

TOWN OF PARKER COUNCIL AGENDA

April 7, 2025

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.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkerCO.gov/CouncilPublicComment>. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

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. Council Updates/Work Session - Immediately following Executive Session, if time allows.
- D. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. **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. As any matters raised by individuals during public comment are not on the agenda and other potentially interested parties would not, therefore, be aware of the discussion of these matters, the Town Council will not engage in dialogue regarding any items raised during public comment.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. 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 - March 24, 2025*

- B. *ORDINANCE NO. 3.372.3 - First Reading*
A Bill for an Ordinance to Amend Subsection 13.05.030(e) of the Parker Municipal Code Concerning Car Washes
Department: Community Development, Bryce Matthews
Second Reading: April 21, 2025
- C. *ORDINANCE NO. 9.385 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the State of Colorado for the use and benefit of the Colorado Department of Transportation and the Town of Parker Regarding Maintenance and Operation Responsibilities Associated with the Parker Road Multiuse Path Pine Drive to Stroh Road Project CDOT Project Number CRP M039-010 (Subaccount #: 25906) and Town of Parker Project CIP23-042
Department: Engineering and Public Works, Patrick Burke
Second Reading: April 21, 2025
- D. *RESOLUTION NO. 25-018*
A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of Parker's 2025 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
- E. *RESOLUTION NO. 25-019*
A Resolution to Determine, Upon Recommendation of the Town Manager, that the Public Interest Will Be Served By a Single Source Contract Concerning the Townwide Bridge Approach Slab Settlement Injection Lifting Project
Department: Engineering and Public Works, Chris Hudson
- F. *RESOLUTION NO. 25-020*
A Resolution Accepting the Conveyance of a Drainage Easement from KPL Development LLC, for a Portion of Lot 2, Robinson Ranch Filing No. 2, 1st Amendment
Department: Engineering and Public Works, Charles Kudlauskas
- G. *RESOLUTION NO. 25-021*
A Resolution Accepting the Conveyance of a Drainage Easement from C2E Building Corporation for Cherrywood Commercial F1 AMD 1 L2A – C2E Charter School
Department: Engineering and Public Works, Charles Kudlauskas
- H. *RESOLUTION NO. 25-024*
A Resolution Repealing Resolution No. 97-003 and Resolution No. 01-011, and Delegating the Establishment of the Relevant Neighborhood for Liquor License Applications to the Town of Parker Special Licensing Authority
Department: Town Clerk, Chris Vanderpool

I. BECKET DRIVE EXEMPTION PLAT

Department: Town Attorney, Jim Maloney

1. RESOLUTION NO. 25-022

A Resolution to Exempt Certain Real Property Commonly Known as the Becket Drive/Brompton Way Property from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

2. RESOLUTION NO. 25-023

A Resolution to Allow a Waiver of Section 13.08.090 of the Parker Municipal Code for the Site Plan for Parker Meadows

J. CONTRACTS OVER \$100,000

1. Pine Drive and Summerset Lane Traffic Signal (CIP24-033)

Amount: \$214,789.00

Contractor: Adiona Transportation Solutions, LLC

Department: Engineering and Public Works, Patrick Burke

2. 2025 Townwide Pavement Markings Long Line Project (CIP 25-008)

Amount: \$302,242.50

Contractor: Kolbe Striping

Department: Engineering and Public Works, Eli Vidales

3. 2025 Townwide Pavement Markings Crosswalks & Symbols (CIP 25-009)

Amount: \$202,296.44

Contractor: Colorado Barricade

Department: Engineering and Public Works, Eli Vidales

4. Jordan Road Widening - CORE Electric Relocation

Amount: \$174,952 + \$9,403 = \$184,355

Contractor: CORE Electric Cooperative

Department: Engineering and Public Works, Patrick Burke

5. Lincoln Avenue/Pine Drive Intersection Improvements (CIP 25-018) Preliminary Engineering

Amount: \$121,165

Contractor: Wilson & Company

Department: Engineering and Public Works, Tom Gill

6. Stroh Road Widening Project (CIP23-033) Construction Administrative Services

Amount: \$148,103.53

Contractor: RMS Inc.

