

**TOWN OF PARKER COUNCIL
MINUTES
MAY 7, 2018**

Mayor Mike Waid called the meeting to order at 5:37 p.m. Councilmember Holland arrived at 5:40 p.m. All Councilmembers were present.

Jim Maloney announced the topics for the Executive Session which were six (6) items. Under C.R.S. § 24-6-402(4)(e) there were two (2) items; the first was the Compark economic development opportunities; and the second item was the Replacement Intergovernmental Agreement between the Town and Douglas County regarding the collection and delivery of the countywide sales and use tax. Under C.R.S. § 24-6-402(4)(b) there were four (4) items; the first was Sanchez v. Town of Parker, Federal District Court; the second was Section 12.02.120 of the Parker Municipal Code (camping on public property); the third was Section 4.03.200(a)(2) of the Parker Municipal Code concerning sales to charitable organizations; and the fourth was Colorado Revised Statute Section 31-12-116 concerning judicial review of Town of Parker Annexation Case No. ANX18-001 and 42 USC Sections 1983 and 1988.

EXECUTIVE SESSION

Josh Martin moved and John Diak seconded to go into Executive Session at 5:39 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.

Debbie Lewis moved and Josh Martin seconded to adjourn the Executive Session at 7:12 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mike Waid reconvened the meeting at 7:17 p.m.

Youth from the audience led the Pledge of Allegiance.

SPECIAL PRESENTATIONS – None.

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston updated Council on Parker Chamber activities. He reported on the Annual State Chamber of Commerce Conference. He reported that the Wine Walk was voted one of the best events of its kind for 2018. Dennis reported on efforts to educate the public about transportation in conjunction with the Downtown Business Alliance. He provided an update on the Parker Days festivities. He stated the Chamber hosted the Mayors' forum earlier in the day.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Chris Schnell spoke on Shelly's behalf. She provided an update on the new website to promote the Downtown Business Alliance. Chris introduced Theresa Garcia Archah of the Creative Committee. Theresa reported on the 1st Friday Art Walk which will take place in June, July, August and September. .

PUBLIC COMMENTS – None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Councilmember reported on meetings each member attended since the last Town Council meeting.

CONSENT AGENDA

A. APPROVAL OF MINUTES - April 16, 2018

B. FIRST AMENDMENT TO MEADOWLARK ANNEXATION AGREEMENT

Applicant: Meritage Homes
Location: Northeast corner of Richlawn Drive and Crowfoot Valley Road
Department: Community Development, Paul Workman
TRAKiT No. ANX16-004

C. ORDINANCE NO. 2.259.1 - First Reading

A Bill for an Ordinance Affirming the Passage of Emergency Ordinance No. 2.259, Series of 2018, A Bill for an Emergency Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Grasslands/Prairie Trail Property in Douglas County

Department: Town Attorney, Jim Maloney
Trakit No.: ANX18-001
Second Reading: May 21, 2019

D. ORDINANCE 3.333.1 - First Reading

A Bill for an Ordinance Affirming the Passage of Emergency Ordinance No. 3.333, Series of 2018, A Bill for an Emergency Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Grasslands/Prairie Trail Property to PD-Planned Development District Pursuant to the Town of Parker Land Development Code and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Town Attorney, Jim Maloney
Trakit No.: ANX18-001 & Z18-009
Second Reading: May 21, 2018

- E. *ORDINANCE NO. 1.466.3 - First Reading*
A Bill for an Ordinance to Amend Section 4.9 of the Town of Parker Personnel Manual Concerning Military Leave
Department: Human Resources, Tara Moore
Second Reading: May 21, 2018
- F. *PROCLAMATION - Building Safety Month - May 2018*
Department: Town Council
- G. *PROCLAMATION - Municipal Clerks Week, May 6 - May 12, 2018*
Department: Town Council
- H. *PROCLAMATION RATIFICATION - National Small Business Week - 4/29/18 - 5/5/18*
Department: Town Council
- I. *PROCLAMATION - National Police Week 2018*
Department: Town Council
- J. *PROCLAMATION - Lupus Awareness Month*
Department: Town Council

Joshua Rivero moved and Amy Holland seconded to approve Consent Agenda Items 7A through 7J.

The motion was approved unanimously.

PUBLIC HEARINGS

A. TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by Special Review

Applicant: Peggy S. Friesen, Engineering Services Company
Location: North of Mainstreet and surrounded by Stage Run
Department: Community Development, Paul Workman
TRAKiT No. Z17-025

7:33 PM

Councilmember Holland recused herself as she works for Mars Hospitality. She left the dais at 7:35 p.m.

