

TOWN OF PARKER COUNCIL AGENDA

July 20, 2026

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. SPECIAL PRESENTATIONS

- *Recognition of Ponderosa Mustangs Girls Golf — Winning the 2026 Colorado Class 4A Girls Golf State Championship*

3. 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.*

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. **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 - June 15, 2026*

B. *ORDINANCE NO. 1.675 - First Reading*

A Bill for an Ordinance Asserting the Town of Parker's Home Rule Authority to Regulate Zoning, Including the Regulation of Residential Development, Which Authority Supersedes and Preempts House Bill 26-1001

*Department: Community Development, Bryan Isham
Community Development, Bryce Matthews
Town Attorney, Lindsay Jordan*

Second Reading: August 3, 2026

C. *RESOLUTION NO. 26-046*

A Resolution to Extend the Expiration Date for the Robinson Ranch Filing No. 2, 2nd Amendment, Lot 6 Site Plan Through April 15, 2027, pursuant to Section 13.03.030(h)(9)b.4 of the Parker Municipal Code

Department: Community Development, Cassidy Beaupre

D. *RESOLUTION NO. 26-047*

A Resolution Approving the Second Amended and Restated Intergovernmental Agreement Between Douglas County School District RE-1 and the Town of Parker Regarding the Sharing of Costs for Providing Police Officers to Act as School Resource Officers (SROs)

*Department: Police, Jim Tsurapas
Police, Jacob Schuster*

E. *RESOLUTION NO. 26-051*

A Resolution to Determine, Upon Recommendation of the Town Manager, that the Public Interest Will Be Served By a Single Source Contract Concerning the Newlin Gulch Trail Lutheran Segment Project

*Department: Engineering and Public Works, Chris Hudson
Parks, Recreation and Open Space, Brett Collins*

F. *CONTRACTS OVER \$500,000*

1. *Becket & Woodman Connection Project (CIP23-025) Contract Modification*

Amount: \$181,011.50 addition to original contract amount of \$630,954 for a new total of \$811,965.50

Contractor: FNF Construction Inc.

Department: Engineering and Public Works, Nathan Klass

6. **TOWN MANAGER**

- Summer 2026 Town Manager Report

7. **PUBLIC HEARINGS**

A. **Anthology West Metropolitan District Nos. 2-6**

Department: Town Attorney, Lindsay Jordan

1. **RESOLUTION NO. 26-048**

A Resolution to Substantially Approve the Form of the Recreation Center Operating Agreement Between and Among Anthology West Metropolitan District Nos. 2–6; the First Amendment To The Intergovernmental Agreement Between the Town of Parker and Anthology West Metropolitan District Nos. 2, 3, And 4; the Second Amendment to the Intergovernmental Agreement Between the Town of Parker and Anthology West Metropolitan District Nos. 5 And 6; and the Terminations of the District Operating Services Agreement, the Mill Levy Equalization and Pledge Agreement, and the Capital Pledge Agreement Between and Among Anthology West Metropolitan District Nos. 2–6

2. **RESOLUTION NO. 26-049**

A Resolution Consenting to the Dissolution of Anthology West Metropolitan District No. 3

3. **RESOLUTION NO. 26-050**

A Resolution Consenting to the Dissolution of Anthology West Metropolitan District No. 6

8. **ORDINANCES**

ORDINANCE NO. 3.375

A Bill for an Emergency Ordinance to Impose a Temporary Suspension for Nine (9) Months in Duration on the Acceptance and Processing of Any Application for Any Land Use Approval or Building Permit for the Development or Construction of Drone Dispatch and Delivery Facilities or Related Use Within the Corporate Limits of the Town of Parker

Department: Community Development, Elizabeth Steward
Community Development, Cassidy Beaupre

9. **PUBLIC COMMENTS CONTINUED IF NECESSARY**

10. **ADJOURNMENT**

Parker Town Council

Executive Session Agenda

July 20, 2026

“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. Legal advice related to specific legal questions concerning the Appeal and other litigation related to Dial v. Brukbacher
2. Legal advice related to specific legal questions concerning Emergency Ordinance Temporarily Suspending the Acceptance and Processing of Land Use Applications for Drone Delivery and Dispatch Facilities and Use

**TOWN OF PARKER COUNCIL
MINUTES
JUNE 15, 2026**

Mayor Joshua Rivero called the meeting to order at 7:00 p.m. All Councilmembers were present except for Laura Hefta.

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

SPECIAL PRESENTATIONS - Recognition of Ponderosa Mustangs Girls Golf — Winning the 2026 Colorado Class 4A Girls Golf State Championship

No presentation was made as the honorees were unable to attend.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

PRESENTATION OF FINANCIAL STATEMENTS BY PLANTE MORAN

Timothy St. Andrew and Julia Gallagher from Plante Moran presented the audit results. They advised that the highest opinion was received, and no issues were noted.

CONSENT AGENDA

A. *APPROVAL OF MINUTES - June 1, 2026*

B. *RESOLUTION NO. 26-042*

A Resolution to Appoint Members and Alternates to, and to Reappoint the Chair of, the Town of Parker Planning Commission

Department: Community Development, Bryce Matthews

C. *RESOLUTION NO. 26-044*

A Resolution Accepting a Drainage Easement from Parker & Stroh, LLC for a Portion of Lot 3A, Parker Pointe Filing No. 1, Amendment No. 1

Department: Engineering and Public Works, Charles Kudlauskas

D. *CONTRACTS OVER \$100,000*

1. *2027 Winter Musical Contract - ANNIE*

Amount: \$135,000 guarantee plus bonus structure

Contractor: Pickering Arts and Entertainment LLC

Department: Cultural, Carrie Glassburn

Brandi Wilks moved and Todd Hendreks seconded to approve Consent Agenda Items 6A through 6D.

A roll call vote was taken:

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

The motion was approved unanimously.

ORDINANCES

A. BUILDING CODE UPDATES

**Department: Community Development, Randy Sale
 Community Development, Jon Nelson**

The Town updates the Building Code on a three-year code-based cycle to ensure construction projects are reviewed and approved using the most current industry standards. These updates represent best practices that enhance life safety, structural integrity, and consistency in the administration of all technical codes related to building and construction, including contractor registration requirements. Additionally, a new ordinance was adopted to comply with State-mandated requirements under the Colorado Model Electric Ready and Solar Ready Code, which is intended to support future building retrofits while maintaining flexibility in managing long-term costs.

Public Comments: None.

1. ORDINANCE NO. 4.85.7 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.05.020, 11.05.050, 11.05.060 and 11.05.080 of the Parker Municipal Code Concerning the Parker Electrical Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.85.7 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

2. ORDINANCE NO. 4.89.8 - Second Reading

A Bill for an Ordinance to Amend Sections 11.01.030, 11.01.060 and 11.01.080 of the Parker Municipal Code Concerning the Parker Administrative Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.89.8 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

3. ORDINANCE NO. 4.91.9 - Second Reading
A Bill for an Ordinance to Repeal and Readopt Sections 11.02.020, 11.02.050, 11.02.060 and 11.02.080 of the Parker Municipal Code Concerning the Parker Residential Code for One- and Two-Family Dwellings Building Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.91.9 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

4. ORDINANCE NO. 4.92.7 - Second Reading
A Bill for an Ordinance to Repeal and Readopt Sections 11.03.020, 11.03.050, 11.03.060 and 11.03.080 of the Parker Municipal Code Concerning the Parker Building Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.92.7 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

5. ORDINANCE NO. 4.93.8 - Second Reading
A Bill for an Ordinance to Repeal and Readopt Sections 11.04.020, 11.04.040, 11.04.050, 11.04.060 and 11.04.080 of the Parker Municipal Code Concerning the Parker Fire Protection Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.93.8 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

6. ORDINANCE NO. 4.94.6 - Second Reading
A Bill for an Ordinance to Repeal and Readopt Sections 11.06.020, 11.06.050, 11.06.060 and 11.06.080 of the Parker Municipal Code Concerning the Parker Mechanical Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.94.6 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

7. ORDINANCE NO. 4.95.6 - Second Reading
A Bill for an Ordinance to Repeal and Readopt Sections 11.07.020, 11.07.050, 11.07.060 and 11.07.080 of the Parker Municipal Code Concerning the Parker Plumbing Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.95.6 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

8. ORDINANCE NO. 4.96.6 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.14.020, 11.14.050, 11.14.060 and 11.14.080 of the Parker Municipal Code Concerning the Parker Energy Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.96.6 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

9. ORDINANCE NO. 4.97.6 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.15.020, 11.15.050, 11.15.060 and 11.15.080 of the Parker Municipal Code Concerning the Parker Fuel Gas Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.97.6 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

10. ORDINANCE NO. 4.101.7 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.16.020, 11.16.050, 11.16.060 and 11.16.080 of the Parker Municipal Code Concerning the Parker Property Maintenance Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.101.7 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

11. ORDINANCE NO. 4.105.4 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.08.020, 11.08.050, 11.08.060 and 11.08.080 of the Parker Municipal Code Concerning the Parker Existing Building Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.105.4 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

12. ORDINANCE NO. 4.106.4 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Sections 11.09.020, 11.09.050, 11.09.060 and 11.09.080 of the Parker Municipal Code Concerning the Parker Swimming Pool and Spa Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.106.4 on second reading.

A roll call vote was taken:

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

The motion was approved unanimously.

13. ORDINANCE NO. 4.110.2 - Second Reading

A Bill for an Ordinance to Repeal and Readopt Subsection 11.19.010(b), Sections 11.19.030, 11.19.040, 11.19.070, and Adding Section 11.19.035 of the Parker Municipal Code Concerning Contractor Registration

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.110.2 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

14. ORDINANCE NO. 4.120 - Second Reading

A Bill for an Ordinance Amending Title 11 of the Parker Municipal Code by the Addition of a New Chapter 11.22 Entitled Electric Ready and Solar Ready Code

Todd Hendreks moved and Anne Barrington seconded to approve Ordinance No. 4.120 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

B. ORDINANCE NO. 3.372.7 - Second Reading

A Bill for an Ordinance to Amend Section 13.02.020; Subsection 13.03.030(i)(5)(c); Subsection 13.03.050(d); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(f), 13.08.120(c)(4), 13.09.020(c)(4), 13.09.030(b)(3), and 13.09.040(d); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development Ordinance

Department: Community Development, Bryce Matthews

With input from the development community and property owners, staff identified minor amendments to the new Land Development Ordinance (LDO) that are necessary to improve clarity and ease of use. Passage of this ordinance included LDO amendments that address these issues in an ongoing effort to continually improve land development processes and outcomes to improve predictability.

Public Comments: None.

Brandi Wilks moved and Erik Frandsen seconded to approve Ordinance No. 3.372.7 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

C. ORDINANCE NO. 1.673 - Second Reading

A Bill for an Ordinance of the Town of Parker, Colorado, Exercising Local Authority to Prohibit Graywater Use and the Installation of Graywater Treatment Works Pursuant to House Bill 24-1362

Department: Town Manager, Michael Lawson

At the February 9, 2026, Study Session, Town Council received a presentation outlining the benefits and concerns associated with allowing the installation of residential graywater systems. Per House Bill (HB) 24-1362, the Town can prohibit installation of graywater systems in the future, and passage of this ordinance formally adopted this prohibition.

Public Comments: None.

Brandi Wilks moved and Anne Barrington seconded to approve Ordinance No. 1.673 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

D. ORDINANCE NO. 1.674 - Second Reading

A Bill for an Ordinance to Indemnify a Judgment to be Entered in a Civil Lawsuit Filed by Robert Dial, as Required by Law and to the Extent the Town of Parker is Responsible, Against Former Town of Parker Employee Shannon Brukbacher

Department: Town Attorney, Lindsay Jordan

Pursuant to Colorado Revised Statutes (C.R.S.) §13-21-131(4)(a), "a peace officer's employer shall indemnify its peace officers for any liability incurred by the peace officer and for any judgment or settlement entered against the peace officer for claims arising pursuant to this section..."

Pursuant to the Town of Parker Charter, Section 15.18, "[t]he Council may by ordinance indemnify any Councilmember, the Mayor, any employee or any appointed official who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit, or proceeding by

reason of the fact that he is or was an officer of the Town, against expenses (including attorney's fees), judgements, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in the best interest of the Town and had no reasonable cause to believe his conduct was unlawful."

On May 11, 2026, a jury verdict was entered in Douglas County District Court Case Number 2024CV30428, Robert H. Dial v Shannon Brukbacher, against the defendant, former Parker Police Detective Shannon Brukbacher. At the time of the events giving rise to this lawsuit, Shannon Brukbacher was employed by the Town of Parker, Parker Police Department, as a peace officer. Therefore, pursuant to the provisions of C.R.S. §13-21-131(4)(a), the Town shall indemnify Shannon Brukbacher for any portion of a judgment entered as a result of the verdict, for which the Town is legally obligated and responsible. Passage of this ordinance approved the indemnification.

Public Comments: None.

Brandi Wilks moved and Todd Hendreks seconded to approve Ordinance No. 1.674 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Anne Barrington - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

ADJOURNMENT

Mayor Rivero adjourned the meeting at 8:11 p.m.

Susan L. Irvine, Deputy Town Clerk

Joshua Rivero, Mayor



Request for Town Council Action

Date: July 20, 2026

Submitted By: Bryan Isham, Community Development Director
Bryce Matthews, Assistant Director - Planning
Lindsay Jordan, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.675 - First Reading**
A Bill for an Ordinance Asserting the Town of Parker's Home Rule Authority to Regulate Zoning, Including the Regulation of Residential Development, Which Authority Supersedes and Preempts House Bill 26-1001

Department: Community Development, Bryan Isham
Community Development, Bryce Matthews
Town Attorney, Lindsay Jordan

Second August 3, 2026
Reading:

EXECUTIVE SUMMARY

On March 25, 2026, the Governor of the State of Colorado signed House Bill 26-1001 requiring local governments to administratively permit residential development on "Qualifying Property". Qualifying Properties are defined in the bill as properties that are five (5) acres or less and are owned by one of the following:

1. School district,
2. State college or university,
3. Board of cooperative services,
4. Housing authority,
5. Local or regional transit district or a regional transportation authority,
6. Nonprofit organization with a demonstrated history of providing affordable housing, or
7. Nonprofit entity that has entered into an agreement with another nonprofit organization with a demonstrated history of providing affordable housing.

The proposed ordinance asserts that the Town's home rule authority to regulate zoning supersedes and preempts House Bill 26-1001.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

House Bill 26-1001 requires local governments to administratively approve residential

development on certain "Qualifying Properties" of five acres or less that are owned by specified nonprofit and institutional organizations. Under the bill, qualifying residential development may be approved without rezoning, public hearings, or review by decision-making bodies.

The Town has reviewed House Bill 26-1001 and asserts that its provisions conflict with the Town's constitutional home rule authority to regulate land use, implement its adopted Master Plan, and enforce negotiated agreements that support the provision of public services.

Master Plan Consistency

The Town's Home Rule Charter requires the Planning Commission to prepare and maintain a Master Plan to guide the physical development of the community. The Parker 2035 Master Plan establishes the appropriate locations, types, and densities of residential development based on long-term planning objectives, infrastructure capacity, and community needs.

House Bill 26-1001 would require residential development on qualifying properties regardless of the Town's adopted Master Plan, potentially resulting in development that is inconsistent with the community's long-range vision.

Local Zoning Authority

Land use and zoning decisions are legislative functions delegated to the Town Council through the Home Rule Charter and Municipal Code. Zoning regulations determine where residential uses are appropriate and establish development standards and densities that protect the health, safety, and welfare of the community.

The Town relies on its zoning regulations to ensure that residential growth is coordinated with available infrastructure, utilities, transportation, schools, parks, emergency services, and other public facilities. House Bill 26-1001 would require residential development in areas not currently zoned for such uses and would bypass the Town's established public review and rezoning process.

The Town maintains that zoning is a matter of local concern and is protected under its home rule authority.

Agreements

Residential development within the Town is governed by numerous legally binding agreements, including annexation agreements, water service agreements, inclusion agreements, subdivision agreements and other development-related contracts. These agreements establish land uses, residential densities, infrastructure obligations, public improvements, and service commitments based on coordinated planning among the Town, special districts, school districts, and other service providers.

