

**TOWN OF PARKER COUNCIL
MINUTES
JULY 15, 2024**

REGULAR SESSION

Mayor Jeff Toborg called the meeting to order at 7:00 p.m. All Councilmembers were present.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENTS

Harold McCloud, Aurora, thanked the Town Council for their assistance with the electrical at the O'Brien Park gazebo. He submitted a check for \$4,300 which was overpayment by the Town and advised the Rotary Club would be hosting an ice cream social at the gazebo at the end of the month.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings and activities they had attended since the last Town Council meeting.

PRESENTATION OF FINANCIAL STATEMENTS BY PLANTE MORAN

Rich Beretta from Plante Moran PLLC provided a presentation of the Town's financial statements. He advised that they are issuing a clean, unmodified opinion which is the highest opinion that can be given.

CONSENT AGENDA

A. *APPROVAL OF MINUTES - July 8, 2024*

B. *FIRST AMENDMENT TO SUBDIVISION AGREEMENT PARKER POINTE SUBDIVISION
FILING NO. 1*

*Applicant: Brad Willett, Parker and Stroh LLC
Location: Southeast corner of Parker Road and Stroh Road
Department: Community Development, Amber Wood Hicken*

C. *FIRST AMENDMENT TO SUBDIVISION AGREEMENT COMPARK VILLAGE SOUTH
FILING NO. 1 AMENDMENT 2*

*Applicant: Century Living LLC
Location: South side of the future Belford Avenue west of Chambers Road
Department: Community Development, Julia Duncan
TRAKiT No.: SUB24-008*

D. *LINCOLN AVENUE/JORDAN ROAD WIDENING PROJECT*

*Department: Engineering and Public Works, Patrick Burke
Second Reading: August 5, 2024*

1. *ORDINANCE NO. 1.626 - First Reading*

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between 9855 Parker, LLC, and the Town of Parker for a Portion of Lot 1, Maclachlan Subdivision Filing No. 1, for the Lincoln Avenue Widening Project

2. *ORDINANCE NO. 1.628 - First Reading*

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between Belco Credit Union and the Town of Parker for a Portion of Lot 5, Lincoln Meadows Filing No. 3, for the Lincoln Avenue Widening Project

E. *RESOLUTION NO. 24-036*

A Resolution to Amend Resolution No. 22-030.1, Series of 2022, to Approve the Revised Bylaws for the Parker Youth Commission

Department: Town Manager, Cheri Sullivan

F. *CONTRACTS OVER \$100,000*

1. *Hilltop and Parker Road Improvements – Final Design Contract*

Amount: \$188,879

Contractor: Wilson & Company Inc.

Department: Engineering and Public Works, Patrick Burke

2. *Irrigation Controllers*

Amount: \$272,014.80

Contractor: Hydropoint Data Systems, Inc

Department: Parks, Recreation and Open Space, Jared Musil

3. *Traffic Signal Repair and On-Call Services Contract Amendment*

Amount: \$225,000

Contractor: Lighthouse Transportation Group

Department: Engineering and Public Works, David Aden

4. *Purchase from PWSD to Increase Existing 1.5" Domestic Water Tap to 2" for the Town Hall Addition & Renovation Project*

Amount: \$153,082

Contractor: Parker Water & Sanitation District

Department: Engineering and Public Works, Bob Exstrom

5. *Bridge Concrete Sealant Contract*

Amount: \$202,000

Contractor: NPW Contracting, Inc.

Department: Engineering and Public Works, Scott Borzillo

Joshua Rivero moved and Anne Barrington seconded to approve Consent Agenda Items 5A through 5F.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

TOWN MANAGER'S REPORT – SUMMER 2024

A written report from the Town Manager was supplied to the Town Council as part of the Council packet and is also available on the Town's website.

PUBLIC HEARINGS

CIVIC CENTER FILING NO. 1 EXEMPTION PLAT LOT 1 - PARKING GARAGE - SITE PLAN

Applicant: Craine Architecture, Town of Parker
Location: South of Mainstreet off of PACE Center Drive just east of the PACE Center
Department: Community Development, Julia Duncan
TRAKiT No.: SP23-097

Mayor Toborg opened the Public Hearing at 7:15 p.m.

