

**TOWN OF PARKER COUNCIL
MINUTES
SEPTEMBER 15, 2025**

Mayor Joshua Rivero called the meeting to order at 4:32 p.m. All Councilmembers were present.

Town Attorney Jame 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) as follows:

1. Final Annexation Contract for the Annexation of Stroh Ranch dated June 8, 1984, the Stroh Ranch Planned Development Master Plan 1st Amendment, the Stroh Ranch Planned Development Guide 2nd Amendment (the "Guide"), Section 13.07.160 of the Land Development Ordinance referenced in the Guide, and Section 13.02.020 and Subsection 13.03.040(n)(3) of the Land Development Ordinance related to the residential use/density of Filings 14 and 15 of Stroh Ranch and the process to increase density under the Land Development Ordinance.
2. Discussion Regarding Cherry Creek South Metropolitan District Nos. 4-11 Waiver Requests Related to Proposed Service Plan and Intergovernmental Agreements.

There were another two topics to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f) as follows:

3. Town Manager evaluation
4. Town Attorney evaluation.

EXECUTIVE SESSION

Brandi Wilks moved and Anne Barrington seconded to enter into Executive Session at 4:33 p.m. 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) and to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).

The motion was approved unanimously.

Brandi Wilks moved and Erik Frandsen seconded to continue items 3 and 4 to a date certain of September 22, 2025.

The motion carried unanimously.

Erik Frandsen moved and Brandi Wilks seconded to come out of Executive Session at 6:32 p.m.

The motion was approved unanimously.

COUNCIL UPDATES/WORK SESSION

No Work Session was held.

Erik Frandsen moved and Brandi Wilks seconded to recess the regular meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR MEETING

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

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

PUBLIC COMMENTS

Shaun Gann presented a certificate to Town Council for the JustServe City Award, a national recognition, related to the Mayor's Day of Service.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

A. APPROVAL OF MINUTES - September 2, 2025

B. ORDINANCE NO. 9.391 - First Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the North Central Texas Council of Governments Concerning the Master Interlocal Purchasing Agreement

Department: Finance, Charles Ellis

Second Reading: October 6, 2025

C. ORDINANCE NO. 9.392 - First Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the Alliance for Innovation Concerning the Master Cooperative Purchasing Agreement

Department: Finance, Charles Ellis

Second Reading: October 6, 2025

D. ORDINANCE NO. 9.170.3 - First Reading

A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility By and Between South Metro Fire Rescue Fire Protection District, Douglas County School District RE-1, and the Town of Parker, Colorado

Department: Engineering and Public Works, Tom Williams

Second Reading: October 6, 2025

E. RESOLUTION NO. 25-057

A Resolution to Exempt Certain Real Property Commonly Known as the Tract C, Stroh Ranch Filing No. 16 Property from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

Applicant: Town of Parker

Location: North side of Stroh Road east of Motsenbocker Road

Department: Community Development, Amber Wood-Hicken

TRAKiT No.: SUB25-018

F. RESOLUTION NO. 25-070

A Joint Resolution of the Board of County Commissioners of Douglas County, the Town Council of Castle Rock, the City Council of Lone Tree, and the Town Council of Parker in Support of Historic Countywide Park and Recreation Investments

Department: Town Council

G. CONTRACTS OVER \$100,000

1. Motorola Portable Radio Purchase

Amount: \$320,199.15

Contractor: Motorola Solutions

Department: Police, Ron Combs

Todd Hendreks moved and Anne Barrington seconded to approve Consent Agenda Items 4A through 4G.

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

A. CHERRY CREEK SOUTH METROPOLITAN DISTRICTS Nos. 4-11

Department: Town Attorney, Jamie Wynn

Mayor Rivero opened the Public Hearing at 7:18 p.m.

The Cherry Creek South Metropolitan Districts Nos. 4-11 (the "Districts") have requested amendments to each of their service plans that, in part, would allow each of the Districts to impose mill levies for the operation and maintenance expenses and to expand their powers to include providing solid waste disposal services, security, and covenant enforcement and to eliminate the requirement for a homeowners association (HOA) for each of the Districts. These requested amendments do not comply with the Town's Municipal Code or the Town's Model Service Plan. The Districts are also requesting amendments to the Intergovernmental Agreements (IGAs) to comply with their requested amendments to the service plans.

In addition to the requests to expand the powers available to the Districts, there are also some requested amendments that are in compliance with or contemplated by the Town's current model service plan, including the potential for the creation of special improvement districts.

Chris Elliot, Meagan Murphy, Doug Townsend, and Chad Rodriguez spoke on behalf of the applicant and answered questions of Town Council.

Public Comments: None.

Mayor Rivero closed the Public Hearing at 8:19 p.m.

1. RESOLUTION NO. 25-059

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4

2. ORDINANCE NO. 9.309.2 - Second Reading

A Bill for an Ordinance to Approve the Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-059, and Ordinance No. 9.309.2 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 and Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 and Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4 will be deemed approved.

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.

3. RESOLUTION NO. 25-060

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5

4. ORDINANCE NO. 9.310.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-060, and Ordinance No. 9.310.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is

subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5 will be deemed approved.

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.

5. RESOLUTION NO. 25-061

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6

6. ORDINANCE NO. 9.311.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-061, and Ordinance No. 9.311.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6 will be deemed approved.

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.

7. RESOLUTION NO. 25-062

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7

8. ORDINANCE NO. 9.312.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-062, and Ordinance No. 9.312.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7 will be deemed approved.

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.

9. RESOLUTION NO. 25-063

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8

10. ORDINANCE NO. 9.313.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-063, and Ordinance No. 9.313.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8 will be deemed approved.

