nothing But Net – Elite Basketball Coaching

Department: Parks, Recreation and Open Space, Mary Colton

6. Purchase of a 2022 Street Sweeper

Amount: \$278,360.00

Contractor: Intermountain Sweeper Company

Department: Engineering and Public Works, Jim Gilbert

7. Rueter Hess Recreation Authority Annual Payment

Amount: \$210,000

Contractor: Reuter-Hess Recreation Authority

Department: Parks, Recreation and Open Space, Mary Colton

Joshua Rivero moved to approve Consent Agenda Items 7A through 7J.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero – Yes

Cheryl Poage – Yes

Todd Hendreks – Yes

John Diak – Yes

Anne Barrington – Yes

Laura Hefta – Yes

The motion was approved unanimously.

PUBLIC HEARINGS

Parker Tennis Site Plan and Authorization Letter

Applicant: Casey Adragna
Location: 18396 Plaza Drive
Department: Community Development, Julia Duncan
TRAKiT No.: SP21-018

Mayor Toborg opened the Public Hearing was opened at 7:30 p.m.

On October 2, 2017, the Town (property owner) and Parker Tennis Center, LLP (applicant/tenant) entered into a ground lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado. Parker Tennis Center subsequently obtained Town Council site plan approval in March 2018, for a tennis and racquet sports facility on the Town-owned property located at the southeastern corner of the intersection of Twenty Mile Road and Plaza Drive. The first phase of this project has been developed and is in operation for private and public use.

The applicant proposes a second phase of the project and has submitted an application for a site plan amendment to add multiple outdoor sports courts to the existing Parker Racquet Club facility. The applicant's signed and executed ground lease for the subject property requires that *"No alterations of any kind shall be made without the prior written consent of Landlord . . ."* The applicant must obtain Town Council written consent for the second phase and Council approval of the proposed site plan amendment under Section 13.06.040 of the Land Development Ordinance requiring that projects on Town-owned property be reviewed by the Planning Commission and approved by the Town Council at public hearing.

The first phase of the Parker Racquet Club is approximately 45,000 s.f. in total floor area and provides athletic and recreational activities for the Town's residents. The existing facility currently offers six (6) indoor tennis courts, a social area, a viewing mezzanine, locker rooms and offices that are available to members of all ages. The applicant's proposed site plan amendment would provide multiple outdoor courts for tennis and other racquet sports to advance their goal of creating a campus providing recreational opportunities for private members as well as the public.

The subject property is approximately five (5) acres in total area and slopes from the east to the west along Twenty Mile Road. The Town's existing Railbender Park containing outdoor tennis courts and skate park, is located across the street on the west side of Twenty Mile Road.

The existing Parker Fieldhouse, providing an array of recreational facilities and programs is

located immediately east of the subject property.

The applicant proposes to expand their operations to the remaining vacant and undeveloped section of the subject property in response to the success of the first phase of the project. The proposed outdoor court expansion will include three (3) tennis courts, four (4) padel courts, two (2) pickle ball courts, one (1) combined hitting wall/pickle ball court and two (2) sand volleyball courts. To support the proposed outdoor courts expansion, the applicant proposes an additional 22 parking spaces that, when combined with the existing 47 parking spaces, will result in a total of 69 parking spaces at the facility. This is consistent with the parking analysis of the submitted special parking study. The proposed site plan also incorporates connections to the existing sidewalk network along the street frontages to improve bicycle and pedestrian access. This is consistent with the goals of the Transportation Master Plan, Parker 2035 Master Plan and is a best practice in the planning and design of recreational facilities.

The Planning Commission held a public hearing on the proposed site plan amendment at the December 9, 2021 meeting and unanimously recommended that the Town Council approve the application.

Applicant: Barry Riddel, 10651 Clarkville Way, was available to answer any questions.

Public Comment:

David Crandell, 12110 Bay Oaks Court, spoke in favor of the Tennis Center expansion.

The Public Hearing was closed at 7:48 p.m.