Department: Engineering and Public Works, Nathan Klass

7. *Trade Contractor Agreement for the Roof Top Unit Replacement at the Fieldhouse*
Amount: \$265,125
Contractor: Daikin Applied Americas, Inc.
Department: Engineering and Public Works, Jim Gilbert
8. *Traffic Signal Controller Replacement Project (24-020)*
Amount: \$341,400
Contractor: Econolite Control Products, Inc.
Department: Engineering and Public Works, Eil Vidales

5. **RESOLUTIONS**

RESOLUTION NO. 25-014

A Resolution to Appoint One Regular Member to Fill a Vacancy on the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair

Department: Parks, Recreation and Open Space, Mary Colton

6. **PUBLIC HEARINGS**

TAX AND FEE ASSISTANCE PROGRAM AGREEMENT FOR PARKER MAINSTREET EXCHANGE

Department: Economic Development, Weldy Feazell

7. **ORDINANCES**



ORDINANCE NO. 5.28.26 - Second Reading

A Bill for an Ordinance to Amend Chapter 5.02 of the Parker Municipal Code Regarding Local Festival Permits and Required Warning Signage

Department: Town Clerk, Chris Vanderpool

B. ORDINANCE NO. 9.247.1 - Second Reading

A Bill for an Ordinance Approving the Amended and Restated Intergovernmental Agreement Between the Board of County Commissioners of the County of Douglas, Douglas County School District RE-1, Douglas County Libraries, the Town of Castle Rock, the Town of Parker, the City of Lone Tree, the City of Castle Pines, and Highlands Ranch Metro District, Concerning the Continued Implementation and Funding of the Douglas County Youth Initiative Program

Department: Town Manager, Michelle Kivela

8. CONTRACTS OVER \$500,000

Stroh Road Widening Project (CIP23-033) - Construction Management, Inspection, & Material Testing

Amount: \$1,299,676

Contractor: Alfred Benesch & Company

Department: Engineering and Public Work, Nathan Klass

9. PUBLIC COMMENTS CONTINUED IF NECESSARY

10. ADJOURNMENT

Parker Town Council

Executive Session Agenda

April 7, 2025

“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).”

1. American Academy Litigation - update regarding recent mediation outcome and next steps
2. Douglas County Home Rule Discussion Regarding Process, Charter Commission, Legal Authority of Home Rule Counties, and Potential Town Impacts

**TOWN OF PARKER COUNCIL
MINUTES
APRIL 7, 2025**

Mayor Joshua Rivero called the meeting to order at 5:02 p.m. All Councilmembers were present.

Councilmember Brandi Wilks was previously conflicted on the Tax and Fee Assistance Program Agreement item which will come before the Town Council tonight. Mayor Rivero disclosed that he is a tenant in a building owned by Tony Mango, who is also the owner of the Parker Mainstreet Exchange Building, which is the same item, and felt this was a potential conflict of interest for him. After discussion by the Council, it was determined that a conflict of interest did exist.

John Diak moved and Erik Frandsen seconded to declare that Mayor Joshua Rivero has a conflict of interest on the Tax and Fee Assistance Program Agreement item.

The motion carried unanimously.

Town Attorney Jamie Wynn announced that there were two topics for discussion in the Executive Session 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 first topic was an American Academy litigation update regarding recent mediation outcome and next steps. The second topic was a Douglas County Home Rule discussion regarding process, Charter Commission, legal authority of Home Rule counties, and potential Town impacts.

EXECUTIVE SESSION

Brandi Wilks moved and Erik Frandsen seconded to enter into executive session at 5:07 p.m.

The motion carried unanimously.

Brandi Wilks moved and Erik Frandsen seconded to come out of executive Session at 6:29 p.m.

The motion carried unanimously.

COUNCIL UPDATES/WORK SESSION

The following items were discussed during the Work Session:

- The Faith Council is hosting a talk by Mayor Rivero, and it has been posted to Facebook.
- There will be numerous students from Chaparral High School at tonight's meeting.
- South Metro Fire Rescue is having an election in May.
- Water District elections.
- State of the City for Centennial.
- School District State of the District.
- Metro Mayors' meeting recap.
- Dinner with Douglas County.