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.

11. RESOLUTION NO. 25-064

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9

12. ORDINANCE NO. 9.314.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-064, and Ordinance No. 9.314.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed;

and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9 will be deemed approved.

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.

13. RESOLUTION NO. 25-065

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10

14. ORDINANCE NO. 9.315.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10

John Diak moved and Laura Hefta seconded to approve the portions of Resolution No. 25-065, and Ordinance No. 9.315.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10 will be deemed approved.

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.

15. RESOLUTION NO. 25-066

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11

16. ORDINANCE NO. 9.316.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11

John Diak moved and Anne Barrington seconded to approve the portions of Resolution No. 25-066, and Ordinance No. 9.316.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11 will be deemed approved.

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. COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

Department: Town Attorney, Jamie Wynn

Mayor Rivero opened the Public Hearing at 8:30 p.m.

The Compark Business Campus Metropolitan District (the District) consists of properties both within the Town of Parker's boundaries and within unincorporated Douglas County. The Service Plan for the District is under the jurisdiction of Douglas County. However, pursuant to an Intergovernmental Agreement ("IGA") with the Town of Parker, any amendments or updates to the Service Plan and/or IGA, must be compliant with the Town's model service plan. The Amended and Restated IGA coming before Council includes certain updates, as well as a reference to and potential adoption of a "Service Plan" specific to the Town of Parker and in compliance with the Town's model service plan. The referenced Service Plan is coming before Town Council under a Resolution for approval pursuant to the IGA.

Audra Johnson spoke on behalf of the applicant and answered questions of Town Council.

Public Comments: None.

Mayor Rivero closed the Public Hearing at 8:33 p.m.

1. RESOLUTION NO. 25-058

A Resolution to Approve the Service Plan for Compark Business Campus Metropolitan District

Brandi Wilks moved and Todd Hendreks seconded to approve Resolution No. 25-058.

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.

2. ORDINANCE NO. 9.132.2 – Second Reading

A Bill for an Ordinance to Approve the Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Compark Business Campus Metropolitan District

Brandi Wilks moved and Laura Hefta seconded to approve Ordinance No. 9.132.2 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.

ORDINANCES

A. MOTSENBOCKER ROAD PROPERTY - Annexation

Applicant: Town of Parker

Location: West of the Todd Drive and Motsenbocker Road intersection

Department: Community Development, Amber Wood-Hicken
Engineering and Public Works, Chris Hudson

TRAKiT No.: ANX25-001

The subject property is located west of the new Motsenbocker Road and Todd Drive intersection and was acquired by the Town for the project to extend Dransfeldt Road over Cherry Creek to the intersection with Todd Drive. The Town-owned land, known as the Motsenbocker Road property, is

located in unincorporated Douglas County but has been surrounded by the Town of Parker for over three (3) years. Passage of this resolution and ordinance completed this enclave annexation of the property to rationalize municipal boundaries and maintain the Town's jurisdiction over the full extent of Motsenbocker Road.

Public Comments: None.

1. RESOLUTION NO. 25-050

A Resolution to Establish the Town Council's Findings of Fact and Conclusions Thereon Concerning the Motsenbocker Road Property Annexation

Laura Hefta moved and Todd Hendreks seconded to approve Resolution No. 25-050.

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.

2. ORDINANCE NO. 2.287 - Second Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Motsenbocker Road Property

Brandi Wilks moved and Todd Hendreks seconded to approve Ordinance No. 2.287 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. 1.662 - Second Reading

A Bill for an Ordinance Approving the Grant Agreement for Senior Center Improvements By and Between the Town of Parker and the Parker Senior Center, Inc.

Department: Parks, Recreation and Open Space, Mary Colton

Passage of this ordinance approved a grant agreement between the Town and Parker Senior Center (the Center) for Center facility Improvements in the amount of \$45,000. The improvements include drainage repair, interior concrete leveling (foundation/floor repairs) and parking lot repairs to be completed on or before June 30, 2026.

Public Comments: None.

Brandi Wilks moved and Todd Hendreks seconded to approve Ordinance No. 1.662 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

A. Parker Road Sidewalks – East Side Gaps (Pine Drive to Stroh Road) (CIP 23-042)

Amount: \$3,721,000
Contractor: Hamon Infrastructure, Inc.
Department: Engineering and Public Works, Tom Gill

This item was to award a trade contractor agreement with Hamon Infrastructure, Inc., for the Parker Road Sidewalk - East Side Gaps (Pine Drive to Stroh Road) (CIP23-042) for \$3,721,000.

Public Comments: None.

Erik Frandsen moved and Todd Hendreks seconded to approve the staff recommendation as a part of the regular agenda, contingent upon receipt of the Concurrence to Award from CDOT.

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. Cottonwood Storm Phase 1 (CIP24-020)

Amount: \$515,000
Contractor: HCG Construction
Department: Engineering and Public Works, Michael Grabczyk

This item was to award a trade contractor agreement with HCG Construction for the Cottonwood Storm, Phase 1 Project (CIP24-020) in the amount of \$515,000.

Public Comments: None.

Brandi Wilks 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

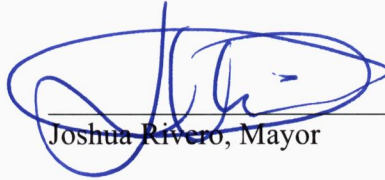
The motion was approved unanimously.

ADJOURNMENT

Mayor Rivero adjourned the meeting at 9:09 p.m.



Susan L. Irvine, Deputy Town Clerk



Joshua Rivero, Mayor