The Town is proposing a site plan to build a new parking garage on the 3.745-acre Parker Arts, Culture, & Events (PACE) Center lot. The proposed garage will provide 296 parking stalls, nine of which are accessible, and two of which are van accessible. The project is four stories and 48 feet in height. Of the 296 spaces, ten will be installed with electric vehicle (EV) chargers and an additional nine will be EV charger-ready. Ten bicycle spaces are also being provided. The portion proposed for redevelopment as a parking garage is currently used as a surface parking lot serving the PACE Center. The subject property is located within the Greater Downtown District - Historic Center. The proposed parking garage is an accessory use to the PACE Center and an allowed use per the Land Development Ordinance Section 13.04.170.

This application was in process prior to the adoption of the updated Land Development Ordinance ("LDO") and was evaluated under the prior version of the LDO. Site plan applications are typically reviewed and processed administratively; however, pursuant to Section 13.06.040 of the Parker Municipal Code, site plan applications for public facilities owned by the Town are required to be scheduled for public hearings. Therefore, the PACE Center Parking Garage requires a public hearing before both the Planning Commission and Town Council. Tonight is the final approval in the site plan process. Next steps for the parking garage are building permit issuance and construction.

Review criteria for a site plan include satisfaction of setbacks, heights, parking, landscaping, density, layout, architecture, all Public Work/Engineering requirements, and consistency with the approved Development Agreement. After careful review and analysis, the staff determined that the proposed application satisfied all requirements for a Site Plan within the Town of Parker and the Development Agreement with Confluence Companies. At the June 27, 2024, Planning Commission meeting, the

Commissioners unanimously recommended approval.

Brad Gassman, Denver, of Craine Architecture made a presentation on behalf of the applicant and answered questions from the Council.

Public Comments: None.

Mayor Toborg closed the Public Hearing at 7:45 p.m.

Brandi Wilks moved and Laura Hefta seconded to approve, based on staff findings, subject to the conditions contained in the staff report.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 1.623 - Second Reading

A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between CPSJ Parker, L.L.C., and the Town of Parker for a Portion of Lot 2, Maclachlan Subdivision Filing No. 1, for the Lincoln Avenue Widening Project

Department: Engineering and Public Works, Patrick Burke

This ordinance was to approve a Purchase and Sale Agreement for the conveyance of real property necessary to construct the Lincoln Avenue/Jordan Road Widening Capital Improvement Project.

Public Comments: None.

Laura Hefta moved and Todd Hendreks seconded to approve Ordinance No. 1.623 on second reading.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.627 - Second Reading
A Bill for an Ordinance to Approve the Office Space Lease By and Between Blair Family Properties III, LLC, and the Town of Parker for 12900 Stroh Ranch Place, Parker, Colorado 80134

Department: Town Manager, Michael Lawson

The Town requires temporary office space for the Finance and Economic Development Departments during Phase 1 of the Town Hall addition and renovation project. The Town selected the SunMarke building, located in Stroh Ranch, to fill the need for the space for approximately 15 months. The space will accommodate approximately 18 employees starting July 27, 2024, through October 31, 2025. Total cost of leasing this space is estimated at \$143,000.

Public Comments: None.

Todd Hendreks moved and Joshua Rivero seconded to approve Ordinance No. 1.627 on second reading.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

The motion was approved unanimously.

C. ORDINANCE NO. 9.373 - Second Reading
A Bill for an Ordinance Approving the Agreement Regarding Funding of Major Drainageway Planning for Sulphur Gulch and Tallman Gulch Watersheds By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District, Douglas County, Town of Parker and Cherry Creek Basin Water Quality Authority (Agreement No. 24-05.19 Project No. 110135)

Department: Engineering and Public Works, Michael Grabczyk

The Town of Parker, the Mile High Flood District (MHFD), Douglas County, and the Cherry Creek Basin Water Quality Authority (collectively, the Sponsors) wish to prepare a master drainageway plan for the Sulphur Gulch and Tallman Gulch major drainageways. This intergovernmental agreement (IGA) will allow these sponsors to engage an engineer to compile technical information, evaluate data, identify concerns, and provide preliminary design solutions to drainage, flooding, and stream stability problems within the drainageways which are in the best interest of the local communities. Approval of this ordinance authorized the Town to enter into the IGA.

Public Comments: None.