The application is for a Use by Special Review to develop a mixed-use hotel on a 4.4 acre vacant property. The proposed uses are permitted in the Twenty Mile Center zone district subject to a Use by Special Review. The proposal is consistent with the zoning and the established character of the area. It is also consistent with the Mainstreet Master Plan and implements the recommendation for active uses in the Mainstreet corridor to promote Downtown as a destination. The request is for a 51 room boutique hotel. The proposed hotel meets the nine criteria for the Use by Special Review.

Planning staff recommended approval with two conditions: prior to the issuance of a building permit, the site plan shall meet all of the development requirements of the Town; and the associated replat shall be recorded in the office of the Douglas County Clerk and Recorder.

The Applicant, Mitch Trevey, 10500 Dransfeldt, Parker, was present and introduced Linda Hill with Hill Avium, Elizabeth, CO. Mr. Trevey stated the proposal meets Master Plan requirements. If approved this development will be a 51-room boutique hotel with a mixed of tenants on the ground floor with unique shops and restaurants. He stated there were several community outreach meetings held throughout the process. If approved the groundbreaking would take place this summer.

Public Comment:

Dennis Houston – Parker Area Chamber Commerce - spoke in favor of the proposed development.

Debbie Lewis moved to approve, based on staff findings, with the two following conditions:

- 1) Prior to the issuance of a building permit, the site plan shall meet all of the development requirements of the Town
- 2) The associated replat shall be recorded in the office of the Douglas County Clerk and Recorder.

Renee Williams seconded the motion.

The vote was 5-0. Amy Holland recused herself.

B. ORDINANCE NO. 1.507.2 – Second- Reading

A Bill for an Ordinance to Adopt the 2018 Revised Budget for the Town of Parker and to Make Appropriations for the Same

**Department: Finance, Mary Lou Brown
Finance, Rhonda Willey**

8:01 PM

The budget revision is to reduce budgeted 2018 expenditures and revenues based on the reduction of sales tax revenue in the General Fund. There was a 10% growth rate in 2017 at the time the budget was created. Shortly after that time the sales tax dropped, bringing the adjustment down to a 4% growth rate. Adjustments need to be made to keep the budget balanced for 2018.

Public Comment - None.

John Diak moved to approve Ordinance No. 1.507.2 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

C. HARVIE PROPERTY - Annexation, Zoning and Exemption Plat

Applicant: Town of Parker
Location: Generally located north of Mainstreet at Canterbury Parkway
Department: Community Development, Mary Munekata
 Community Development, Paul Workman
 Parks, Recreation and Open Space, Dennis Trapp
Trakit No. ANX17-003, Z17-017 & SUB17

- (1) **RESOLUTION NO. 18-038**
 A Resolution to Establish the Findings of Fact and Conclusions Thereon Concerning the Eligibility of the Town Harvie Open Space Property for Annexation
- (2) **ORDINANCE NO. 2.260** - Second Reading
 A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Harvie Open Space Property
- (3) **ORDINANCE NO. 3.334** - Second Reading
 A Bill for an Ordinance Zoning Certain Property within the Town of Parker, Colorado, Known as the Town Harvie Open Space Property to OS-Open Space District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
- (4) **RESOLUTION NO. 18-039**
 A Resolution to Exempt Certain Real Property Commonly Known as the Town Harvie Open Space Property from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

8:08 PM

The Town of Parker proposes to annex, zone and plat 71.45 acres of land known as the Ray J. Harvie Open Space that is currently located in unincorporated Douglas County, but located within the Town's Urban Growth Area.

The proposed Open Space (OS) zoning will allow for future development of limited outdoor recreational uses and preserve the property in its undeveloped state as required by the conservation easement. The zoning meets the nine criteria for zoning as defined in the Land Development Ordinance including consistency with the Parker 2035 Master Plan.

The proposed plat to create one lot meets the requirements as defined in the Land Development Ordinance.

The land was acquired from Douglas County in 2016. The conservation easement was held with the Douglas County Land Conservancy.

The Planning Commission recommended approval at the April 26, 2018 meeting. Staff also recommends approval.

Public Comment

Mr. O'Malley, 10601 Arrowhead Lane - is in favor

Josh Martin moved to approve Resolution 18-038. Debbie Lewis seconded the motion. The motion was approved unanimously.

Amy Holland moved to approve Ordinance No. 2.260 on seconded reading. Renee Williams seconded the motion. The motion was approved unanimously.

Joshua Rivero moved to approve Ordinance No. 3.334 on seconded reading. Josh Martin seconded the motion. The motion was approved unanimously.

Renee Williams moved to approve Resolution No. 18-039. Amy Holland seconded the motion. The motion was approved unanimously.

