



TOWN COUNCIL STUDY SESSION AGENDA
July 13, 2026
5:00 PM

I. Study Session Items

1. 2026 Civics Seminar Briefing - Sullivan - 15 minutes
2. Anthology West Metro District Amenities Discussion - Jordan/Kim Crawford - 30 minutes

II. Staff Updates

III. Town Council Updates/Items



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Cheri Sullivan, Civic Programs Specialist
DATE: July 13, 2026
SUBJECT: 2026 Civics Seminar Briefing

ITEM OVERVIEW:

Staff will provide a brief overview of the day-of-event details for the Civic Academy's Civics Seminar, including logistics for the evening, run of show, roles, the presentation and the Q&A session.

BACKGROUND AND ANALYSIS:

As part of Civic Academy, the Civics Seminar will be held on Thursday, August 6, from 5 to 8 p.m. at The Schoolhouse. During the event, Town Management and Elected Officials will give participants an in-depth look at how Parker's government works, why it matters, and how they can get involved.

The Civic Academy program objectives include:

- Educating/informing participants about Parker's government
- Educating/informing participants about services offered by the Town
- Providing networking opportunities with Town staff and Elected Officials

FINANCIAL AND POLICY IMPACTS:

There is no financial impact associated with this item.

COUNCIL DISCUSSION:

This item is informational only.

STRATEGIC GOALS:



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Lindsay Jordan, Deputy Town Attorney
DATE: July 13, 2026
SUBJECT: Anthology West Metro District Amenities Discussion

ITEM OVERVIEW:

The purpose of this discussion is to provide Town Council with information obtained by legal counsel representing the Anthology West Metropolitan District. The metro district is requesting to restructure the formation and operation of the metro district as a whole.

The restructuring plan proposed by the Anthology West Metropolitan District seeks the following:

1. The dissolution of District 3 and District 6;
2. The termination of various existing intergovernmental agreements between the Districts relating to the pledge of revenue, operation and maintenance of the Districts, and imposition of mill levy equalization payments;
3. The conveyance of the recreation center currently owned by District 3 (the "Rec Center") to District Nos. 2, 4 and 5;
4. The approval of an IGA between District 2, District 4, and District 5 setting forth terms under which those districts will cooperatively own, operate, manage and maintain the Rec Center;
5. The approval of the Town for District Nos. 2, 4 and 5 to impose fees, if necessary, to operate and maintain the Rec Center;
6. The approval of the Town for the dissolution of District 3 and District 6.

BACKGROUND AND ANALYSIS:

Background/Prior Actions

The Anthology West Metropolitan District ("Anthology West") consists of Anthology West Metropolitan District No. 2 ("District 2"), Anthology West Metropolitan District No. 3 ("District 3"), Anthology West Metropolitan District No. 4 ("District 4"), Anthology West Metropolitan District No. 5 ("District 5") and Anthology West Metropolitan District No. 6 ("District 6" or, collectively, the "Districts"). The Districts are operating under an Amended and Restated and Consolidated Service Plan approved by the Town on April 4, 2016, and under the Intergovernmental Agreement between the Town and the Districts (the "Town IGA"). Currently, the recreation center ("Rec Center") servicing the community is operated by District 3, a non-resident district.

In February 2025, Anthology West proposed dissolving Districts 3 and 6 and creating an "Authority" to own and operate the Rec Center. Town Council encouraged Anthology West to conduct additional public outreach to learn from the residents who live within the Districts their

opinions on restructuring. The Districts conducted public informational meetings and met with the existing homeowners' association, citizens, and residents to thoroughly discuss the concerns of all involved.

Analysis/Discussion

Based on the public outreach efforts, Anthology West revised its restructuring plan, which allows the residents within District 2, District 4 and District 5 to retain control of the Rec Center while eliminating unnecessary administrative levels and expenses. The members of the boards of directors of District 4 (one member) and District 5 consist of some resident homeowners board members. District 2 has residents, but no homeowners have run for the board of directors. District 3 and District 6 have no residential development and the boards are controlled solely by non-resident homeowners. All three districts with residents have board elections in May 2027. Homeowners/residents are eligible to run for election. The revised restructuring plan does not create an "Authority"; this component was eliminated.

Relevant components of the existing service plans are as follows:

- Section V.A of the Service Plan states that the Districts shall have the power and authority to provide public improvements within and without the boundaries of the Districts as such power and authority is described in the Special District Act and other applicable statutes, subject to the limitations set forth in the Service Plan and Intergovernmental Agreements.
- Section V.C of the Service Plan states the Districts, collectively, will undertake the financing and construction of the Public Improvements, and will enter into an intergovernmental agreement to further state and clarify the functions and services provided by the Districts. The Service Plan requires such intergovernmental agreements among the Districts be submitted to the Town Council for review and approval prior to signing.
- Section VI.A of the Service Plan states that unless specifically authorized in the Town IGA, the Districts shall not impose or assess any fees, rates, tolls, penalties or charges other than the Development Fee without first obtaining approval of an amendment to the Service Plan, which amendment shall be deemed to be a material modification hereof.
- Section VIII of the Service plan allows for dissolution of the Districts upon determination of the Town Council that the purposes for which the Districts were created have been accomplished. Dissolution also requires a plan of dissolution and filings with the District Court.

Nothing in the existing Service Plan or Town IGA prohibits the requested restructuring. Additionally, if Town Council subsequently approves the requested changes at a Town Council Meeting, nothing changes nor are any obligations released that exist under the Service Plan, the Town IGA, the applicable development plans, or applicable annexation or subdivision agreement associated with Anthology West.

It is the understanding of staff that the restructuring is to allow resident control of the Rec Center, while eliminating administrative efforts and expenses by dissolving the two Districts that do not have residential developments.

FINANCIAL AND POLICY IMPACTS:

There is no expected financial or policy impact on the Town. However, there is a potential fee to the residents of Anthology West if the Districts impose a fee to offset the cost of maintaining

the Rec Center.

COUNCIL DISCUSSION:

Staff requests Town Council discussion and direction regarding the following:

1. The dissolution of District 3 and District 6;
2. The termination of various existing intergovernmental agreements between the Districts relating to the pledge of revenue, operation and maintenance of the Districts, and imposition of mill levy equalization payments;
3. The conveyance of the recreation center currently owned by District 3 (the "Rec Center") to District Nos. 2, 4 and 5;
4. The approval of an IGA between District 2, District 4, and District 5 setting forth terms under which those districts will cooperatively own, operate, manage and maintain the Rec Center;
5. The approval of the Town for District Nos. 2, 4 and 5 to impose fees, if necessary, to operate and maintain the Rec Center;
6. The approval of the Town for the dissolution of District 3 and District 6.

STRATEGIC GOALS:



ATTACHMENT:

None