House Bill 26-1001 could conflict with these negotiated agreements by allowing residential development beyond the densities and land uses contemplated when the agreements were executed. In some cases, annexation agreements include property dedications and deed restrictions for schools, parks, or other public facilities that could be undermined by the bill's requirements.

The Town believes these agreements represent contractual obligations that should not be impaired by subsequent state legislation.

Proposed Ordinance

The proposed ordinance would:

- Reaffirm the Town's constitutional home rule authority over land use and zoning decisions.
- Declare that zoning and residential land use regulation are matters of local concern.
- Affirm that the Town will continue to administer and enforce its Land Development Ordinance consistent with its Home Rule Charter.
- Declare that House Bill 26-1001 conflicts with the Town's authority to regulate land use and zoning within its municipal boundaries.
- Find that application of House Bill 26-1001 would substantially impair existing annexation agreements, water agreements, inclusion agreements, subdivision agreements and other development-related contracts that establish residential densities and public service obligations.
- State the Town's position that such impairment is inconsistent with the contract clauses of both the United States Constitution and the Colorado Constitution.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 1.675

RECOMMENDED MOTION

I move to introduce Ordinance No. 1.675 on first reading, as part of the consent agenda, and to schedule second reading for August 3, 2026.

ORDINANCE NO. 1.675, Series of 2026

TITLE: A BILL FOR AN ORDINANCE ASSERTING THE TOWN OF PARKER’S HOME RULE AUTHORITY TO REGULATE ZONING, INCLUDING THE REGULATION OF RESIDENTIAL DEVELOPMENT, WHICH AUTHORITY SUPERSEDES AND PREEMPTS HOUSE BILL 26-1001

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, the Town of Parker (the “Town”) is a Colorado home rule municipality, and as such has the organic authority to enact legislation on matters of purely local concern that preempt and supersede State legislation.

WHEREAS, on multiple occasions, the Colorado Supreme Court has declared and affirmed that zoning is a matter of purely local concern. *See, City of Greeley v. Ells*, 527 P.2d 538, 541 (Colo. 1974); *Nat’l. Advertising Co. v. Dep’t. of Highways of State of Colo.*, 751 P.2d 632, 635 (Colo. 1988); *Ryals v. City of Englewood*, 364 P.3d 900, 908 (Colo. 2016);

WHEREAS, on March 25, 2026, the Governor of the State of Colorado signed House Bill 26-1001, Housing Developments on Qualifying Properties, requiring local governments to administratively permit residential development on “Qualifying Property,” which is defined as property that is no more than five (5) acres and is owned by 1) a school district, 2) a state college or university, 3) a board of cooperative services, 4) a housing authority, 5) a local or regional transit district or a regional transportation authority, 6) a nonprofit organization with a demonstrated history of providing affordable housing, or 7) a nonprofit entity that has entered into an agreement with another nonprofit organization with a demonstrated history of providing affordable housing.

WHEREAS, House Bill 26-1001 recognizes that the following parcels are not considered Qualifying Property: 1) parcels that are not served by a domestic water and sewage treatment system, are served by a well that is not connected to a water distribution system, or are served by a septic tank; 2) parcels where residential use is prevented or limited by state regulation, federal regulation, or deed restriction pursuant to the Federal Aviation Administration regulations pursuant to 14 C.F.R. 77 or 49 U.S.C. Chapter 471, an environmental covenant pursuant to C.R.S. §§ 25-15-318 to 25-15-323, or flammable gas overlay zoning district restrictions; 3) parcels that are subject to a conservation easement; 4) parcels that are zoned or used primarily for industrial use; 5) parcels that are subject to an intergovernmental agreement or annexation agreement that limits residential development; 6) parcels that are zoned for agricultural use; 7) parcels that are zoned for forestry, natural resource preservation, or open space; 8) parcels that are in the floodway or in a 100-year floodplain; 9) parcels that are located within an airport influence area; or 10) parcels that are an historic property located outside of an historic district (collectively, “Exempt Parcels”).

WHEREAS, real property, by its nature, exists only in a fixed location and the use and intensity of such property for residential purposes is an intensely local matter that primarily involves the owners and users of the property, the regulating local jurisdiction, local providers of public facilities, infrastructure, and services supporting the use of the property (e.g., water,

wastewater, law enforcement, fire protection, transportation, parks and recreation, schools, etc.), and, to an extent, adjacent property owners that share in the use of public resources.

WHEREAS, House Bill 26-1001 effectively reverses over forty-five (45) years of local legislative zoning decisions by the Town Council, made pursuant to its constitutional home rule authority, based on unique local circumstances and challenges facing the Town and other public service providers providing essential services to support residential development in the Town, and after consideration of the Town Master Plan and the Town's Land Development Ordinance.

WHEREAS, House Bill 26-1001 severely impairs intergovernmental agreements between the Town and public service providers, annexation agreements between the Town, landowners, and public service providers, and inclusion agreements between water and sewer service providers and landowners, that balanced the cost and availability of essential services to determine the location and density of residential development that could be supported in the Town and by public service providers, because it overrides terms in those agreements addressing the number of units to be served by the providers, the locations of residential development, and overall permitted density. Essentially, House Bill 26-1001 requires service providers to serve new development that was neither contemplated nor negotiated at the time of contract formation. Now, without considering the capabilities of service providers, this state law requires service of new development regardless of whether they have the capacity to do so.

WHEREAS, House Bill 26-1001 further impairs contracts because the small subset of Exempt Parcels overrides agreements that may limit the uses of property, such as deed restrictions and restrictive covenants, which were agreed to freely by the grantor and grantee of a particular parcel.

WHEREAS, the unique local circumstances and challenges the Town has faced over the past forty-five (45) years in managing residential development is rooted in the exponential increase in the population of the Town from a population of 285 when the Town was incorporated in 1981, to a population of approximately 72,145 in 2026, including the challenges associated with the availability and adequacy of water, sewage disposal, transportation, including roads, bridges, and sidewalks, schools, parks and trails, public safety, including fire protection and related emergency services, regional drainage facilities, environmental impacts associated with residential development, as well as topographical challenges faced by the Town associated with residential development in the Town, which includes steep slopes, gulches, and floodplain.

WHEREAS, the Town Council, acting on behalf of the Town of Parker, a home rule municipality, organized and existing pursuant to Article XX of the Colorado Constitution and its Town Charter, has enacted zoning within the Town's boundaries reflecting its specific local needs and capacity, as well as the specific circumstances affecting the ability of its service providers to provide services to residential development.

WHEREAS, the zoning and rezoning of property relating to the types and density of uses, including for residential purposes, is a legislative action vested in the Town Council through the Town Charter and the Town's ordinances, and is also reserved to the people through the constitutional rights of initiative and referendum.

WHEREAS, the Town, as a home rule municipality, derives its authority to enact zoning ordinances of this type and content under Article XX of the Colorado Constitution, and not from state statute. The General Assembly has the power to legislate zoning regulations applicable to statutory municipalities, but where a home rule municipality exercises the power delegated to it by the Colorado Constitution to enact zoning ordinances as a matter of purely local concern, the General Assembly has no power to enforce conflicting statutory zoning regulations. The conflicts between the Town's zoning, which regulates where residential units may be built, as well as the associated density of such units, and House Bill 26-1001, which permits residential development on any Qualifying Property within the Town, are resolved in favor of the Town as matters of purely local concern.

WHEREAS, the Town Council, acting on behalf of the Town of Parker, a home rule municipality, organized and existing pursuant to Article XX of the Colorado Constitution, desires to protect the health, safety, and welfare of its citizens by asserting its local legislative zoning authority to regulate the areas in which residential development is permitted and the density at which such development is permitted within the Town's boundaries, to ensure such development is consistent with the Town's residential zoning needs and objectives, based on the unique local circumstances and challenges faced by the Town and other public service providers in providing essential services.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Findings of Fact.

a. The recitals contained within this Ordinance are here by incorporated by reference as if fully restated herein.

TOWN SIZE, POPULATION AND LOCATION

b. The Town was incorporated in 1981 as a statutory town consisting of a land area of approximately one square mile and a population of 285.

c. The Town is located 22 miles southeast of the City and County of Denver.

d. In 1984, the Town became a home rule municipality organized and existing pursuant to Article XX of the Colorado Constitution.

e. Over the years, the Town has increased in size to approximately 22.455 square miles and, as of 2026, its population is over 72,145.

MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE TOWN

f. Under Section 6.3 of the Town's Home Rule Charter (the "Charter"), the Planning Commission is required to prepare and submit to the Town Council for its approval a master plan for the physical development of the Town and areas adjacent to the Town (the "Master Plan").

g. The Master Plan legislatively adopted by the Town Council addresses the physical development of residential uses, including single-family homes, multiple-family homes with a variety of housing densities, and a full range of housing programs, including those for seniors, and low- and middle-income persons and families.

h. Under Section 15.9 of the Charter, the annexation and zoning of real property shall occur concurrently.

CONCURRENT ANNEXATION AND RESIDENTIAL ZONING UNDER THE CHARTER

i. Between 1981 and 2026, the Town annexed and zoned approximately 302 parcels of land.

j. The areas of the Town that are zoned to allow single-family homes are contained within fifty-three (53) separate planned developments, which were legislatively approved by the Town Council through the exercise of its zoning authority concurrently with the annexation of these residential developments.

k. The number of residential units allowed within a planned development is subject to the zoning requirements of the Town as contained in the Town's Land Development Ordinance, which is codified within Chapter 13 of the Parker Municipal Code (the "LDO"), as applied by the Town Council, following notice and a public hearing. The criteria to zone or rezone property are as follows:

(1) There has been a significant change in the area surrounding the property since the date of the existing zoning;

(2) The zoning application is consistent with the Master Plan;

(3) There is a need for the type of development enabled by or proposed in connection with the zoning;

(4) The ground to be zoned is the correct size, topography, and site for the proposed development;

(5) Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the proposed development, and any material adverse impacts on traffic circulation near the property will be mitigated to the maximum extent practicable;

(6) The proposed development will not create material environmental impacts on the surrounding area or the Town as a whole, or demonstrates the mitigation of environmental impacts to the maximum extent practicable;

(7) Additional municipal service costs will not be incurred which the Town is not prepared to meet; and

(8) There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to serve the proposed development, or the applicant has agreed to provide any additional required capacity.

l. The Town does not provide waste and sewage or water services in the Town.

m. The Parker Water and Sanitation District (the “Water District”) is the primary provider of waste and sewage disposal and water services in the Town and provides service to the Town pursuant to that intergovernmental agreement between the Town and the Water District dated September 24, 1990 (the “Water Agreement”) and through separate annexation agreements between the District, the Town and the applicable landowner(s).

n. The Water Agreement provides that “any property which seeks annexation into the Town shall, if the same is legally eligible for inclusion into the [Water] District and if the property may be economically served by the [Water] District, simultaneously petition for inclusion into the [Water] District.”

o. As a condition to annexation, which condition is contained in the annexation agreement between the landowner, the Town, and the Water District (the “Annexation Agreement”), a landowner is required to enter into an inclusion agreement with the Water District (the “Inclusion Agreement”), which requires the landowner to dedicate water in an amount sufficient to service the residential density legislatively approved by the Town Council for the planned development through the exercise of its zoning authority at the time of annexation.

p. The Town does not provide fire protection services in the Town.

q. The South Metro Fire Rescue Fire Protection District (the “Fire District”) provides fire protection services in the Town, using fire stations constructed on land dedicated by the landowner as a condition to annexation, which condition is contained in the Annexation Agreement. Fire stations are located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

r. The Douglas County School District RE-1 (the “School District”) provides public education within the Town, using schools constructed on land dedicated by the landowner and the payment of a school fee by the landowner for the capital construction of these schools as a condition of annexation, which conditions are contained in the Annexation Agreement. Schools are located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

s. The Town requires the dedication and construction of parks and trails by the landowner as a condition to annexation, which condition is contained in the Annexation Agreement. The parks are located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

t. The Town requires the dedication and construction of roads and bridges by the landowner as a condition to annexation, which condition is contained in the Annexation

Agreement. The roads and bridges are located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

u. The Town requires the dedication and construction of regional drainage facilities by the landowner as a condition to annexation, which condition is contained in the Annexation Agreement. The regional drainage improvements are located based on the topography of the land to be annexed and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

ANNEXATION AGREEMENTS IMPLEMENT THE PHYSICAL DEVELOPMENT OF THE TOWN

v. Each planned development that is legislatively approved by the Town Council through the exercise of its zoning authority is subject to an Annexation Agreement approved by the landowner, the Town, and the Water District. Each Annexation Agreement:

(1) Identifies the planned development that is the subject of the Annexation Agreement.

(2) Contractually limits the number of residential dwelling units within the planned development to the number of residential units approved by the Town Council through the exercise of its zoning authority.

(3) Requires the landowner to dedicate water to the Water District, pursuant to the Inclusion Agreement, sufficient to serve the number of residential units within the planned development approved by the Town Council through the exercise of its zoning authority.

(4) Requires the landowner to dedicate land to the Fire District for fire stations to be located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

(5) Requires the landowner to dedicate land and pay school fees to the School District for the capital construction of schools to be located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation. These parcels may be subject to deed restrictions restricting their use as a school only.

(6) Requires the landowner to dedicate land and construct parks and trails to be located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

(7) Requires the landowner to dedicate land and construct roads, bridges, and sidewalks to be located and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

(8) Requires the landowner to dedicate land and construct regional drainage facilities to be located based on the topography of the planned development and sized in part based upon the residential density legislatively approved by the Town Council through the exercise of its zoning authority at the time of annexation.

x. The residential density approved by the Town Council, in the exercise of its zoning authority at the time of the annexation of a residential planned development, is based on the ability of the Town and other public service providers to provide water; sewage disposal; transportation, including roads, bridges, and sidewalks; schools; parks and trails; public safety, including fire protection and related emergency services; regional drainage facilities; and other essential services needed to support the residential density permitted within the planned development and memorialized by the Annexation Agreement.

WATER, ANNEXATION, AND INCLUSION AGREEMENTS ARE IMPAIRED BY HOUSE BILL 26-1001

y. The U.S. Constitution, Article I, Section 10, Clause 1, provides that “no state . . . shall . . . pass any . . . law impairing the obligation of contract.” The State of Colorado has a similar constitutional clause which provides that “[n]o . . . law impairing the obligation of contracts . . . shall be passed by the general assembly.” *See* Colo. Const. Art. II, Section 11.

z. House Bill 26-1001 severely impairs the Water Agreement, Annexation Agreement, and Inclusion Agreement for each residential planned development, which agreements establish, as a matter of local concern, the residential density that can be supported by the Town, the Water District, the School District, the Fire District, and other public service providers, that provide essential services including water and sewage disposal; transportation, including roads, bridges, and sidewalks; schools; parks and trails; fire protection and related emergency services; regional drainage facilities; and other essential services.

aa. For example, if the Town were to comply with House Bill 26-1001, it would require the Town to approve new residential development in areas for which it is not zoned at a density greater than is provided by current zoning, without the consent of the Water District, which is a direct breach of the Water Agreement.

bb. Although House Bill 26-1001 provides that property is not Qualifying Property if it is subject to an annexation agreement that limits development, this language is too vague to provide true protection to land that is subject to contractual requirements limiting development, because it is often the case that the zoning associated with the annexation controls the location, number of units, and overall density of the property, rather than a clause in the annexation agreement itself.

cc. Furthermore, Annexation Agreements often require dedications of property from a property owner to the Town or the School District to be used as a school site. These dedications may be subject to additional contractual provisions, including deed restrictions, that limit the recipient’s use of the property to ensure that it is used as a school and not for an unrelated purpose. House Bill 26-1001 would impair these provisions in favor of a small subset of deed restrictions that do not honor negotiated terms between the parties and would result in the extraction of

property from a private owner without that property being used to offset the impacts of the development.

HOUSE BILL 26-1001 ATTEMPTS TO REGULATE ZONING, WHICH IS PURELY A MATTER OF LOCAL CONCERN

dd. House Bill 26-1001 purports to require municipalities to permit residential development located on Qualifying Properties within their jurisdictions. This is clearly a zoning matter, as it regulates the locations of uses and development within municipalities.

ee. Zoning is a matter of purely local concern. This has been confirmed by the Colorado Supreme Court for decades and is echoed throughout the Colorado Revised Statutes, including C.R.S. §§ 29-20-104 and 31-23-301, as those relate to statutory cities, towns, and counties.