Joshua Rivero disclosed that he sits as the Chair of the Cherry Creek Basin Water Quality Authority (CCBWQA) and is a member of the Executive Committee which makes decisions on behalf of the CCBWQA. It was agreed that Joshua Rivero would exclude himself as the Chair from this item when considered by the CCBWQA. After this discussion, Council found that there was no conflict of interest.

John Diak moved and Brandi Wilks seconded to approve Ordinance No. 9.373 on second reading including the minor revisions outlined in the presentation and the work done to resolve Councilmember Rivero's conflict.

A roll call vote was taken:

Joshua Rivero - yes
 Anne Barrington - yes
 Todd Hendreks - yes
 John Diak - yes
 Brandi Wilks - yes
 Laura Hefta - yes

The motion was approved unanimously.

D. PARKER ROAD SIDEWALK/TRAIL IMPROVEMENTS

Department: Engineering and Public Works, Tom Gill

This item approved two ordinances for the memorandum of agreement for the conveyance of real property necessary to construct the Parker Road Sidewalk - East Side (Sulphur Gulch to South of Parker Square Drive) project. These agreements are needed for planned sidewalk/trail improvements to the east side of Parker Road between the Sulphur Gulch trail to south of Parker Square Drive.

Public Comments: None.

1. ORDINANCE NO. 1.624 - Second Reading

A Bill for an Ordinance to Approve the Memorandum of Agreement By and Between the Town of Parker and Jean Miao, as Trustee of the Cheong/Miao Family Trust B, Concerning the Parker Road Sidewalk/Trail Improvements South of Parker Square Drive

Joshua Rivero moved and Todd Hendreks seconded to approve Ordinance No. 1.624 on second reading.

A roll call vote was taken:

Joshua Rivero - yes
 Anne Barrington - yes
 Todd Hendreks - yes
 John Diak - yes
 Brandi Wilks - yes
 Laura Hefta - yes

The motion was approved unanimously.

2. ORDINANCE NO. 1.625 - Second Reading

A Bill for an Ordinance to Approve the Memorandum of Agreement By and Between the Town of Parker and PHTS Commercial Owners Association Inc., Concerning the Parker Road Sidewalk/Trail Improvements South of Parker Square Drive

Joshua Rivero moved and Todd Hendreks seconded to approve Ordinance No. 1.625 on second reading.

A roll call vote was taken:

Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

CONTRACTS OVER \$500,000

A. Parker Road/Parkglenn Signal (CIP23-023)

Amount: \$752,388
Contractor: Lighthouse Transportation Group
Department: Engineering and Public Works, Chris Hudson

This item was to award a trade contractor agreement with Lighthouse Transportation Group for the Parker Road/Parkglenn Way traffic signal (CIP 23-023).

Public Comments: None.

Brandi Wilks moved and Joshua Rivero seconded to approve the staff recommendation, as a part of the regular agenda.

A roll call vote was taken:

Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

B. PACE Parking Garage Construction Management Services (CIP23-040)

Amount: \$282,385
Contractor: Alfred Benesch & Company
Department: Engineering and Public Works, Nathan Klass

This agenda item was for approval of a professional services agreement with Alfred Benesch & Company for the construction management, inspection and material testing services for the PACE Parking Garage project.

Public Comments: None.

Todd Hendreks moved and Brandi Wilks seconded to approve the staff recommendation, as a part of the regular agenda.

A roll call vote was taken:

Joshua Rivero - yes

Anne Barrington - yes

Todd Hendreks - yes

John Diak - yes

Brandi Wilks - yes

Laura Hefta - yes

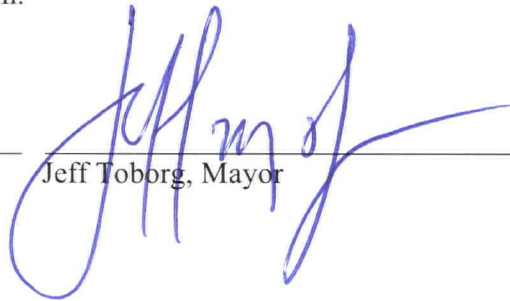
The motion was approved unanimously.

ADJOURNMENT

Mayor Toborg adjourned the meeting at 8:42 p.m.



Susan L. Irvine, Deputy Town Clerk



Jeff Toborg, Mayor