John Diak moved and Brandi Wilks seconded to recess the regular meeting until 7:00 p.m.
The motion was approved unanimously.

REGULAR SESSION

Mayor Rivero reconvened the meeting at 7:00 p.m.

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

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA**A. APPROVAL OF MINUTES - March 24, 2025****B. ORDINANCE NO. 3.372.3 - First Reading**

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Second Reading: April 21, 2025

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Department: Engineering and Public Works, Chris Hudson

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Department: Town Clerk, Chris Vanderpool

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7. *Trade Contractor Agreement for the Roof Top Unit Replacement at the Fieldhouse*
Amount: \$265,125
Contractor: Daikin Applied Americas, Inc.
Department: Engineering and Public Works, Jim Gilbert

8. *Traffic Signal Controller Replacement Project (24-020)*
Amount: \$341,400
Contractor: Econolite Control Products, Inc.
Department: Engineering and Public Works, Eil Vidales

Brandi Wilks moved and Todd Hendreks seconded to approve Consent Agenda Items 4A through 4J.

A roll call vote was taken:

Todd Hendreks - yes
 Anne Barrington - yes
 Brandi Wilks - yes
 John Diak - yes
 Erik Frandsen - yes
 Laura Hefta - yes

The motion was approved unanimously.

RESOLUTIONS

RESOLUTION NO. 25-014

A Resolution to Appoint One Regular Member to Fill a Vacancy on the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair

Department: Parks, Recreation and Open Space, Mary Colton

Parks, Recreation, and Open Space (PROS) Commissioner and Chair, Heather Bennett, resigned prior to the end of her term, which was set to expire in December. After conducting interviews for the vacant position, Heather Crosby was unanimously recommended for approval by the Town Council to serve the remainder of the term on the PROS Commission. Matthew Lunn was recommended to serve as Chair. Passage of this resolution authorized these appointments.

Public Comments: None.

Anne Barrington moved and Erik Frandsen seconded to approve Resolution 25-014 as part of the regular agenda.

A roll call vote was taken:

Todd Hendreks - yes
 Anne Barrington - yes
 Brandi Wilks - yes
 John Diak - yes
 Erik Frandsen - yes
 Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS**TAX AND FEE ASSISTANCE PROGRAM AGREEMENT FOR PARKER MAINSTREET EXCHANGE****Department: Economic Development, Weldy Feazell**

Mayor Rivero and Councilmember Wilks exited the Council Chambers at 7:17 p.m. and Mayor Pro Tem Diak led the meeting.

Mayor Pro Tem Diak read the following statement into the record:

"At the opening of tonight's Town Council meeting, on April 7, 2025, Mayor Joshua Rivero disclosed that he was a business tenant in a building that is owned and managed by 20 Mile Central, LLP, a business that has owners in common to the individuals who own the Parker Mainstreet Exchange building. Based on Mayor Rivero's disclosure, the Town Council determined that a conflict of interest existed, and Mayor Rivero is disqualified from participating in any manner before the Town Council concerning the Tax and Fee Assistance Program item on tonight's agenda related to the Parker Mainstreet Exchange building.

Additionally, at the opening of the January 21, 2025, Town Council meeting, Councilmember Brandi Wilks disclosed that she officed in the building that was the subject of an Executive Session discussion item that evening, which was related to the Tax and Fee Assistance Program application for the Parker Mainstreet Exchange building. Based on Councilmember Wilks' disclosure, the Town Council determined that a conflict of interest existed, and Councilmember Wilks is disqualified from participating in any manner before the Town Council concerning the Tax and Fee Assistance Program application and potential agreements related to the Parker Mainstreet Exchange building. Mayor Rivero was unable to attend the January 21, 2025 meeting, and tonight's meeting is the first time this item has come before him on any agenda.