Section 2. Reaffirmation of Local Authority. The Town Council hereby reaffirms its home rule authority to determine all land use matters, including the zoning of property, based on the unique local circumstances and challenges faced by the Town, the Water District, the School District, the Fire District, and other public service providers that provide essential services to the residents of the Town.

Section 3. Rejection of House Bill 26-1001. The Town Council hereby determines and declares that the Town, as a home rule municipality, exercised the power delegated to it by the Colorado Constitution to enact zoning ordinances, and particularly the substantive and procedural standards applied to residential development on properties located within the Town, as a matter of purely local concern, and any conflict between the Town's LDO that does not permit or limits residential development on certain parcels and House Bill 26-1001, which mandates administrative approval of residential development on Qualifying Property, is resolved in favor of the Town as a matter of law.

Section 4. Impairment of Contract. The Town Council hereby declares and determines that House Bill 26-1001, as applied to the Town, will severely impair the Water Agreement, Annexation Agreements, Inclusion Agreements, and other agreements ancillary to annexing property into the Town, which agreements establish, as a matter of local concern, the residential density that can be supported by the Town, the Water District, the School District, the Fire District, and other public service providers that provide essential services, and as such House Bill 26-1001 violates both the United States and Colorado Constitutions as a matter of law.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Lindsay Jordan, Interim Town Attorney



Request for Town Council Action

Date: July 20, 2026

Submitted By: Cassidy Beaupre, Planner I

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 26-046**
A Resolution to Extend the Expiration Date for the Robinson Ranch Filing No. 2, 2nd Amendment, Lot 6 Site Plan Through April 15, 2027, pursuant to Section 13.03.030(h)(9)b.4 of the Parker Municipal Code

Department: Community Development, Cassidy Beaupre

EXECUTIVE SUMMARY

The applicant, Castle Peak Real Estate Development, has requested a 12-month extension to the approved site plan for the property located at the corner of Parker Road and Hess Road, originally approved under SP23-032 on July 15, 2024.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property, Lot 6, Robinson Ranch Filing No. 2, Second Amendment; Case File SP23-032, received site plan approval on July 15, 2024, for the Robinson Ranch Retail Village Development. The approved site plan consists of two multitenant commercial buildings (Building A at 5,500 sq. ft. and Building B at 6,500 sq. ft.). The approval was originally set to expire on October 15, 2025; however, pursuant to the Land Development Ordinance Section 13.03.030(h)(9)b.2, the applicant received an administrative extension extending the approval through April 15, 2026. The project is located within the Robinson Ranch Planned Development zoning district, and no grading or building permits have been issued.

Since approval, the applicant has continued to advance the project through the Town's permitting processes, which has included multiple rounds of comments and coordination with referral agencies, which has contributed to the extended timeline. In addition, the applicant has experienced significantly higher-than-expected construction bids due to current market conditions. These higher bids have prompted ongoing value engineering and project refinement efforts to maintain financial feasibility of the project while preserving the approved site design. The applicant is requesting a 12-month extension, through April 15, 2027, of the site plan approval to allow additional time to finalize a viable construction contract, complete outstanding grading review requirements, and obtain the necessary grading permit to proceed.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Resolution No. 26-046

RECOMMENDED MOTION

I move to approve Resolution No. 26-046, as part of the consent agenda.

RESOLUTION NO. 26-046 , Series of 2026

TITLE: A RESOLUTION TO EXTEND THE EXPIRATION DATE FOR THE ROBINSON RANCH FILING NO. 2, 2ND AMENDMENT, LOT 6 SITE PLAN THROUGH APRIL 15, 2027, PURSUANT TO SECTION 13.03.030(h)(9)b.4. OF THE PARKER MUNICIPAL CODE

WHEREAS, the site plan with building elevations for Lot 6, contained in Robinson Ranch Filing No. 2, Second Amendment, was approved on July 15, 2024 (the “Site Plan”);

WHEREAS, Table 13.03D of the Land Development Ordinance provides that site plans are valid for fifteen (15) months after approval, which approval shall expire after that period unless extended as provided by the LDO;

WHEREAS, the Site Plan was valid through October 15, 2025, at which time it was set to expire unless extended as provided by the LDO;

WHEREAS, Section 13.03.030(h)(9) of the LDO allows for an extension from the expiration of approval, subject to the satisfaction of certain criteria contained in the LDO;

WHEREAS, Section 13.03.030(h)(9)b.1. of the LDO authorizes the Planning Director, after consultation with the Director of Engineering/Public Works, to approve one extension of time not to exceed one hundred and eighty (180) day, subject to the criteria contained in the LDO;

WHEREAS, the Planning Director granted an extension of time for the expiration of the Site Plan through April 15, 2026;

WHEREAS, on April 14, 2026, the applicant of record, Castle Peak Real Estate Development Partners LLC Company (the “Applicant”), submitted a request to the Community Development Department – Planning Division, requesting a further extension for the approval date of the Site Plan through April 15, 2027, a copy of which is attached as **Exhibit A**, and incorporated by this reference (the “Application”);

WHEREAS, Section 13.03.030(h)(9)b.4. of the LDO authorizes the Town Council to grant one (1) additional extension of not more than twelve (12) months subject to the criteria contained in Section 13.03.030(h)(9)b.5. of the LDO, which provides that the applicant shall provided evidence that the delay is not due to the action or inaction of the applicant; the applicant has exercised reasonable diligence to complete the project; and delays in the process are beyond the control of the applicant;

WHEREAS, the Applicant has provided evidence as contained in the Application to address the criteria contained in Section 13.03.030(h)(9)b.5. of the LDO; and

WHEREAS, the Town Council desires to approve the extension of the approval date of the Site Plan through April 15, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. Conditions. The Town Council hereby determines that the Application only applies to the expiration date of the Site Plan, all other conditions of approval for the Site Plan shall remain in full force and effect.

Section 2. Term Expiration. The Town Council hereby extends the expiration date of the Site Plan to April 15, 2027.

RESOLVED AND PASSED this _____ day of _____, 2026.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

SESHU VELPURI

The AMR Group, a Homes of Rockies Realty LLC Company
6400 S. Fiddlers Green Cir., Suite 300 | Greenwood Village, CO 80111
C: 720.838.8453 | O: 303.731.6098 | seshu.velpuri@homesofrockies.com

April 14, 2026

Community Development Department – Planning Division

Town of Parker
20120 E. Mainstreet
Parker, Colorado 80138

Attn: Cassidy Beaupre, Planner I

Re: Request for Extension of Approval — Robinson Ranch F2 AMD 2 L6 - Multitenant
Commercial Site Plan [Case File SP23-032]

Subject Property: 12357 & 12353 Pine Bluffs Way, Parker, CO 80134 | Lot 6, Robinson
Ranch Filing No. 2, Second Amendment

Original Approval Date: July 15, 2024

Previous Expiration Date: October 15, 2025

Current Expiration Date: April 15, 2026

Extension Requested Through: April 15, 2027 (12-month extension per Standard
Condition No. 4)

Dear Ms. Beaupre and Town of Parker Planning Division,

I am writing as the applicant of record for the above-referenced Site Plan approval to respectfully request a formal 12-monnth extension of my land use approval, as provided for under Standard Condition No. 4 of the approval letter dated July 15, 2024. I understand this request is subject to written review and appreciate the Town's consideration of the circumstances described below.

I. Project Overview

Robinson Ranch Retail Village is a multitenant commercial development located at 12357 and 12353 Pine Bluffs Way in Parker, Colorado, situated southeast of Parker Road and Hess Road on Lot 6, Robinson Ranch Filing No. 2, Second Amendment (Case File SP23-032). The approved project comprises two multitenant commercial buildings — Building A at 5,500 sq. ft. and Building B at 6,500 sq. ft. — within the Robinson Ranch Planned Development zoning district.

The Site Plan was approved by the Town of Parker on July 15, 2024, subject to the conditions set forth in the approval letter issued by Bryce Matthews, Assistant Director of Planning. Per Standard Condition No. 4, the approval remains in effect for fifteen (15) months from the date of the approval letter, with a possible 180-day extension available upon written request to the Community Development Director. A Grading Permit or Building Permit has not yet been obtained.

II. Reasons for the Requested Extension

Two substantive factors have prevented permit issuance within the original fifteen-month approval window:

A. Extended Permitting Process with the Town

Since receiving site plan approval in July 2024, my team and I have continued working through the building permit and grading permit process with the Town. The review cycle has involved multiple comment rounds and coordination with referral agencies, which has taken considerably longer than initially projected. My architect and project consultants have remained active and responsive throughout, addressing each round of comments in a timely manner. This extended review process has been the primary factor delaying permit issuance, and it is largely outside my direct control as the applicant.

B. Elevated Construction Bids and Active Value Engineering

In parallel with permitting, I solicited bids from qualified general contractors for construction of the approved project. The bids received came in significantly higher than my original budget projections, reflecting current construction market conditions including elevated material costs and labor constraints in the Denver metro area.

Rather than abandon a project that has received Town approval and is consistent with the Robinson Ranch Planned Development zoning, I made the deliberate and responsible decision to work through alternative delivery strategies — including revised scoping, alternative contracting structures, and value engineering — that will allow the project to move forward without compromising the approved design or code compliance. I remain fully committed to this project and have continued to invest time and resources in advancing it throughout this period.

III. Status of Approval Conditions and Good Faith Progress

In support of this extension request, I affirm the following:

- The approved Site Plan documents — stamped 'Final Document' on July 15, 2024 and uploaded to TRAKiT — remain the governing approved plans. No modifications or substitutions to the approved site plan, architecture, landscaping, or construction plan documents are being requested.
- All conditions of approval remain in effect and none have been violated. I intend to satisfy all Additional and Standard Conditions prior to permit issuance, including the revised trash enclosure elevations (Condition 1), revised landscape plan for transformer screening (Condition 2), and Prairie Dog Certification (Standard Condition 5).
- My project team — including my architect of record (R3 Design Architecture) and civil engineer (Kelly Development Services LLC) — remains engaged and is actively working toward permit issuance.
- Public Notice signs have been or will be removed within ten (10) business days as required by Standard Condition 3.
- I have continued to incur professional fees and carrying costs associated with advancing this development, demonstrating ongoing and active commitment to the project.

IV. Extension Requested

Pursuant to Standard Condition No. 4 of the approval letter, I respectfully request that the Town Council grant an additional 12 month extension.

This timeframe is anticipated to be sufficient to:

- Resolve all outstanding Town and referral agency permitting comments and achieve permit-ready construction documents;
- Finalize a construction contract with a qualified general contractor at a workable project budget; and
- Obtain a Grading Permit and/or Building Permit and commence construction.

I appreciate the Planning Division's guidance throughout this process and the Town's investment in this project. I am fully committed to delivering Robinson Ranch Retail Village in accordance with the approved plans and all conditions of approval. Please feel free to contact me at 720.838.8453 or seshu.velpuri@homesofrockies.com with any questions or if additional information is needed.

Respectfully submitted,



Seshu Velpuri

Applicant of Record — Case File SP23-032

Castle Peak Real Estate Development Partners, LLC

c/o The AMR Group, a Homes of Rockies Realty LLC Company

C: 720.838.8453 | O: 303.731.6098 | seshu.velpuri@homesofrockies.com

cc: Bryce Matthews, Assistant Director – Planning, Town of Parker
Bryan Isham, Community Development Director, Town of Parker
Zeke Freeman, AIA — Root Architecture & Development, LLC (Architect of Record
on Extension Request)

Extension requested pursuant to Standard Condition No. 4 of Site Plan Approval Letter dated June 24, 2024 | Case File
SP23-032 | Section 13.03.030(h)(9)(b), Parker Land Development Ordinance



Request for Town Council Action

Date: July 20, 2026

Submitted By: Jim Tsurapas, Chief of Police

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 26-047**
A Resolution Approving the Second Amended and Restated Intergovernmental Agreement Between Douglas County School District RE-1 and the Town of Parker Regarding the Sharing of Costs for Providing Police Officers to Act as School Resource Officers (SROs)

Department: Police, Jim Tsurapas
Police, Jacob Schuster

EXECUTIVE SUMMARY

The Town of Parker and Douglas County School District (DCSD) have maintained an Intergovernmental Agreement (IGA) to maintain School Resource Officer (SRO) staffing and cost sharing. This new IGA will continue cost sharing and add 2 new SRO positions and 1 SRO Sergeant position.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and DCSD have maintained an IGA for SRO staffing and cost sharing. This new IGA will continue the cost sharing of the current SROs and add 2 additional SROs for the 2026-2027 school year. If approved, on January 1, 2027, the Town of Parker shall provide 1 additional SRO Sergeant to DCSD.

FINANCIAL IMPACT

The Town of Parker will continue to share the costs of 7 current SROs and 1 SRO Sergeant and will share funding of 2 additional SROs and 1 additional SRO Sergeant. The additional SRO Sergeant will be requested through the 2027 budget process and is subject to Council approval. Costs will be shared equally at 50%. Costs for all current and new SRO positions will equal \$1,148,305.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 26-047

RECOMMENDED MOTION

I move to approve Resolution No. 26-047, as part of the consent agenda.

RESOLUTION NO. 26-047, Series of 2026

TITLE: A RESOLUTION APPROVING THE SECOND AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN DOUGLAS COUNTY SCHOOL DISTRICT RE-1 AND THE TOWN OF PARKER REGARDING THE SHARING OF COSTS FOR PROVIDING POLICE OFFICERS TO ACT AS SCHOOL RESOURCE OFFICERS (SROs)

WHEREAS, the Town of Parker (the “Town”) and Douglas County School District RE-1 have partnered for many years to provide School Resource Officers ("SROs") serving schools within the Town through a series of intergovernmental agreements;

WHEREAS, the Parties most recently entered into the First Amended and Restated Intergovernmental Agreement on March 4, 2024, followed by an Addendum effective July 1, 2025;

WHEREAS, the Parties desire to enter into a Second Amended and Restated Intergovernmental Agreement (“Second Amended Agreement”), effective retroactively as of July 1, 2026, attached herein as **Exhibit 1**, to continue the School Resource Officer program and update the terms governing staffing, responsibilities, and cost sharing;

WHEREAS, the Second Amended Agreement provides for the Town to furnish one (1) SRO Sergeant and nine (9) full-time School Resource Officers beginning with the 2026-2027 school year, with an additional SRO Sergeant to be added beginning January 1, 2027, subject to annual budget appropriation;

WHEREAS, the Second Amended Agreement provides that the Town and the School District will equally share (50%) the costs associated with the School Resource Officer program, including the addition of two (2) new School Resource Officers for the 2026-2027 school year and an additional Sergeant beginning January 1, 2027, subject to annual budgeting and appropriations;

WHEREAS, the Town Council of the Town of Parker finds that continued participation in the School Resource Officer program enhances the safety and security of students, staff, and the public, serves a valid public purpose, and is in the best interests of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. Approval of Intergovernmental Agreement. The Town Council of the Town of Parker hereby approves the Second Amended and Restated Intergovernmental Agreement Between Douglas County School District RE-1 and the Town of Parker Regarding the Sharing of

Costs for Providing Police Officers to Act as School Resource Officers (SROs), attached herein as Exhibit 1 and incorporated herein by this reference.

INTRODUCED AND PASSED this _____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

**SECOND AMENDED AND RESTATED
INTERGOVERNMENTAL AGREEMENT BETWEEN
DOUGLAS COUNTY SCHOOL DISTRICT RE-1 AND THE
TOWN OF PARKER REGARDING THE SHARING OF COSTS
FOR PROVIDING POLICE OFFICERS TO ACT AS SCHOOL
RESOURCE OFFICERS (SROs)**

THIS SECOND AMENDED AND RESTATED AGREEMENT, is entered into as of the date of full execution of this Agreement, and effective on the 1st day of July 2026, by and between **DOUGLAS COUNTY SCHOOL DISTRICT RE-1** (“School District” or District”) and the **TOWN OF PARKER** (“Town”). The School District and Town are sometimes collectively referred to together as the “Parties” and each as a “Party”.