ORDINANCES**A. ORDINANCE NO. 9.273 - Second Reading (continue to May 21, 2018)**

A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker and Parker Water and Sanitation District Regarding Public Improvements Security

Department: Engineering/Public Works, Chris Hudson

Josh Martin moved to continue Ordinance No. 9.273 to May 21, 2018.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 9.274 - Second Reading (continue to May 21, 2018)

A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker and Cottonwood Water and Sanitation District Regarding Public Improvements Security

Department: Engineering and Public Works, Chris Hudson

Josh Martin moved to continue Ordinance No. 9.274 to May 21, 2018.

Amy Holland seconded the motion.

The motion was approved unanimously.

C. ORDINANCE NO. 1.511 - Second Reading

A Bill for an Ordinance Conveying Certain Real Property by Easement to Parker Water and Sanitation District for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment

Department: Engineering/Public Works, Alex Mestdagh

This ordinance proposed to convey an easement to Parker Water and Sanitation District on a Town-owned property, Lot 2A, Twenty Mile Industrial Park Filing No. 2, 1st Amendment. This easement is necessary to allow for the installation of a waterline and fire hydrant needed to serve the Parker Tennis development that has been approved on this property.

Public Comment – None

Debbie Lewis moved to approve the Ordinance No. 1.511 on seconded reading.

Josh Martin seconded the motion.

The motion was approved unanimously.

D. ORDINANCE NO. 1.512 - Second Reading

A Bill for an Ordinance Conveying Certain Real Property by Easement to Parker Water and Sanitation District for Tract D, Reata West Filing No. 1

Department: Engineering/Public Works, Alex Mestdagh

This ordinance proposed to convey an easement to Parker Water and Sanitation District on a Town-owned parcel, Tract D, Reata West Filing No. 1. This easement is being requested to allow for the installation of a waterline that will initially serve the Cielo Development in unincorporated Douglas County, and will eventually serve the adjacent Town property and other developments south of the area.

Public Comment - None

John Diak moved to approve Ordinance No. 1.512 on second reading.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

E. ORDINANCE NO. 4.53.7 - Second Reading

A Bill for an Ordinance to Amend Subsection 10.09.010(a) of the Parker Municipal Code Concerning the Roadway Design and Construction Criteria Manual

Department: Engineering/Public Works, Alex Mestdagh

This ordinance adopts the proposed revisions to the Town's Roadway Design and Construction Criteria Manual. The Town originally adopted the Manual in 1994 which has been revised several times. The Criteria Manual sets minimum standards and criteria for all public roads that are constructed in the Town of Parker.

The biggest change which is in Chapter 6 will be requiring composite pavement sections to be constructed which will extend the life of the Town roads.

Public Comment – None

Joshua Rivero moved to approved Ordinance No. 4.53.7 on seconded reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

F. ORDINANCE NO. 9.275 - Second Reading

A Bill for an Ordinance to Approve the Snow Removal Intergovernmental Agreement By and Between the Town of Parker, Colorado and the Board of County Commissioners of the County of Douglas

Department: Engineering/Public Works, Danny Smith

The current Intergovernmental Agreement (IGA) expired on May 1, 2018, and a replacement agreement is needed to formalize the snow removal arrangements. The agreement is for a five-year period and can be amended to reflect changes due to new agreements or annexations.

Public Comment – None

John Diak moved to approve Ordinance No. 9.275 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

G. ORDINANCE NO. 9.269.1 - Second Reading

A Bill for an Ordinance Approving the Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Lemon Gulch Downstream of Crowfoot Valley Road Town of Parker (Agreement No. 17-06.08A, Project No. 106741) By and Between Urban Drainage and Flood Control District and the Town of Parker

Department: Engineering/Public Works, Jacob James

The ordinance amends the previous agreement with Urban Drainage and Flood Control District to contribute additional funding to the project. The previous contribution from Meritage Homes is considered the Town's match. The amendment would be to accept the funds in the amount of \$100,000 from Urban Drainage and Flood Control District.

Public Comment - None

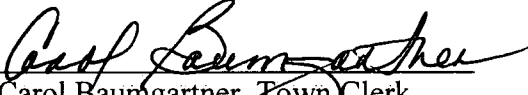
Joshua Rivero moved to approve Ordinance No. 9.269.1 on second reading.

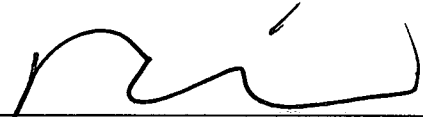
Amy Holland seconded the motion.

The motion was approved unanimously.

ADJOURNMENT

The meeting adjourned at 8:46 p.m.


Carol Baumgartner, Town Clerk


Mike Waid, Mayor

Prepared by: Chris Vanderpool, Deputy Town Clerk