The Public Hearing on tonight's Town Council Meeting Agenda titled "Tax and Fee Assistance Program Agreement for Parker Mainstreet Exchange" is within the scope of the disqualification. As a result, Mayor Rivero and Councilmember Wilks will not be participating in this Town Council Meeting item and will leave Council Chambers for this item."

Mayor Pro Tem Diak opened the Public Hearing at 7:18 p.m.

Parker Mainstreet Exchange LLC has applied with the Town to participate in the Tax and Fee Assistance Program (TAP), pursuant to Parker Municipal Code 4.02, for modifications and expansion of the Exchange Building located at 19590 E Mainstreet. The TAP agreement outlines reimbursement of sales tax generated by the new retail and restaurant spaces in the building. 50% of the sales tax generated over 10 years will be reimbursed, up to a maximum of \$600,000. Reimbursements will be made quarterly, based on the sales tax collected by the Town during each quarter.

Applicant, Tony Mango, made a brief presentation and answered questions of the Town Council.

Public Comments: None.

Mayor Pro Tem Diak closed the Public Hearing at 7:37 p.m.

Anne Barrington moved and Laura Hefta seconded to approve the Tax and Fee Assistance Program Agreement for Parker Mainstreet Exchange, as part of the regular agenda.

A roll call vote was taken:

Todd Hendreks - yes
 Anne Barrington - yes
 John Diak - yes
 Erik Frandsen - yes
 Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 5.28.26 - Second Reading (*Correct number is 5.28.36*)

A Bill for an Ordinance to Amend Chapter 5.02 of the Parker Municipal Code Regarding Local Festival Permits and Required Warning Signage
Department: Town Clerk, Chris Vanderpool

Mayor Rivero and Councilmember Wilks returned to the meeting at 7:44 p.m. Mayor Pro Tem Diak returned control of the meeting to Mayor Rivero.

Passage of this ordinance approved changes to sections 5.02.840-Local festival permit required and 5.02.955-Warning sign required of the Parker Municipal Code to align with a recent change to state statutes and to provide clarity on required signage.

Public Comments: None.

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 5.28.26 on second reading.

A roll call vote was taken:

Todd Hendreks - yes
 Anne Barrington - yes
 Brandi Wilks - yes
 John Diak - yes
 Erik Frandsen - yes
 Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 9.247.1 - Second Reading

A Bill for an Ordinance Approving the Amended and Restated Intergovernmental Agreement Between the Board of County Commissioners of the County of Douglas, Douglas County School District RE-1, Douglas County Libraries, the Town of Castle Rock, the Town of Parker, the City of Lone Tree, the City of Castle Pines, and Highlands Ranch Metro District, Concerning the Continued Implementation and Funding of the Douglas County Youth Initiative Program
Department: Town Manager, Michelle Kivela

Passage of this ordinance approved the Amended and Restated Intergovernmental Agreement between Douglas County and numerous entities to provide support and funding for the Douglas County Youth Initiative.

Public Comments: None.

Anne Barrington moved and Erik Frandsen seconded to approve Ordinance No. 9.247.1 on second reading.

A roll call vote was taken:

Todd Hendreks - yes
Anne Barrington - yes
Brandi Wilks - yes
John Diak - yes
Erik Frandsen - yes
Laura Hefta - yes

The motion was approved unanimously.

CONTRACTS OVER \$500,000

Stroh Road Widening Project (CIP23-033) - Construction Management, Inspection, & Material Testing

Amount: \$1,299,676
Contractor: Alfred Benesch & Company
Department: Engineering and Public Work, Nathan Klass

This item approved a Professional Services Agreement with Alfred Benesch & Company for the Construction Management, Inspection, & Materials Testing services for the Stroh Road Widening Project in the amount of \$1,299,676.

Public Comments: None.

Anne Barrington moved and Laura Hefta seconded to approve the staff recommendation, as a part of the regular agenda.

A roll call vote was taken:

Todd Hendreks - yes
Anne Barrington - yes
Brandi Wilks - yes
John Diak - yes
Erik Frandsen - yes
Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Mayor Rivero adjourned the meeting at 8:07 p.m.



Susan L. Irvine, Deputy Town Clerk



Joshua Rivero, Mayor