RECITALS:

WHEREAS, on April 21, 2009, the Town and School District entered into the Intergovernmental Agreement Regarding the Sharing of Costs for Providing Police Officers to Act as School Resource Officers at Legend High School for the term of July 1, 2008, through June 30, 2009; and

WHEREAS, multiple subsequent agreements have been entered into between the Town and the School District related to both School Marshals and School Resource Officers, of which the School Marshals were later incorporated in to the School Resource Officers agreements, with the most recent agreement being the First Amended and Restated Intergovernmental Agreement Between Douglas County School District RE-1 and the Town of Parker Regarding the Sharing of Costs for Providing Police Officers to Act as School Resource Officers (SROs) (“First Amended Agreement”), entered into on March 4, 2024; and

WHEREAS, an Addendum to the First Amended and Restated Intergovernmental Agreement Between Douglas County School District RE-1 and the Town of Parker Regarding the Sharing of Costs for Providing Police Officers to Act as School Resource Officers (SROs) (“Addendum”) was entered into by the Parties, effective July 1, 2025; and

WHEREAS, the Town wishes to continue to provide Police Officers to the School District to act as SROs; and

WHEREAS, the Parties hereto wish to share equally (50%) in funding the current seven (7) SROs and one (1) Sergeant in the School District and wish to share equally (50%) in funding two (2) additional SROs for the 2026-2027 school year; and

WHEREAS, the Parties wish to share equally (50%) in funding an additional Sergeant starting on January 1, 2027.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and the recitals above which are hereby incorporated by reference, the Parties agree as follows:

1. STAFFING:

- a. Commencing with the 2026-2027 school year, the Town, through Parker Police Department (“Police Department”), shall provide one (1)
- b. SRO Sergeant, and nine (9) full-time Police Officers to function as SROs for the School

District schools listed in ATTACHMENT A. A dedicated SRO will be stationed at each Middle School and two (2) SROs will be stationed at the High School listed in ATTACHMENT A. Five (5) SROs will patrol the elementary and charter schools listed in ATTACHMENT A, and the SRO Sergeant will assist, if available.

- c. Commencing on January 1, 2027, the Town, through the Department, shall provide one (1) additional SRO Sergeant.

2. **SRO DUTIES:** The duties of the SRO shall include, but are not limited to, the following:

- a. Provide education and counseling to students on law enforcement matters;
- b. Act as liaisons between the Parker Chief of Police (“Chief of Police”) and the School District;
- c. When appropriate, coordinate or assist on matters of mutual law enforcement concern between the School District and Chief of Police;
- d. Work with members of the School District to allow for an open environment of discussion, within the limitations of the law and policy, geared to understanding and respect for each other;
- e. When appropriate, investigate or assist in the investigation of law enforcement and public safety issues while on campus;
- f. On an annual basis, review Behavioral Intervention Plans (BIPs) for students with an Individualized Education Plan who have previously demonstrated behavior that poses a safety risk to themselves or others, and make reasonable efforts to comply with BIPs when interacting with such students;
- g. An SRO assigned to a particular school will participate, when available, in the school’s administration team’s administration meetings pertaining to all safety and security matters including, but not limited to, student safety plans, response protocols for behavior de-escalation, threat assessments, student in crisis, or any other related matter;
- h. SROs will have training in mental health and/or crisis intervention (e.g. Crisis Intervention Training (CIT) and Youth Crisis Intervention Training (YCIT)); and
- i. SROs will attend annual training specific to school safety and/or school resource officers (e.g. National School Resource Officer’s conference).

3. **SCHOOL DISTRICT DUTIES:** The School District’s duties shall include, but are not limited to, the following:

- a. Assigned SROs, Sergeants, or law enforcement (if the SRO is not available) must be notified by the School District at the onset of any threat screening process when determining if a full threat assessment is needed;
- b. SROs must be informed and updated by the School District on any and all student safety plans;
- c. SROs will be advised by the School District of students with special needs, emotional disabilities, and/or self- regulation challenges and informed of the School District’s position on the best methods for prevention and de-escalation;
- d. SROs or Sergeants shall have access to BIPS consistent with the Family Educational Rights and Privacy Act (FERPA); School District building administrative and licensed mental health staff shall receive annual training regarding an SRO’s roles and responsibilities;
- e. The School District shall provide SROs and SRO Sergeants with the following training prior to performing their duties: Threat Assessments, School Response Protocol (SRP), Mandatory Reporter, Anxiety, and Addressing Matters Involving Students with Disabilities training.
- f. The School District shall reimburse the Town, upon receipt of an invoice, 50% of the total per officer costs associated with an SRO or SRO Sergeant attending either the National

Association of School Resource Officers (NASRO) or Colorado Association of School Resource Officers (CASRO) conference/basic or advance certification training on an annual basis, to include direct conference costs, associated event costs and fees, travel, lodging, per diem, Wi-Fi/internet, transportation, mileage, parking, and tolls. The Town will pay the remaining 50% of costs per officer.

4. **EQUIPMENT/USE OF FACILITIES/TECHNOLOGY:** School District high schools and middle schools will provide a private and secure room, on campus, for the SROs. The room will be equipped with a telephone and computer for conducting confidential investigations and interviews. All other equipment utilized by the SRO will be issued, maintained and owned by the Parker Police Department. SROs will have access to student information and records consistent with the requirements of federal and state law and District policies, including those requirements existing under the Family Educational Rights and Privacy Act (FERPA).

- a. **Key Control and Rekeying Costs.** All School District-issued keys, access cards, and security credentials (“Access Devices”) remain the property of the School District. All SROs shall maintain strict control and prevent loss, misuse, or unauthorized duplication of the Access Devices. If any Access Devices issued to an SRO are lost, stolen, duplicated without authorization, or otherwise compromised, the Town agrees to be responsible for documented and reasonable costs required to restore facility security as agreed upon between the Town and School District. Such costs may include:

- Locksmith services
- Replacement of locks, cylinders, and related hardware
- Partial or full rekeying of affected facilities

The School District agrees to work with the Town to determine reasonable and necessary corrective measures and the entities utilized to perform those measures. Should there be a dispute regarding what is reasonable and necessary, the School District and the Town agree to attempt to resolve any disagreements regarding the costs prior to seeking court intervention.

5. **OWNERSHIP OF DOCUMENTS:** All records and documents created by Parker Police Department employees related to SRO and SRO Sergeant activities, contacts, investigations, or the like, will be managed and maintained at the Parker Police Department. Unless otherwise provided by law, the Parker Police Department does not assume custody and control of documents created by other entities, including the School District, even if such files may be included as part of an investigation. Unless required by law, individuals seeking such information will be directed to the School District regarding the same. Any Parker Police Department records being requested by the School District must be directly requested under the relevant statutory provisions, through the Parker Police Department Records Department and the proper Commander. All records in the possession of the Parker Police Department will be retained based on the applicable records retention policies of the Town of Parker and/or Parker Police Department, or as otherwise required by law. Additionally, the Town of Parker and Parker Police Department are subject to the requirements of both the Colorado Open Records Act “(CORA)” and the Colorado Criminal Justice Records Act “(CCJRA)” and any records may be subject to disclosure as required by CORA, CCJRA, or other applicable law.

6. **CONTRACT AMOUNT:**

- a. Preliminary Contract Amount- No later than March 15th of each year, the Town shall submit to the School District the preliminary contract amount for the upcoming school year based upon anticipated costs. Such amounts will be outlined in the form of a preliminary “ATTACHMENT B” for the upcoming school year.

- b. Final Contract Amount- The final contract amount for the upcoming school year shall be annually labeled “ATTACHMENT B” and submitted by the Town to the School District by no later than April 15th of each year in the form of an amendment to this Agreement with formal approval by the Douglas County School Board no later than July 1st.
- c. For the 2026-2027 school year, the contract amount shall include fifty percent (50%) of all associated startup costs, as applicable, in ATTACHMENT B submitted to the District for the 2026-2027 school year pursuant to the Agreement, for the two (2) additional SROs, and the District will be provided a supplement for the one (1) additional Sergeant (if approved and funding appropriated by Parker Town Council in the 2027 Town of Parker budget) who will be assigned to the District starting on January 1, 2027. Amounts due and owing for equipment purchased prior to July 1, 2026, for these two (2) additional SROs, and prior to January 1, 2027, for the one (1) additional Sergeant (if approved by Parker Town Council) who will be assigned commencing on January 1, 2027, shall be provided in the form of invoices or other documentation as agreed upon by the Parties, as soon as practicable to support the District’s budget process. Other costs associated with startup incurred during the school year, specific to the two (2) additional SROs and one (1) additional Sergeant, shall be provided along with the standard quarterly invoices tendered to the District, who agrees to reimburse fifty percent (50%) of the incurred costs.

7. **FINANCIAL COST SHARING:** In accordance with Section 6 above, and subject to budgeting and annual appropriations, the Parties agree to share equally (50%) in funding nine (9) SROs and one (1) Sergeant in the School District as set forth in Attachment B, and fifty percent (50%) of an additional Sergeant to commence on January 1, 2027. Such reimbursable costs shall include, but not be limited to, the salary, benefits, uniform allowance, uniform replacement, equipment, conference costs and other ongoing costs for the SROs and Sergeants and shall be billed quarterly to the School District, net 30 days.

For the additional two (2) SROs being assigned on July 1, 2026, and for the one (1) additional Sergeant being assigned on January 1, 2027 (if approved and funding appropriated by Parker Town Council in the 2027 Town of Parker budget), the School District agrees to pay fifty percent (50%) of all start-up costs, which includes three fully equipped police vehicles. These costs are applicable for the 2026-2027 school year, and shall revert to the cost-sharing provisions, unless otherwise further modified by subsequent agreements, commencing with the 2027-2028 school year.

Each school year, the High School SROs (2) receive an additional one hundred thirty-five (135) hours, combined, and Middle School SROs (2) receive an additional forty-five (45) hours, combined, of Overtime or Extra Duty funding to work school-related sporting events or activities. The SROs are compensated at an hourly Overtime or Extra Duty rate up to, but not to exceed \$85.07/hr. for the 2026-2027 school year. Any changes to Overtime/Extra Duty rates will be included in the updated Attachment B for each school year. Hours used are verified by both the SROs and District Security personnel. Notwithstanding the foregoing, High School and Middle School SRO overtime and extra duty hours may be used to work at District events to include, but not limited to, traffic control at District events within the Town of Parker. Additional hours shall be invoiced separately from quarterly SRO invoices, to include details as follows: officer name, school, event, hours covered, hourly rate charge and total amount being invoiced. Upon being invoiced by the Town, the School District will pay one hundred percent (100%) of all incurred amounts under this provision.

8. **PERSONNEL AND SUPERVISION:** The SROs shall remain employees of the Town at all times. The SROs shall perform duties under the control of the Parker Police Department and

shall be afforded the same employment rights and benefits as other officer members. A description of the SROs duties is included in ATTACHMENT C. Any conflict in schedule or duties shall be resolved by the Chief of Police or his/her authorized designee.

The School District shall partner with the Chief of Police during the interview and selection process of the School District's SROs, if practicable. However, the ultimate decision regarding assignment of officers is within the discretion of the Chief of Police and based on the needs of the Town of Parker and the Parker police Department. SROs shall understand and support the mission of the School District and their assigned school(s).

SROs are subject to the Parker Police Department's chain of command and to the policies, procedures, rules, regulations, directives, and orders of the Chief of Police and the Town. The SRO will also comply with the laws, policies, and regulations of the School District to the extent that such measures are not in conflict with those of the Town, the Chief of Police, or applicable law. Although SROs will work closely with the school administrators and faculty to determine the most effective use of officers' time and expertise, SROs shall not be subject to supervision or direction by the School District.

9. **DATA REPORTING:** The Parker Police Department agrees to share data with the School District to permit the School District to lawfully comply with its data reporting obligations under C.R.S. § 22- 1-139. The Parker Police Department agrees to provide the requisite information upon request by the School District to the Commander of the Office of Professional Standards to permit the School District to report data applicable to the following:
 - a. The number of School District students handcuffed by officers on school grounds, in a school vehicle, or at a school activity or school-sanctioned event;
 - b. The number of School District employee referrals to law enforcement. "Referrals to law enforcement" means when a school employee proactively calls, summons, or requests a law enforcement official, including an SRO, to:
 - Respond to an incident on school grounds involving a possible violation of local, state, or federal law;
 - Engage with a student or third party on school grounds who is creating a potentially dangerous situation; or
 - Enforce a local, state, or federal rule, regulation, or law on school grounds, in a school vehicle, or at a school activity or school-sanctioned event;
 - c. The number of school-related arrests, including an arrest that occurs on school grounds, in a school vehicle, or at a school activity or school-sanctioned event; and
 - d. The number of students physically restrained.
10. **TERM:** Subject to budgeting and annual appropriations, the term of this Agreement shall be from July 1, 2026, through June 30, 2027, and shall thereafter automatically continue for successive one- year terms unless sooner terminated by either party in accordance with Section 11 below, with the acknowledgment by both Parties that Attachment B – SRO Program Costs, or such similar attachment, related to the yearly budget shall be updated annually.
11. **TERMINATION:** This Agreement may be terminated by either party upon sixty (60) days written notice in writing to the other party. The School District shall only be responsible for its respective share of the ongoing costs incurred through such termination date.
12. **NOTICE:** Any notice required to be given by this Agreement shall be addressed as follows:

To the District: Angie Jimenez
Douglas County School District RE-1
620 Wilcox Street
Castle Rock, Colorado 80104

With a copy to: Mary Kay Klimesh
General Counsel
Douglas County School District RE-1
620 Wilcox Street
Castle Rock, Colorado 80104

To the Town: Michelle Kivela
Town Manager
20120 E. Mainstreet
Parker, Colorado 80134

With copies to: James Tsurapas, Chief of Police
Parker Police Department
18600 E. Lincoln Meadows Parkway
Parker, Colorado 80134

Town of Parker
Attn: Legal/Town Attorney
20120 E. Mainstreet
Parker, Colorado 80138
contracts@parkeronline.org

13. **NO THIRD-PARTY BENEFICIARIES:** None of the terms or conditions of this Agreement gives or allows any claim, benefit, or right of action by any third person not a party hereto.
14. **AMENDMENTS:** This Agreement constitutes the entire agreement of the parties hereto and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended, modified, or changed, in whole or part, only by written agreement approved by each party.
15. **AUTHORIZED REPRESENTATIVE:** The Parker Chief of Police is designated as the Authorized Representative of the Town for the purpose of administering, coordinating, and approving the work performed by SROs under this Agreement.
16. **NO WAIVER OF GOVERNMENTAL IMMUNITY ACT:** The Parties hereto understand and agree that neither Party waives nor intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§24-10-101 to 120, C.R.S., or otherwise available to the Parties.
17. This Agreement is entered into as of the day and year set forth above.

IN WITNESS WHEREOF, the Parties hereto have fully executed this Agreement the day and year of the final date below.

TOWN OF PARKER

ATTEST:

Joshua Rivero, Mayor

Chris Vanderpool, Town Clerk

Date: _____

Date: _____

APPROVED AS TO FORM:

Lindsay Jordan, Town Attorney

DOUGLAS COUNTY SCHOOL RE-1

Susan D Meek

Susan Meek, President
Board of Education

Date: Jun 16 2026

Kyrzia Parker

Kyrzia Parker, Secretary
Board of Education

Date: Jun 17 2026

APPROVED AS TO FORM:

Mary Kay Klimesh

Mary Kay Klimesh
General Counsel

Date: Jun 15 2026

Danelle Hiatt

Danelle Hiatt
Deputy Superintendent

Date: Jun 12 2026

ATTACHMENT A

Douglas County School District High Schools, Middle Schools, Elementary Schools and Charter/Alternative Schools receiving SRO services within Parker Police Department Jurisdiction.