Joshua Rivero moved to approve the Ground Lease Authorization Letter.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

Joshua Rivero moved to approve the site plan for SP21-018, based on staff findings, with the following conditions contained in the staff report:

- a. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.
- b. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a

- certificate of occupancy or completion.
- c. Any dead trees on site and within the tree lawn shall be replaced consistent with the stamped and approved landscape plan.
- d. Any substantial changes to the approved site plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.
- e. The final warranty work from Phase 1 will be incorporated into this project. The Phase 1 public improvements security will be retained by the Town in the interim.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 1.555 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Making Roadway Improvements to North Parker Road, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply With All Pertinent Provisions of C.R.S. § 38-1-101, *et seq.*, Relating to Good Faith Negotiations

Department: Engineering and Public Works, Alex Mestdagh

The Town of Parker is currently in the design phase for the Project. This Project proposes to make roadway and sidewalk improvements to Parker Road between Parkglenn and E-470. The Project's primary goal is to increase vehicular mobility along this stretch of Parker Road, mainly through intersection improvements and by repurposing existing turn lanes into shared thru/turning lanes. The Project will also include improvements to pedestrian facilities in the corridor, by adding new sidewalks and by expanding existing walks.

In order to accommodate the roadway widening, sidewalks, and associated grading and utilities proposed for the Project, right-of-way and easements will need to be acquired from nine (9) commercial properties along the Project corridor. This includes one area of permanent right-of-way, one permanent easement split between two properties, and ten separate temporary construction easements. Exhibits depicting the necessary easements and right-of-way are attached to the ordinance for reference.

Public Comment: None.

Todd Hendreks moved to approve Ordinance No. 1.555 on second reading.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

B. ORDINANCE NO. 4.116 - Second Reading

A Bill for an Ordinance Establishing the Vertical and Horizontal Alignment and the Grade of the Dransfeldt Road Extension from Motsenbocker Road to Twenty Mile Road and Motsenbocker Road from Todd Drive to Longland Parkway

Department: Engineering and Public Works, Chris Hudson

Due to continued development in the southern half of the Town, the extension of Dransfeldt Road over Cherry Creek between Twenty-Mile Road and Motsenbocker Road is a needed regional improvement. This additional roadway connection over Cherry Creek is necessary to support the anticipated traffic and has been a part of the Town's master plan for over twenty (20) years. Additionally, improvements to Motsenbocker Road adjacent to the proposed Salisbury Park North area to Todd Drive are needed. The construction and improvements to these two (2) roadways will be a community enhancement that will support the commercial, residential and parks/recreation development of the area.

This ordinance establishes the vertical alignment, horizontal alignment and vertical grade of these designated sections of Dransfeldt Road and Motsenbocker Road. This ordinance is being proposed so that future development that occurs adjacent to these roadways will be able to determine the vertical alignment, horizontal alignment and vertical grade.

Public Comment:

Mike Smith, owner of Flat Acres Farm, stated he and his family were in favor of the project as it would provide them with direction as to what their business will look like in the future.

John Diak moved to approve Ordinance No. 4.116 on second reading.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes
Cheryl Poage - Yes
Todd Hendreks - Yes
John Diak - Yes
Anne Barrington - Yes
Laura Hefta - Yes

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved to adjourn the meeting at 8:31 p.m.

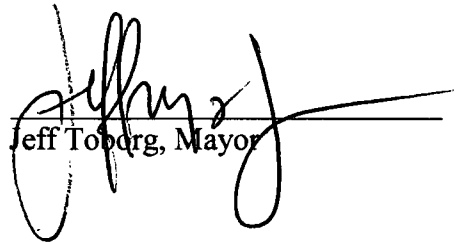
Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes
Cheryl Poage - Yes
Todd Hendreks - Yes
John Diak - Yes
Anne Barrington - Yes
Laura Hefta - Yes

The motion was approved unanimously.


Chris Vanderpool, Town Clerk


Jeff Toborg, Mayor