District Schools:

High Schools:

1. Legend High School

Middle Schools:

1. Sierra Middle School
2. Cimarron Middle School

Elementary Schools:

1. Cherokee Trail Elementary
2. Frontier Elementary
3. Gold Rush Elementary
4. Iron Horse Elementary
5. Legacy Point Elementary
6. Pine Lane Elementary
7. Pioneer Elementary
8. Prairie Crossing Elementary

Charter/ Alternative Schools:

1. Challenge to Excellence
2. Global Village Academy
3. Leman Academy
4. Parker Performing Arts School

ATTACHMENT B
PARKER POLICE DEPARTMENT
SRO PROGRAM COSTS

ATTACHMENT B Douglas County School District School Resource Officer (SRO) Estimated Program Costs July 1, 2026 - June 30, 2027								
	SROs (7 FTE) (50%)		Sergeant (1 FTE) (50%)		New SROs 2026-2027 (2 FTE) (50%)		Grand Total (10 FTE)	
SRO Program and SRO Costs	School District Portion	Town of Parker Portion	School District Portion	Town of Parker Portion	School District Portion	Town of Parker Portion	School District Portion	Town of Parker Portion
Salaries	\$ 412,850	\$ 412,850	\$ 79,383	\$ 79,383	\$ 117,957	\$ 117,957	\$ 610,190	\$ 610,190
Benefits	\$ 123,855	\$ 123,855	\$ 23,815	\$ 23,815	\$ 35,387	\$ 35,387	\$ 183,057	\$ 183,057
All Operating Costs incl. Vehicle/Radio Repl.	\$ 89,390	\$ 89,390	\$ 12,770	\$ 12,770	\$ 17,400	\$ 17,400	\$ 119,560	\$ 119,560
Capital Contribution/Start-Up Cost (incl. vehicles)	\$ -	\$ -	\$ -	\$ -	\$ 119,700	\$ 119,700	\$ 119,700	\$ 119,700
Shared Costs Total (excl. OT)	\$ 626,094	\$ 626,094	\$ 115,968	\$ 115,968	\$ 290,444	\$ 290,444	\$ 1,032,506	\$ 1,032,506

Overtime and/or 1.5 time rate of pay	Rate/hr.
SRO (@ Police Officer 6 rate)	\$ 85.07

Estimated Training	Cost
Existing FTE	\$ 2,000
New FTE	\$ 2,500

NOT YET APPROVED		
Sergeant (1 FTE) (50%)		
January 1, 2027 - June 30, 2027		
	School District Portion	Town of Parker Portion
Salaries	\$ 39,692	\$ 39,692
Benefits	\$ 11,907	\$ 11,907
All Operating Cost incl. Vehicle/Radio Repl.	\$ 4,350	\$ 4,350
Capital Contribution/Start up Cost (incl. vehicles)	\$ 59,850	\$ 59,850
Shared Costs Total (excl. OT)	\$ 115,799	\$ 115,799

ATTACHMENT C

SRO Job Description

The Parker Police Department has a School Resource Officer (SRO) program. The SROs are employed through the Town of Parker, Parker Police Department as Patrol officers and will follow the guidelines and job description as applicable to their position as provided for in the Town of Parker's and Parker Police Department's standard job descriptions, policies, procedures, rules and regulations.

The SRO is generally responsible for handling in-progress law enforcement related calls on the campus of the SROs assigned school(s), education, training, and counseling duties, as needed and as agreed upon between the School District and the Parker Police Department.

Schedule: Typically, Monday through Friday between the hours of 0700 – 1530, working the traditional school calendar. Based on the different school's "bell schedules" the School District/Principals and the Department may adjust the actual hours that an individual SRO is present at a specific school, provided that schedules also allow for each officer's legally required donning and doffing time as well as travel to and from the Parker Police Department.

The SRO duties may include, but are not limited to, the following:

- Responds to law enforcement related calls within his/her assigned school
- Investigation and follow up of criminal offenses (including some felony investigations) that are reported in/to the school staff or the SRO, as appropriate, pursuant to the law and Parker Police Department policy and procedure
- Assists the school administration with matters involving school security and safety. This may include input involving the most appropriate course of action related to a student's alleged misconduct (such as the appropriateness of pursuing criminal charges)
- Assists the school staff with classroom presentations involving areas that directly affect the students and law enforcement
- Assist the school administrators, staff and counselors with matters that are confidential and fall under the CRS statute of mandatory reporting
- If appropriate, being available as a resource for parents/ guardians on issues related to the juvenile justice system.



Request for Town Council Action

Date: July 20, 2026

Submitted By: Chris Hudson, Deputy Director of Engineering
Brett Collins, Projects Administrator

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 26-051**
A Resolution to Determine, Upon Recommendation of the Town Manager, that the Public Interest Will Be Served By a Single Source Contract Concerning the Newlin Gulch Trail Lutheran Segment Project

Department: Engineering and Public Works, Chris Hudson
Parks, Recreation and Open Space, Brett Collins

EXECUTIVE SUMMARY

Staff is requesting approval of Resolution No. 26-051 for a single-source contracting method with ECI Site Construction Management for the Newlin Gulch Trail Lutheran Segment.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Engineering and Public Works Department is recommending a single-source contracting method for the Newlin Gulch Trail - Lutheran Segment (CIP 26-017). Consistent with Chapter 11.13 of the "Town of Parker Municipal Code" - Section 11.13.030, Public Works/Engineering is advising the Town Manager to recommend to the Mayor and Town Council that the public interest will be best served by delivering and procuring contracting services utilizing the single-source contract proposal method. Specifically, the Engineering and Public Works Department proposes to use the standard Town of Parker trade contractor agreement with a not-to-exceed price for contract work exceeding \$100,000.

The Newlin Gulch Trail (CIP 22-033) was bid/awarded in December 2025 to Hamon Infrastructure. During the trail construction, it was discovered that the trail alignment would pass through the driveway area of the recently approved Lutheran High School Ballfield Project, which is now under construction. Due to the conflict, the south segment of the trail was removed from Hamon's contract so they could finish the remaining trail project. The Engineering and Public Works Department recommends using ECI Site Construction Management (ECI), Lutheran's general contractor, to complete the balance of the Newlin Gulch Trail that crosses the ballfield project area. Since ECI is already on site at the Lutheran ballfield project, the trail segment can be efficiently incorporated into their project improvements. A \$145,638.15 contract for the trail segment was negotiated with ECI. The negotiated contract is \$5,362 lower than the engineer's estimate for the work. The ECI unit prices are in line with unit prices for other

similar projects. Because of the project's small size, a competitive bidding process may not yield lower costs for the work, would delay completion of the trail and may increase the Town's cost due to potential rework of overlapping areas. Therefore, the Engineering and Public Works Department recommends a single-source contract with ECI Site Construction Management to complete the Newlin Gulch Trail - Lutheran Segment (CIP 26-017).

Attached is a memorandum from the Engineering and Public Works Department Director recommending that the Town Manager advise the Mayor and the Town Council of this request and proceed by submitting a resolution in accordance with Section 11.13.030 of the Town of Parker Municipal Code.

FINANCIAL IMPACT

The proposed contract with ECI Site Construction Management is \$145,638.15 and is appropriated in the 2026 Budget within the Parks, Recreation and Open Space fund 203-4520-7760.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. Resolution No. 26-051

RECOMMENDED MOTION

I move to approve Resolution No. 26-051, as part of the consent agenda.

RESOLUTION NO. 26-051, Series of 2026

TITLE: A RESOLUTION TO DETERMINE, UPON RECOMMENDATION OF THE TOWN MANAGER, THAT THE PUBLIC INTEREST WILL BE SERVED BY A SINGLE SOURCE CONTRACT CONCERNING THE NEWLIN GULCH TRAIL LUTHERAN SEGMENT PROJECT

WHEREAS, on April 5, 2005, the voters of the Town of Parker approved an amendment to Section 15.8 of the Town of Parker Home Rule Charter (the "Amendment");

WHEREAS, the Amendment allows the Town Council to award contracts for the construction of public works in the manner established by ordinance;

WHEREAS, on April 18, 2005, the Town Council, pursuant to the Amendment, established by ordinance the procedure for awarding contracts for the construction of public works (the "Public Works Ordinance");

WHEREAS the Public Works Ordinance provides that public works projects in excess of \$100,000 shall be by bid "unless the Town Council determines, upon recommendation of the Town Manager, that the public interest will be best served by competitive proposal or by negotiating a contract with a single contractor;"

WHEREAS, the Town Manager recommends that the public interest will be best served by negotiating a contract with a single contractor for the construction of the Newlin Gulch Trail Lutheran Segment project for the reasons provided in the memorandum that is attached as **Exhibit A** and incorporated by this reference; and

WHEREAS, the Town Council of the Town of Parker believes that the public interest will be best served by negotiating a contract with a single contractor for the construction of the Newlin Gulch Trail Lutheran Segment project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. Contract Authorization. The Town Council determines, upon recommendation of the Town Manager, that the public interest will be best served by negotiating a contract with a single contractor to complete the work, as provided by Chapter 11.13 of the Parker Municipal Code, as amended, for the construction of the Newlin Gulch Trail Lutheran Segment project.

RESOLVED AND PASSED this _____ day of _____, 2026.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



EXHIBIT A

Public Works/Engineering Department Memorandum

To: Michelle Kivela, Town Manager

From: Tom Williams, Director of Public Works/Engineering

Date: July 1, 2026

RE: Newlin Gulch Trail Waiver of Competition for a Construction Contract

The purpose of this memo is to inform the Town Manager of the Public Works/Engineering Department's recommendation for contracting methods concerning the Newlin Gulch Trail - Lutheran Segment (CIP 26-017). Consistent with Chapter 11.13 of the "Town of Parker Municipal Code" - Section 11.13.030, Public Works/Engineering is advising the Town Manager to recommend to Mayor and Town Council that the public interest will be best served by delivering and procuring contracting services utilizing the single source contract proposal method. Specifically, the Public Works/Engineering Department proposes to use the standard Town of Parker trade contractor agreement with a not-to-exceed price for contract work exceeding \$100,000.

The Newlin Gulch Trail (CIP 22-033) was bid/awarded in December of 2025 to Hamon Infrastructure. During the trail construction, it was discovered that the trail alignment would pass through the driveway area of the recently approved Lutheran High School Ballfield Project, which is now under construction. Due to the conflict, the south segment of the trail was removed from Hamon's contract so they could finish the remaining trail project. Public Works/Engineering recommends using ECI Site Construction Management (ECI), Lutheran's general contractor, to complete the balance of the Newlin Gulch Trail that crosses the ballfield project area. Since ECI is already on site at the Lutheran ballfield project, the trail segment can be efficiently incorporated into their project improvements.

A \$145,638.15 contract for the trail segment was negotiated with ECI. The negotiated contract is \$5,362 lower than the engineer's estimate for the work. The ECI unit prices are in line with unit prices for other similar projects. Because of the project's small size, a competitive bidding process may not yield lower costs for the work, would delay completion of the trail and may increase the Town's cost due to potential rework of overlapping areas. Therefore, the Public Works/Engineering Department recommends a single-source contract with ECI Site Construction Management to complete the Newlin Gulch Trail - Lutheran Segment (CIP 26-017).

The Public Works/Engineering Department Director hereby recommends that the Town Manager advise the Mayor and the Town Council of this request and proceed by submitting a resolution in accordance with Section 11.13.030 of the Town of Parker Municipal Code.



Request for Town Council Action

Date: July 20, 2026

Submitted By: Nathan Klass, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Becket & Woodman Connection Project (CIP23-025) Contract Modification**

Amount: **\$181,011.50 addition to original contract amount of \$630,954 for a new total of \$811,965.50**

Contractor: **FNF Construction Inc.**

Department: **Engineering and Public Works, Nathan Klass**

EXECUTIVE SUMMARY

This item is to award the contract modification with FNF Construction Inc. for the Becket & Woodman Connection Project (CIP23-025) for \$181,011.50 which results in a revised contract amount of \$811,965.50. The purpose for this contract modification is due to unforeseen conditions during construction.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town opened the four (4) competitive bids on March 4, 2026, for the Becket & Woodman Connection Project. FNF Construction Inc. was the lowest responsible bidder, and on March 23, 2026, Town Council approved the construction contract. The project consists of connecting Becket Drive to Woodman Drive, concrete sidewalk and curb and gutter removal and replacement, installation of new water quality treatment infrastructure, and a mill and asphalt overlay of the existing pavement on Becket Drive.

A geotechnical report was conducted for the roadway section as part of the design effort, and it appeared to show adequate pavement thickness to conduct the repairs. However, during construction, it was discovered that the existing pavement thickness was not adequate for the originally planned mill and asphalt overlay.

To address the inadequate pavement thickness, it was determined that the most cost-effective long-term solution is a full depth reconstruction of the road. This method will decrease long-term maintenance costs associated with the newly obtained roadway.

The full depth reconstruction will require an increase in contract amount and contract time to complete the project. Therefore, staff recommends approving this contract modification in the amount of \$181,011.50 to FNF Construction Inc. for the Becket & Woodman Connection Project (CIP23-025) for a total contract amount of \$811,965.50.

FINANCIAL IMPACT

The funding for this project was originally sourced from the Parker Authority for Reinvestment and transferred to the Town into a 301-4310 (Highway and Streets Capital Projects) account. The long-term maintenance of this additional work will be significantly less due to this change. There is sufficient funding to cover this contract modification within this account, and there are no other budget impacts identified.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.

TOWN MANAGER REPORT

Summer 2026



PARKER
C O L O R A D O

TOWN MANAGER REPORT

Message from the Town Manager

I am pleased to share the Town Manager’s Quarterly Report for the second quarter of 2026. This report provides an overview of the Town’s work over the past several months, highlighting the initiatives, projects and services that continue to advance Town Council’s strategic priorities and enhance the quality of life in Parker.

This quarter, Town staff have continued to make meaningful progress across a wide range of focus areas. Inside, you’ll find updates on community engagement efforts, signature events, parks and recreation investments, arts and culture programming, support for our local business community, public safety initiatives, planning and development activities, and many other projects that help shape Parker’s future. These accomplishments reflect the professionalism, innovation and dedication of Town staff, as well as the valuable collaboration among Town Council, employees, community partners and residents.

Looking ahead, we remain focused on delivering exceptional services while advancing projects that strengthen our community today and position Parker for continued success in the years to come. Through thoughtful planning, responsible stewardship and a commitment to excellence, we will continue working to preserve the high quality of life that makes Parker such a special place.



Michelle Kivela
Town Manager

Thank you to the Mayor and Town Council for your continued leadership and support, and to our residents, businesses and community partners for your trust, involvement and collaboration. It is a privilege to serve the Parker community, and we look forward to the opportunities ahead as we continue building on our shared success.

Town of Parker Strategic Priorities, Mission and Vision

Each year, Town Council establishes strategic priorities that guide municipal planning, budgeting and service delivery. Learn more about these Strategic Priorities at ParkerCO.gov/StrategicPlan.



Support an Active Community



Promote a Safe and Healthy Community



Foster Community Creativity and Engagement



Innovate with Collaborative Governance



Enhance Economic Vitality



Develop a Visionary Community Through Balanced Growth

Mission

The mission of the Town of Parker is to enrich the lives of residents by providing exceptional services, engaging community resources, and furthering an authentic hometown feel. We promote transparent governing, support sustainable development, and foster a strong, local economy.

Vision

The Town of Parker’s vision is to be the pre-eminent destination community of the Denver Metro area for innovative services with a hometown feel. We will be an area leader in economic and community development, and strive to be at the forefront for services, civic engagement, and quality of life.

TOWN MANAGER REPORT

Parker Mayor and Town Council



Joshua Rivero
Mayor

jrivero@parkerco.gov
303.841.0353



Anne Barrington
Councilmember

abarrington@parkerco.gov
303.841.0353



John Diak
Councilmember

jdiak@parkerco.gov
303.841.0353



Erik Frandsen
Councilmember

efrandsen@parkerco.gov
303.841.0353



Laura Hefta
Councilmember

lhefta@parkerco.gov
303.841.0353



Todd Hendreks
Councilmember

thendreks@parkerco.gov
303.841.0353



Brandi Wilks
Councilmember

bwilks@parkerco.gov
303.841.0353



TOWN MANAGER REPORT



Strategic Priority: Support an Active Community



- **Bike to Work Day (1):** The Town kicked off its 2026 Signature Events lineup with the 25th annual Bike To Work Day Breakfast Station on June 24. More than 300 cyclists stopped by the event that was held just north of the Parker Recreation Center on the Cherry Creek Trail. Visitors fueled up on pancakes from Flippin' Flapjacks and other goodies, and 250 commuters received Bike to Work Day T-shirts. To incorporate the America 250, Colorado 150 and Parker 45 theme, information also was provided to educate Parker residents about how transportation has shaped our town throughout the years.

- **Parks and Recreation Master Plan Update:** The comprehensive Parks and Recreation Master Plan update project launched in April. The project combines the Parks and Recreation Master Plan with the Open Space, Trails and Greenways Master Plan into a single, integrated planning document. Parks and Recreation and Community Development staff are partnering with consultant BerryDunn to guide community engagement and develop a long-range vision for the Town's parks, recreation, trails and open spaces, with completion planned for early 2027.
- **Earth Day Trail Cleanup (2):** Along with Town of Parker Youth Commission members and other helpful volunteers, the Parks, Recreation and Open Space Advisory Commission coordinated an Earth Day Clean Up effort along the Sulphur Gulch Trail.
- **Spring Parks and Recreation Events (3):** The spring season brings popular Parks and Recreation community events, including the Egg Splash and Dash, Princess Ball and Arbor Day Celebration in April, the Miles Over the Meadow Mother's Day 5K & Family Fun Trek, MURPH Memorial Day Challenge and Senior Stroll in May, and a Princess Ball and the Dash Across the Dam Father's Day 5K in June. Find the complete list of annual events at ParkerRec.com/Events.



TOWN MANAGER REPORT



Strategic Priority: Support an Active Community (con't)



- **Muma Movement Camp (1):** On June 19, the new Muma Movement Camp was held at the Parker Fieldhouse. NFL linebacker and Legend High School graduate Chad Muma and his Muma Movement Foundation hosted the free football camp for kids living with Type 1 Diabetes. Participants enjoyed football skills stations, educational sessions for both children and caregivers, along with opportunities to meet inspiring role models who share similar experiences.
- **Branching Out Parker:** Each April, the Forestry and Open Space Division facilitates the Branching Out Parker tree reimbursement program, which provides funding assistance for Parker residents to encourage the planting of trees throughout the town. This year, 114 applications were received.
- **High Plains Trail Completion (2):** The High Plains Trail stretches from the High Line Canal in northern Aurora to the Cherry Creek Trail in Parker. The recently completed project improves regional trail connectivity, provides a safe crossing at S. Parker Road, improves neighborhood access to the larger Denver regional trail network, and enhances quality of life for residents. The Town of Parker was part of a multi-agency partner group that was able to fund and complete the long-planned project. A ribbon-cutting ceremony was held May 21.

Additional Resources

- [Upcoming Parks and Recreation Events](#)
- [Parks, Recreation and Open Space Annual Report](#)
- [Upcoming Parker Arts Shows and Events](#)
- [Town Volunteer Opportunities](#)
- [Upcoming Town Events](#)



TOWN MANAGER REPORT



Strategic Priority: Foster Community Creativity and Engagement



- 1**
 - Youth Commission Youth Awards (1):** The Parker Youth Commission presented its annual Youth Awards on April 7 at the PACE Center. The Spirit of Parker Awards, the high school category, recognized high school students who have made a positive, meaningful and beneficial impact on the Town of Parker. Submissions included a written composition. Winners Zachary Beguin and Mya Johnson received a \$1,000 scholarship to the higher education institute of their choice. The Pride of Parker Awards, the middle school category, invited students to create a visual art piece that expressed what Parker means to them. Winners Nuelle Dunkel, Ella KonecnyStrait, Mia Ribic, Satyaki Sarker and Olivia Savino received a \$200 gift card. Winning submissions were exhibited at the PACE Center through May 7.
 - New Community Event Permits Platform:** The Town Manager's Office's Special Events staff completed the successful launch of a new community event permits management platform this spring. The new platform utilizes the popular Eproval application used by many other local governments and public agencies across the country and should provide a more user-friendly interface for permit applicants.
 - 5280+ Senior Chorales Spring Concert:** On April 12, more than 425 guests attended the 5280+ Senior Chorales at Parker's free spring concert, *America's Musical Milestones!*, celebrating the 250th anniversary of the Declaration of Independence, the 150th anniversary of Colorado and milestone anniversaries in musical theater.
 - Paint By Numbers Art Exhibit (2):** On June 4, the PACE Center hosted the *Paint By Numbers* Art Exhibit reception, welcoming more than 100 attendees to celebrate the creativity of our community. The unique exhibit featured completed paint-by-number works created by community members, including several Town of Parker employees, highlighting that art is for everyone regardless of experience or artistic background. Guests enjoyed viewing the diverse collection while connecting with participating artists and fellow community members. The exhibit was well received and provided an engaging opportunity to celebrate creativity, foster community connections and encourage participation in the arts.



TOWN MANAGER REPORT

Strategic Priority: Foster Community Creativity and Engagement (con't)



- **Bright Futures Art Exhibit (1):** From April 12 through May 7, the *Bright Futures Art Exhibit* celebrated the creativity and accomplishments of high school artists pursuing careers in the arts. The exhibit showcased an outstanding collection of student artwork from across the region, providing young artists with the opportunity to display their work in a professional gallery setting at the PACE Center. During the reception, four exceptional students were recognized with \$500 scholarships in support of their artistic education and future careers. The exhibit was the culmination of Parker Arts' annual Portfolio Day.

- **Regional Arts Partnerships:** Parker Arts expanded arts education opportunities through collaborations with fellow Scientific and Cultural Facilities District organizations, including Young Voices of Colorado, Boulder Ballet, Lighthouse Writers Workshop and the Denver Center for the Performing Arts.

Additional Resources

- [Let's Talk Parker](#)
- [Talk of the Town Community Newsletter](#)
- [Town Videos](#)
- [Civic Programs](#)
- [Parker Youth Commission Information](#)
- [Parker Teen Court Information](#)

- **2026/2027 Season Announcement (2):** On June 20, Parker Arts members attended the Season Announcement, where they enjoyed entertainment, brunch and exclusive early access to purchase tickets for the upcoming season. Parker Arts members are among the most engaged arts supporters in our community.

- **Teen Court Law School:** This summer, Parker Teen Court proudly hosted a two-day Teen Court Law School, providing students with an engaging introduction to the judicial system. The first day focused on courtroom etiquette and professional conduct while participating in a panel and helping participants understand the expectations of teen court, along with focusing on restorative questions to provide impactful sanctions tailored to each specific defendant. On the second day, students explored trial procedures, courtroom roles and the responsibilities of attorneys, judges, jurors, clerks and bailiffs through hands-on learning. The program was led by Municipal Court staff and featured the Acting Town Attorney and the Court's Substitute Judge, whose expertise and real-world experiences gave participants valuable insight into the legal profession. We are grateful to everyone who helped make our 2026 Law School a success and look forward to continuing to build and grow our law school in the years ahead.



TOWN MANAGER REPORT

Strategic Priority: Enhance Economic Vitality



- **Business Spotlight Program (1):** The Economic Development Department completed and launched two new Business Spotlight videos featuring Kidz Gym (top image) and Nothing But Net (bottom image). These videos are available to watch at [YouTube.com/@Parker-Economic-Development](https://www.youtube.com/@Parker-Economic-Development) and are currently being promoted through Town communication channels to highlight and support local businesses.
- **Open House for Small Businesses:** Economic Development hosted the Town's first Small Business Open House at Town Hall, providing local businesses with a one-stop opportunity to meet representatives from departments across the organization, learn about Town services and processes, ask questions, and build relationships with staff. The event reinforced the Town's commitment to support businesses through improved communication and collaboration.
- **Notable New Businesses:** Several new businesses opened in Parker in Q2, including:
 - * Black Rock Coffee, 6940 Stroh Road
 - * Emagine Movie Theater, 18625 Stage Run
 - * Legends Coffee, 24100 E. Commons Avenue
 - * Poulette Bakery (new location), 19865 Mainstreet

- **Business Recruitment:** Economic Development staff responded to a record number of new business inquiries in Q2, assisting prospective businesses with site selection, development requirements, permitting coordination, and connections to Town resources as they explored opportunities to locate in Parker. The level of interest reflects continued confidence in Parker as a desirable place to start and grow a business.
- **Small Business Resiliency:** Economic Development kicked off an initiative focused on Small Business Resiliency and Disruption Preparedness in Q2. Staff developed a short survey that will help the Town better understand how prepared local businesses feel for disruptions such as severe weather, power outages or other emergencies. Responses will help identify gaps, improve communication and develop practical tools and resources the Town can employ to support businesses before, during and after possible incidents.
- **Launch and Learn (2):** Economic Development held two educational workshops in partnership with Redstone Bank and Arapahoe/Douglas Works!, providing local businesses with valuable information, resources and opportunities to connect with subject matter experts.



Additional Resources

- [Parker Business and Demographic Data](#)
- [Parker ED YouTube Channel](#)
- [P3 Parker YouTube Channel](#)
- [Parker ED Business Launchpad](#)
- [Parker Arts Community Impact Report](#)

TOWN MANAGER REPORT



Strategic Priority: Promote a Safe and Healthy Community



- **Police Awards Ceremony (1):** The Parker Police Department hosted its annual awards ceremony to recognize the exceptional service and dedication of its personnel, honoring dozens of employees across multiple award categories. The event was held to highlight outstanding achievements, reinforce organizational values and celebrate the commitment of those who go above and beyond in serving the community.
- **Colorado Wildlife Resiliency Code:** The Town adopted the Colorado Wildfire Resiliency Code (CWRC), which went into effect June 30. This code establishes wildfire-resistant construction standards and defensible space requirements for new development in designated wildfire hazard areas, helping reduce wildfire risk and improve long-term community resilience.
- **Cell Phone Drive:** The Parker Police Department hosted a cell phone drive to collect used devices for individuals in need, helping expand access to emergency communication resources. The drive was held to support victims of domestic violence and others in crisis by providing them with a safe, reliable way to call 911 and access critical services.

Additional Resources

- [Police Department Monthly Reports](#)
- [2025 Parker Police Community Satisfaction Survey](#)
- [Community Crime Statistics](#)

- **July 4th Fireworks Show:** Extremely dry conditions resulted in the postponement of the second celebration of the Town's 250/150/45 initiative. The annual July 4 fireworks show has been rescheduled to Nov. 11 due to Stage 2 fire restrictions that were enacted across Douglas County. The newly scheduled show will commemorate Veterans Day.
- **Electric Motorcycle Reporting:** The Parker Police Department launched a new anonymous online reporting tool to help identify locations and trends involving unsafe or unlawful electric motorcycle, dirt bike and e-bike activity. Information submitted by residents will support education and proactive enforcement efforts aimed at improving safety and protecting public spaces throughout the community.
- **Prescription Drug Takeback Event:** To provide a safe, convenient way for residents to dispose of unused or expired medications, the Parker Police Department hosted a Prescription Drug Take Back Day in April. The event was held to prevent misuse, reduce the risk of accidental ingestion, and keep medications out of the wrong hands.
- **Citizens' Police Academy Graduate #1,000 (2):** The Parker Police Department celebrated a major milestone in June by recognizing the 1,000th graduate of its Citizens' Police Academy since the program began in 2006. The 15-week academy provides community members with a behind the scenes look at police operations while strengthening partnerships between residents and the department.



TOWN MANAGER REPORT

Strategic Priority: Innovate with Collaborative Governance



- **Parker 2050 Comprehensive Plan (1):** The public draft for the Town's updated comprehensive plan was released for agency referral and public review on June 9. Comments were accepted through July 9. This plan will help shape growth and development in Parker for the next 20 years and beyond. Staff anticipates its adoption later this year.
- **Parker Road and Mainstreet Intersection Improvements (2):** Consulting firm Kimley-Horn conducted four stakeholder focus group meetings as part of the Parker Road and Mainstreet Conceptual Design project. Participants included Town department directors, potentially affected commercial property owners and businesses, residents of Town and Country west of Longs Way, and representatives from CDOT to gather additional input on the project.

- **Lessons in Local Government:** The Lessons in Local Government program continued to provide students with a firsthand look at how local government works. Schools can choose to invite Town staff to conduct an interactive classroom presentation or have students attend a Town Council meeting, where they observe local government in action and have the opportunity to ask questions directly of Parker's elected officials. The program continued to grow in its third year, welcoming 96 student participants in 2026, up from 55 the previous year, and expanding from three classroom visits in 2025 to seven in 2026. This program remains a valuable partnership with Douglas County School District high schools, offering students a firsthand look at how local government operates and how they can be involved in the process.
- **Town Hall Addition and Renovation Project (3):** Construction for the Town Hall Addition and Renovation Project was substantially completed in late spring after renovations concluded for the existing Town Hall facility. Staff moved into the renovated portion of the facility in mid-June, and Town Council, Planning Commission and Special Licensing Authority Meetings will officially move back into the newly renovated Council Chambers as of mid-July. The Town is planning a community grand-opening event on Aug. 12 from 4:30 to 6 p.m. that will provide residents and other visitors with tours of the reimagined public facility.



TOWN MANAGER REPORT



Strategic Priority: Innovate with Collaborative Governance

- **HOA Summit (1):** The Annual HOA Summit, held in April, brought together HOA leaders from across the community for an evening of collaboration, learning and discussion led by the Mayor, Town Councilmembers and staff subject matter experts. Attendance was strong, with representatives from four HOA communities participating for the first time. The summit featured presentations on Neighborhood Traffic Calming, a Parks, Recreation and Open Space Capital Projects update, and HOA Water Management Programs and Resources presented by partner agency, Parker Water and Sanitation District. The event concluded with an open Q&A and roundtable discussion, providing attendees the opportunity to share ideas, ask questions and discuss topics important to their communities. The continued growth and engagement at the summit reflect the value of collaboration in supporting strong, connected neighborhoods.
- **Salisbury Park Grant Funding (2):** The Town received \$2.2 million in additional shareback funds from Douglas County that will be applied to Phase 2 of the ongoing Salisbury Regional Park expansion project. Phase 1 of the project, which includes four ballfields, two lighted multi-purpose synthetic turf fields and construction of general park infrastructure, is proceeding on schedule. Staff expects Phase 2 to begin later this year and include two tennis courts, 17 pickleball courts, a community hub pavilion, outdoor fitness area, playground, bike pump track, bike skills course, picnic pavilions and other improvements.



Additional Resources

- [Performance Measures Dashboard](#)
- [Town Meeting Agendas and Minutes](#)
- [Parker Municipal Code](#)



TOWN MANAGER REPORT



Strategic Priority: Develop a Visionary Community Through Balanced Growth



- **Roadway Maintenance Projects (1):** The Engineering and Public Works Department completed several major roadway maintenance projects in Q2, including Twenty Mile Road bridge rehabilitation (south of Mainstreet), Pine Drive reconstruction (north of Hilltop Road) and resurfacing of Mainstreet (Chambers Road to Bradbury Ranch Parkway) and Newlin Gulch Boulevard.
- **Community Development Director:** New Community Development Director Bryan Isham started his position with the Town on May 11. His role oversees the Building and Planning Divisions. Bryan arrived in Parker from the City of Englewood, where he served as Planning Manager, and brings more than a decade of experience in community development, urban planning and zoning administration to Parker.
- **Landscape Code Update:** A Landscape Code update is underway, with the consultant currently completing research and analysis. A Town Council study session is anticipated later this year to discuss the proposed updates.
- **2024 International Building Codes:** The Town adopted the 2024 International Building Codes on June 15, 2026, with an effective date of June 30, 2026. The updated codes reflect the latest industry standards and help ensure new construction is safe, resilient and built to current code requirements. The adoption also includes administrative updates and contractor registration improvements to provide greater consistency and efficiency for the building community.
- **Development Review Approvals:** The Community Development Department completed several notable Development Review approvals in Q2, including an approved site plan for 7 Brew Coffee for a new location on the south side of Lincoln Avenue, located between Parker Road and Dransfeldt Road.
- **Streetscape Improvements:** The Planning Division approved several applications within the Looking Glass development to replace planned turf grass in streetscapes with more water-efficient landscaping in filings that are currently under construction but have not yet been landscaped.
- **Chambers and Stroh Road Traffic Signal:** A new traffic signal installed at the intersection of Chambers Road and Stroh Road and is operational. This signal was installed to improve safety at this intersection.
- **Pedestrian Safety:** A number of pedestrian safety improvements were completed by the Traffic Division throughout town. These improvements include the installation of Rectangular Rapid Flash Beacons (RRFBs) on Pine Drive (near the PACE Center) and on Buffaloberry Drive (near Cimmaron Middle School) at crosswalks.
- **Cottonwood Area Stormwater Improvements:** The Stormwater Division recently completed rehabilitation improvements to an existing subregional detention pond near Costco. This project was focused on improving operations, flood control and the water quality capabilities of this stormwater facility.

Additional Resources

- [Active Development Map](#)
- [Monthly Building Reports](#)
- [Capital Improvements Update](#)
- [Road Maintenance Projects Map](#)



Request for Town Council Action

Date: July 20, 2026
Submitted By: Lindsay Jordan, Deputy Town Attorney
Reviewed By: Michelle Kivela, Town Manager
Title: Anthology West Metropolitan District Nos. 2-6
Department: Town Attorney, Lindsay Jordan

EXECUTIVE SUMMARY

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"). Anthology West desires to restructure by dissolving Districts 3 and 6, transferring the ownership and operation of the community recreation center to Districts 2, 4, and 5, and amending various existing intergovernmental agreements.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

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 community recreation center ("Rec Center") is owned by District 3 and serviced by District 6. Together, Districts 3 and 6 currently control the Rec Center. However, no residential property exists in those districts, and the Boards for Districts 3 and 6 are populated with representatives of the original developer of the Anthology West community. In an attempt to reduce administrative efforts and expenses, Anthology West started discussing restructuring options. Public information meetings were held. The Districts met with existing homeowners' associations, citizens, and residents to thoroughly discuss the concerns of all involved.

Based on these public outreach efforts, a restructuring plan was created that transferred the ownership and operation of the Rec Center to Districts 2, 4, and 5. The members of the boards for these districts are resident-controlled. Under the restructuring plan, Districts 2, 4, and 5 may impose fees, if necessary, to operate and maintain the Rec Center. Additionally, a Recreation Center Operating Agreement will establish a committee to oversee and direct the operation, maintenance and management of the Rec Center. This committee will consist of three (3) members, comprised of one representative from the Board of Directors of each District 2, 4, and 5. This step allows the residents to maintain control of the Rec Center while eliminating unnecessary administrative levels and expenses and having the funds to properly maintain the

facility. Once ownership and operation is transferred, Districts 3 and 6 will dissolve. The restructuring plan allows the residents to maintain control of the Rec Center while eliminating unnecessary administrative levels and expenses.

In order to achieve these goals, Anthology West seeks Town Council approval for the following:

1. The dissolution of Districts 3 and 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 Rec Center owned by District 3 to Districts 2, 4, and 5;
4. An IGA between Districts 2, 4, and 5 setting forth terms under which those districts will cooperatively own, operate, manage, and maintain the Rec Center;
5. Ability for Districts 2, 4, and 5 to impose fees, if necessary, to operate and maintain the Rec Center.

FINANCIAL IMPACT

There is no expected financial impact on the Town. There is a potential fee to the residents of Anthology West if the newly established Recreation Center Operating Committee imposes a fee to offset the cost of maintenance and operation of the Recreation Center.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 26-048
2. Resolution No. 26-049
3. Resolution No. 26-050

RECOMMENDED MOTION

1. I move to approve Resolution No. 26-048, as part of the regular agenda.
2. I move to approve Resolution No. 26-049, as part of the regular agenda.
3. I move to approve Resolution No. 26-050, as part of the regular agenda

RESOLUTION 26-048, Series of 2026

TITLE: A RESOLUTION TO SUBSTANTIALLY APPROVE THE FORM OF THE RECREATION CENTER OPERATING AGREEMENT BETWEEN AND AMONG ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2–6; THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2, 3, AND 4; THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 5 AND 6; AND THE TERMINATIONS OF THE DISTRICT OPERATING SERVICES AGREEMENT, THE MILL LEVY EQUALIZATION AND PLEDGE AGREEMENT, AND THE CAPITAL PLEDGE AGREEMENT BETWEEN AND AMONG ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2–6.

WHEREAS, by Resolution No. 16-024, adopted on April 4, 2016, the Town Council of the Town of Parker (the “Town Council”) approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6, as subsequently amended (the “Service Plan”);

WHEREAS, Anthology West Metropolitan District No. 2 (“District No. 2”), Anthology West Metropolitan District No. 3 (“District No. 3”), Anthology West Metropolitan District No. 4 (“District No. 4”), Anthology West Metropolitan District No. 5 (“District No. 5”), and Anthology West Metropolitan District No. 6 (“District No. 6”, and together with District No. 2, District No. 3, District No. 4, and District No. 5, the “Districts”) have operated cooperatively under a multiple-district structure under the Service Plan, pursuant to various intergovernmental agreements between and among the Districts as more fully set forth below;

WHEREAS, the Districts entered into that certain District Operating Services Agreement dated January 1, 2017 (the “Operating Agreement”) in order to coordinate the provision of administrative services and the provision, ownership, operation and maintenance of Public Improvements (as defined in the Operating Agreement), and the funding of the same;

WHEREAS, the Districts also entered into that certain Mill Levy Equalization and Pledge Agreement, dated January 1, 2017, as amended by a First Amendment to Mill Levy Equalization and Pledge Agreement, dated September 25, 2019 (collectively, the “MLEPA”), that governs the debt service obligations between the Districts for the construction and acquisition of public improvements, as well as governing the manner in which the Administrative Services and O&M Services provided by the District under the Operating Agreement are funded by the other Districts through the imposition of a General Fund Mill Levy (as defined in the MLEPA) by each of the other Districts;

WHEREAS, District No. 5 and District No. 6 are parties to a Capital Fee Pledge Agreement, dated October 25, 2019 (the “Pledge Agreement”), pursuant to which certain capital facilities fees imposed by the District on property within the boundaries of District No. 5, pursuant to that certain Amended and Restated Resolution of the Board of Directors of Anthology West Metropolitan District No. 6 Concerning the Imposition of Capital Facilities Fee, adopted on March 7, 2018 (as so amended and restated, the “District No. 6 Fee Resolution”) are pledged by District No. 6 to District No. 5 for repayment of bonds issued by District No. 5;

WHEREAS, Section V.A.1 of the Service Plan provides that the Districts shall not own fee title to any real property except as may be specifically provided for in the Intergovernmental Agreement (as defined in the Service Plan);

WHEREAS, Section VI.A of the Service Plan provides that, unless specifically authorized in the Intergovernmental Agreement, the Districts shall not impose or assess any fees, rates, tolls, penalties, or charges other than the Development Fee (as defined in the Service Plan) without first obtaining Town approval of an amendment to the Service Plan; and

WHEREAS, pursuant to that certain Intergovernmental Agreement between the Town of Parker, Colorado and Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6, dated July 12, 2016, as amended (the “Town IGA,” which is the Intergovernmental Agreement as defined in the Service Plan), District No. 3 has the authority to own, operate and maintain the Recreation Center;

WHEREAS, pursuant to the authority granted in the Town IGA, District No. 3 owns a recreation center within its boundaries (the “Recreation Center”), which is operated and maintained by District No. 6 pursuant to the Operating Agreement;

WHEREAS, the Districts desire and have determined that it is in their best interests and the best interests of their respective property owners, taxpayers, inhabitants, and users that the Districts restructure the legal relationships between and among the Districts to (a) reduce the number of districts and eliminate unnecessary administrative levels and expenses; and (b) allow the residents within the Anthology West community to have more direct control of the Recreation Center;

WHEREAS, in order for the Districts to accomplish the goals set forth above, in addition to other actions not requiring Town approval, (a) the Districts desire to terminate the various agreements set forth above; (b) District No. 3 desires to convey the Recreation Center to District Nos. 2, 4, and 5 collectively; and (c) District Nos. 2, 4, and 5 desire to enter into an intergovernmental agreement related to the joint operation and maintenance of the Recreation Center (the “Recreation Center Operating Agreement”); and (d) District Nos. 2, 4, and 5 desire to have the ability to impose fees as may be necessary to operate and maintain the Recreation Center; all of which will then allow for the dissolution of District No. 3 and District No. 6;

WHEREAS, pursuant to Section X of the Service Plan, all intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of

the Service Plan shall be subject to review and approval by the Town prior to their execution by the Districts;

WHEREAS, in furtherance of the above stated goals, the Districts have submitted the following to the Town for review and approval: (a) Termination of District Operating Services Agreement and Mill Levy Equalization and Pledge Agreement by an among the Districts (the “District IGAs Termination”); (b) Termination of Capital Pledge Agreement by and between District No. 5 and District No. 6 (the “Pledge Agreement Termination”); (c) the Recreation Center Operating Agreement, and (d) First Amendment to Intergovernmental Agreement between the Town of Parker, Colorado and Anthology West Metropolitan District Nos. 2, 3 and 4 and Second Amendment to Intergovernmental Agreement between the Town of Parker, Colorado and Anthology West Metropolitan District Nos. 5 and 6 attached hereto as **Exhibit A** (the “Town IGA Amendment”);

WHEREAS, the Town Council has reviewed the District IGAs Termination, the Pledge Agreement Termination, the Recreation Center Operating Agreement, and the Town IGA Amendment and based on the representations of the Districts set forth in the aforementioned agreements and in such related information, the Town Council has determined to adopt this resolution to approve the Town IGA Amendment and to approve the execution by the applicable Districts of the forms of the District IGAs Termination, Pledge Agreement Termination, and Recreation Center Operating Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL as follows:

Section 1. Adoption. That the Town Council hereby adopts as findings and determinations the recitals stated above.

Section 2. Agreement Execution. Based on the representations of the Districts, including the representations set forth in the District IGAs Termination, the Pledge Agreement Termination, the Recreation Center Operating Agreement, and the Town IGA Amendment (collectively, the “Agreements”), the Town Council of the Town of Parker hereby approves the Agreements in the substantially final forms as on file with the Town and authorizes the Districts to execute the same, subject to Section 3 hereof. The Town Council hereby authorizes the Mayor of the Town to execute the Town IGA Amendment attached hereto as Exhibit A. Any modifications to any of the Agreements other than minor typographical edits or scrivener’s errors, will be considered a modification to the applicable Agreement that will require further Town approval.

Section 3. Reservation of Rights. Town approval herein of the forms of the Agreements does not in any manner amend, effect, alter, change or constitute any waiver or release of any terms, conditions, provisions, or requirements of the Service Plan. Further, Town approval herein of the forms of the Agreements does not in any manner amend, effect, alter, change or constitute any waiver or release of any terms, conditions, provisions, or requirements of any development plans, annexation agreement, subdivision agreement, and other agreement with the Town governing development and the completion of Public Improvements within the Districts, all

of which plans and agreements, including without limitation the Approved Development Plan (as defined in the Service Plan), which remain in full force and effect in accordance with their terms. Town approval herein of the forms of the Agreements shall not be construed as a waiver of any of the Town's rights or remedies under the Service Plan, any intergovernmental agreement between the Town and any of the Districts, or any plans and agreements, nor shall the Town approval herein be construed as an approval or endorsement of the terms of the Agreements, with the exception of the Town IGA Amendment.

RESOLVED AND PASSED this _____ day of _____, 2026.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

**TOWN OF PARKER
FIRST AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF PARKER, COLORADO AND
ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2, 3, AND 4
AND
SECOND AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF PARKER, COLORADO AND
ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 5 AND 6
(THE “AMENDMENT”)**

THIS AMENDMENT is made and entered into as of this ____ day of _____, 2026, by and between the TOWN OF PARKER, a home rule municipal corporation of the State of Colorado (the “Town”), and ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 2 (formerly known as Cherry Creek South Metropolitan District No. 2, herein referred to as “District No. 2”), ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 3 (formerly known as Cherry Creek South Metropolitan District No. 3, herein referred to as “District No. 3”), ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4 (District No. 4), ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 5 (“District No. 5”), and ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 6 (“District No. 6”), each a quasi-municipal corporation and political subdivision of the State of Colorado (and each a “District” and collectively the “Districts”). The Town and the Districts are collectively referred to as the Parties.

WITNESSETH:

WHEREAS, C.R.S. § 29-1-203 authorizes the Parties to cooperate and contract with one another regarding functions, services and facilities each is authorized to provide; and

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 2 and Cherry Creek South Metropolitan District No. 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District No. 2, Cherry Creek South Metropolitan District No. 3, Anthology West Metropolitan District No. 4, Anthology West Metropolitan District No. 5 and Anthology West Metropolitan District No. 6, approved by the Town on April 4, 2016, as amended by a First Amendment to the Consolidated Service Plan for Anthology West Metropolitan District Nos. 5 and 6, approved by the Town on May 20, 2019, and as further amended in accordance with Resolution 22-065 of the Town Council of the Town of Parker, Colorado, dated November 21, 2022 (collectively, the “Service Plan”); and

WHEREAS, pursuant to the Service Plan, the Town and the Districts entered into that certain Intergovernmental Agreement, dated July 12, 2016, as amended by the First Amendment to Intergovernmental Agreement between the Town and District Nos. 5 and 6, dated June 3, 2019 (collectively, the “IGA”); and

WHEREAS, the Service Plan provides that the Districts shall not own fee title to any real property except as may be specifically provided for in the IGA, and that ongoing operational and maintenance activities may be allowed, but only as specifically provided for in the IGA; and

WHEREAS, the IGA acknowledges that District No. 3 holds title to a recreation center on Lot 1, Block 1, Stroh Ranch Filing 17B, 2nd Amendment (the “Recreation Center”), and provides that such District has the authority to continue to own, operate and maintain the Recreation Center; and

WHEREAS, to date, District No. 3 has contracted with Anthology West Master Homeowners Association (the “HOA”) for the HOA to provide for the routine maintenance and operation of the Recreation Center; and

WHEREAS, the Districts are currently restructuring the relationships between the Districts, and desire for District No. 3 to convey the Recreation Center to District Nos. 2, 4, and 5 collectively, and that District Nos. 2, 4, and 5 will enter into an intergovernmental agreement related to the joint operation and maintenance of the Recreation Center on behalf of Anthology West community; and

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Repeal and Restatement. Paragraph 4 of the IGA is hereby repealed in its entirety and the following is substituted as Paragraph 4 of the IGA:

4. Operations and Maintenance. The Districts shall dedicate the Public Improvements (as defined in the Service Plan) to the Town or other appropriate jurisdiction or owners association in a manner consistent with the final approved plans for the property located within the Districts’ boundaries, other rules and regulations of the Town, and applicable provisions of the Town Code.

Notwithstanding the foregoing, it is acknowledged that Anthology West Metropolitan District No. 3 (“District No. 3”) has held title to a recreation center on Lot 1, Block 1, Stroh Ranch Filing No. 17B, 2nd Amendment (collectively, the “Recreation Center”), and has been responsible for the operation and maintenance of the same. However, in order to restructure and simplify the relationship of the Districts, District No. 3 anticipates conveying the Recreation Center to Anthology West Metropolitan District Nos. 2, 4, and 5 collectively, and that District Nos. 2, 4, and 5 will enter into an intergovernmental agreement regarding the joint operation and maintenance the Recreation Center on behalf of the Anthology West community. District 3 is hereby authorized to convey the Recreation Center to District Nos. 2, 4, and 5. Except as authorized in this paragraph in relation to the Recreation Center, the Districts individually shall not own fee title to any other real property. Further, except as

authorized herein, the Districts individually shall not provide ongoing operations and maintenance services, and such activities may be allowed only as may be specifically provided for in a separate written amendment to this Agreement. No additional mill levy is authorized for such operation and maintenance of the Recreation Center, and the Districts shall impose no mill levy other than the Residential Maximum Debt Mill Levy for all debt, operations and administrative obligations. Notwithstanding, the Districts shall have the authority, as set forth in § 32-1-1001(1)(j), C.R.S., to fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges relative to the ownership, operation, and maintenance of the Recreation Center.

2. Prior Provisions Effective. Except as specifically amended hereby, all terms and provisions of the IGA shall remain in full force and effect.

3. Counterpart Execution. This Second Amendment may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[The rest of this page intentionally left blank.]

IN WITNESS WHEREOF, this Agreement is executed by the Town and the Districts as of the date first above written.

TOWN OF PARKER, COLORADO

_____, Mayor

ATTEST:

_____, Town Clerk

APPROVED AS TO FORM:

_____, Town Attorney

[Signature page 1 of 3 to Second Amendment to Intergovernmental Agreement]

**ANTHOLOGY WEST METROPOLITAN NO.
2**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
President

ATTEST:

Secretary

**ANTHOLOGY WEST METROPOLITAN NO.
3**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
President

ATTEST:

Secretary

**ANTHOLOGY WEST METROPOLITAN NO.
4**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
President

ATTEST:

Secretary

[Signature page 2 of 3 to Second Amendment to Intergovernmental Agreement]

ANTHOLOGY WEST METROPOLITAN NO. 5, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
President

ATTEST:

Secretary

ANTHOLOGY WEST METROPOLITAN NO. 6, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
President

ATTEST:

Secretary

[Signature page 3 of 3 to Second Amendment to Intergovernmental Agreement]

RESOLUTION 26-049, Series of 2026

**TITLE: A RESOLUTION CONSENTING TO THE DISSOLUTION OF
 ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 3**

WHEREAS, Anthology West Metropolitan District No. 3 (the “District”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., under the name of Cherry Creek South Metropolitan District No. 3, by an Order Decree issued by the District Court of Douglas County, Colorado on November 9, 2004, and recorded in the real property records of the Douglas County Clerk and Recorder on November 18, 2004;

WHEREAS, the District changed its name to Anthology West Metropolitan District No. 3, pursuant to an Order for Name Change of District issued by the District Court of Douglas County, Colorado on August 22, 2016, and recorded in the real property records of the Douglas County Clerk and Recorder on August 31, 2016;

WHEREAS, the District operates pursuant to the Amended and Restated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6 (the “Service Plan”), approved by the Town Council (the “Town Council”) of the Town of Parker, Colorado (the “Town”) on April 4, 2016, as amended (the “Service Plan”);

WHEREAS, the Board of Directors of the District (the “Board”) has determined it is in the best interest of the District to file a Petition for Dissolution with the Douglas County District Court pursuant to §§ 32-1-701, *et seq.*, of the C.R.S., as set forth in the attached Resolution of the Board of Directors of Anthology West Metropolitan District No. 3 Approving the Dissolution of Anthology West Metropolitan District No. 3, dated May 20, 2026, attached hereto as **Exhibit 1** and incorporated herein by reference (the “Board’s Dissolution Resolution”);

WHEREAS, as represented in the Board’s Dissolution Resolution, upon the completion and effectuation of the Restructuring Activities (as defined in the Board’s Dissolution Resolution), the District will not have any outstanding bonds, indebtedness or other financial obligations, the District will not provide any services pursuant to the Service Plan, and the District will have no assets;

WHEREAS, § 32-1-704(3)(b), C.R.S., provides that a district court may enter an order dissolving a metropolitan district without an election if (i) the district lies wholly within a municipality, (ii) the district has no financial obligations or outstanding bonds, and (iii) the metropolitan district’s board and the governing body of the municipality consent to the dissolution;

WHEREAS, the Town Council is in receipt of and has reviewed such documentation as it deems necessary, is supportive of the dissolution of the District, and consents to the dissolution of the District in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL as follows:

Section 1. Adoption. That the Town Council hereby adopts as findings and determinations the recitals stated above.

Section 2. District Dissolution. That pursuant to and in accordance with § 32-1-704(3)(b), C.R.S., upon the completion and effectuation of the Restructuring Activities, as approved by the Town Council pursuant to separate resolution(s), as applicable, and as evidenced by the execution the agreements approved thereby, the Town Council hereby consents to the dissolution of the District.

RESOLVED AND PASSED this _____ day of _____, 2026.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 3

Approving the Dissolution of the Anthology West Metropolitan District No. 3

WHEREAS, Anthology West Metropolitan District No. 3 (the “**District**”) was duly and validly organized pursuant to an order and decree of the District Court of Douglas County, Colorado as a metropolitan district in accordance with all applicable law; and

WHEREAS, the District is part of a multiple-district structure as set forth in the Amended and Restated Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6, approved by the Town Council (the “**Town Council**”) of the Town of Parker, Colorado (the “**Town**”) on April 4, 2016, as amended (the “**Service Plan**”); and

WHEREAS, the District, Anthology West Metropolitan District No. 2 (“**District No. 2**”), Anthology West Metropolitan District No. 4 (“**District No. 4**”), Anthology West Metropolitan District No. 5 (“**District No. 5**”), and Anthology West Metropolitan District No. 6 (“**District No. 6**”) and together with the District, District No. 2, District No. 4, and District No. 5, the “**Districts**”) entered into that certain District Operating Services Agreement dated January 1, 2017 (the “**Operating Agreement**”) in order to coordinate the provision of administrative services and the provision, ownership, operation and maintenance of Public Improvements (as defined in the Operating Agreement), and the funding of the same; and

WHEREAS, the Operating Agreement sets forth that District No. 6 will perform the Administrative Services (as defined in the Operating Agreement) for the other Districts, as more fully set forth in the Operating Agreement; and

WHEREAS, the District owns a recreation center within its boundaries (the “**Recreation Center**”), which is operated and maintained by District No. 6 pursuant to the Operating Agreement (the only “**O&M Services**,” as defined in the Operating Agreement, provided by the Operating District); and

WHEREAS, the Districts also entered into that certain Mill Levy Equalization and Pledge Agreement, dated January 1, 2017, as amended by a First Amendment to Mill Levy Equalization and Pledge Agreement, dated September 25, 2019 (collectively, the “**MLEPA**”), that governs the debt service obligations between the Districts for the construction and acquisition of public improvements, as well as governing the manner in which the Administrative Services and O&M Services provided by District No. 6 under the Operating Agreement are funded by the other Districts through the imposition of a General Fund Mill Levy (as defined in the MLEPA) by each of the other Districts; and

WHEREAS, District No. 6 and Anthology Recovery Acquisition, LLC (the “**Developer**”) entered into a Funding and Reimbursement Agreement (Operations and Maintenance), dated July 12, 2016, as amended (the “**O&M Funding Agreement**”), pursuant to which the Developer agreed to advance funds to District No. 6 for the purpose of funding administrative and operational costs of the Districts, which O&M Funding Agreement the District, District No. 2, District No. 4, and District No. 5 acknowledged as being parties thereto for purposes of providing funds for repayment to the Developer for advances made to District No. 6 thereunder; and

WHEREAS, District No. 6 and Anthology Recovery Acquisition, LLC (the “**Developer**”) entered into a Constructing Funding and Reimbursement Agreement (Construction of Public Improvements), dated June 27, 2019 (the “**Construction Funding Agreement**” and together with the O&M Funding Agreement, the “**Funding Agreements**”), pursuant to which the Developer agreed to advance funds to District No. 6 for the construction of public improvements serving the Districts or to fund the cost of the construction of public improvements directly, which Construction Funding Agreement the District, District No. 2, District No. 4, and District No. 5 acknowledged as being parties thereto for purposes of providing funds for repayment to the Developer for advances made to District No. 6 thereunder or for costs incurred by the Developer thereunder and certified as being eligible for reimbursement by District No. 6; and

WHEREAS, the Districts desire and have determined that it is in their best interests and the best interests of their respective property owners, taxpayers, inhabitants, and users that the Districts restructure the legal relationships between and among the Districts; and

WHEREAS, the Districts contemplate approving a termination of the Operating Agreement and the MLEPA; and

WHEREAS, the Districts contemplate approving terminations and waivers of the Funding Agreements, which terminations and waivers are subject to approval by the Developer; and

WHEREAS, the District contemplates conveying the Recreation Center to District No. 2, District No. 4, and District No. 5 collectively, and those Districts contemplate entering into an intergovernmental agreement outlining the going operation, and maintenance of the Recreation Center (the “**Recreation Center Operating Agreement**”); and

WHEREAS, the termination of the Operating Agreement and the MLEPA, the termination and waiver of the Funding Agreements, the conveyance of the Recreation Center from the District to District Nos. 2, 4, and 5, and the execution of the Recreation Center Operating Agreement shall collectively be referred to herein as the “**Restructuring Activities**”; and

WHEREAS, the Restructuring Activities (with the exception of the termination and waiver of the Funding Agreements) must be approved by the Town Council of the Town of Parker, Colorado, before the same can be effective; and

WHEREAS, upon the approval of the Restructuring Activities by the Town Council, as applicable, and the effectuation of all the Restructuring Activities, including the conveyance of the Recreation Center from the District to District Nos. 2, 4, and 5, the District will provide no services

to properties within or without its boundaries and does not contemplate providing services within or without its boundaries in the future; and

WHEREAS, the District's accountant has confirmed that, upon the completion and effectuation of the Restructuring Activities, the District will have no financial obligations and will provide a certificate confirming this position for filing with the court; and

WHEREAS, because, upon the completion and effectuation of the Restructuring Activities, the District will provide no facilities or services, and because the District will have no outstanding obligations, there is no need for the District to continue in existence; and

WHEREAS, further, with the exception of the current directors on the Board of Directors of the District (the "**Board**"), there are no eligible electors of the District who are able to continue to serve on the Board of Directors; and

WHEREAS, the costs associated with maintaining the District in compliance with Colorado law far exceed the benefits it provides and far exceed its revenue raising abilities to cover those costs; and

WHEREAS, the District's boundaries are located wholly within the Town, and are more particularly described and set forth in **Exhibit A**, attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to § 32-1-701(1), C.R.S., whenever the majority of all of the members of the board deem it to be in the best interests of the district that it be dissolved, the board may file a petition for dissolution with the court; and

WHEREAS, § 32-1-704(3)(b), C.R.S., provides that an order dissolving a special district may be entered without an election if the special district lies wholly within a municipality, if the special district has no financial obligations or outstanding bonds, and if the special district board and the governing body of the municipality consents to the dissolution; and

WHEREAS, for the reasons set forth herein, the majority of all of the members of the Board deem it to be in the best interest of the District to dissolve.

NOW, THEREFORE, it is hereby RESOLVED by the Board as follows:

1. Pursuant to and in accordance with § 32-1-701(1), C.R.S., a majority of all of the members of the Board deem it to be in the best interests of the District that the District be dissolved.
2. The District's general counsel, WBA, PC, is hereby directed to request the Town's consent to the dissolution of the District, pursuant to § 32-1-704(3)(b), C.R.S.
3. The District's general counsel, WBA, PC, is hereby directed, upon the completion and effectuation of the Restructuring Activities and approval of the dissolution of the District by the Town, to prepare a petition and plan for dissolution pursuant to § 32-1-702(1), C.R.S., to file

such petition with the District Court in and for Douglas County, Colorado, and to prepare all other documentation and undertake all actions necessary for the dissolution of the District pursuant to Colorado law,

4. The District's accountant is hereby directed, upon the completion and effectuation of the Restructuring Activities, to prepare a current financial statement of the District and a plan for final disposition of assets of the District and for payment of the financial obligations of the District, and to assist the District's general counsel in the preparation of all other documentation and undertake all actions necessary for the dissolution of the District pursuant to Colorado law.

5. The President and/or any other officer of the Board shall have the power and authority to execute all documents necessary to effectuate the District's dissolution and any officer shall have the power and authority to attest to such execution. Such documents shall include, without limitation, a financial certificate demonstrating that the District has no financial obligations or outstanding bonds, and all documents necessary for the final disposition of the District's assets.

6. Upon dissolution, the District's Board of Directors shall immediately and permanently dissolve and none of the members thereof shall continue in office.

[Remainder of page intentionally left blank.]

ADOPTED THIS 20TH DAY OF MAY, 2026.

ANTHOLOGY WEST METROPOLITAN DISTRICT
NO. 3

DocuSigned by:

Joe Knopinski
C7B7B9FD59E814AD
Officer of the District

ATTEST:

DocuSigned by:

Kurtis Williams
216293A95F57447...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

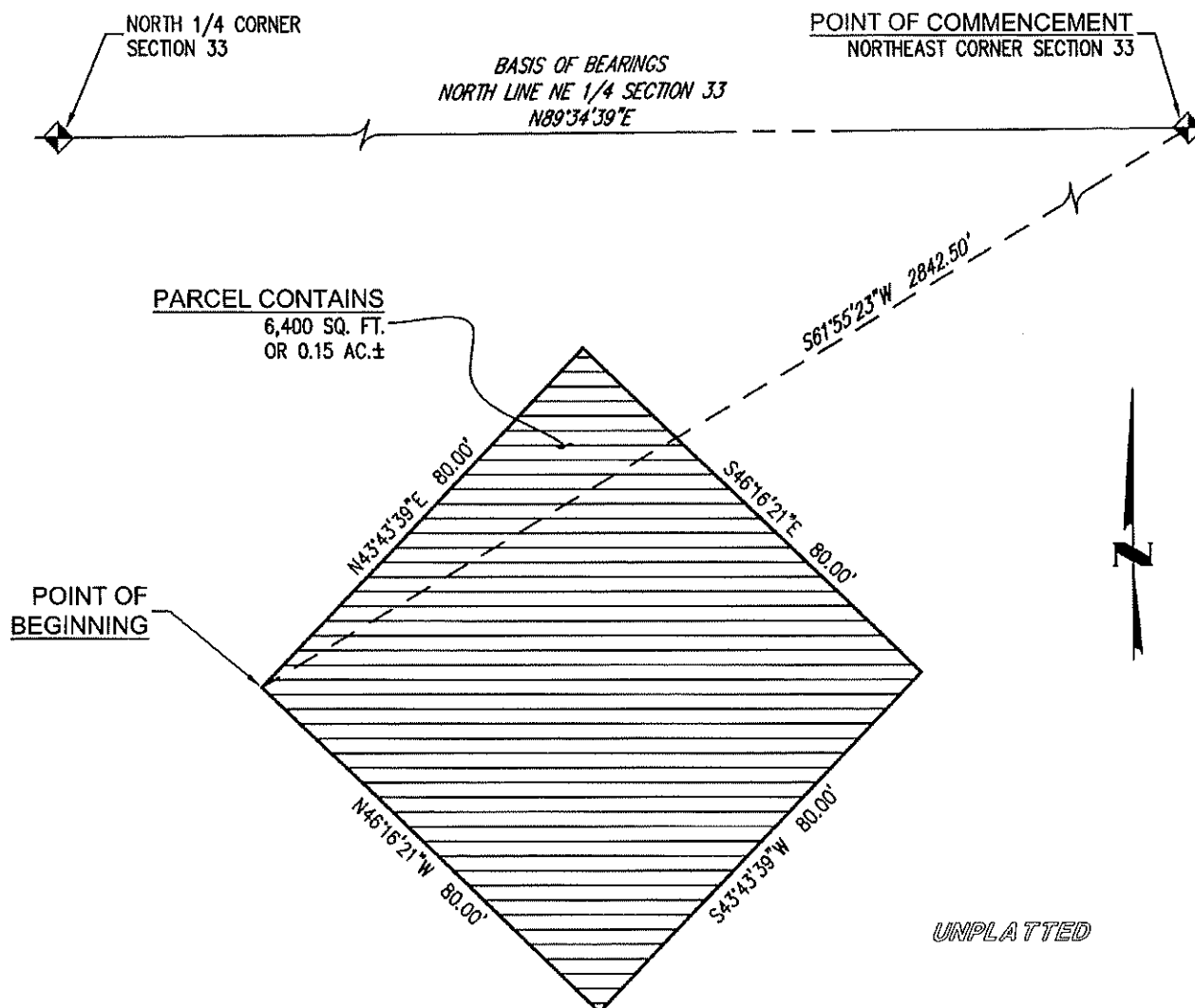
Signed by:

Trisha K. Harris
F196B9B47C3A45F
General Counsel to the District

EXHIBIT A
District Boundaries

ILLUSTRATION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:

NOTE:
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1"=30'

11/24/74 P. 11/20/74, 11/21/74, 11/22/74, 11/23/74, 11/24/74, 11/25/74, 11/26/74, 11/27/74, 11/28/74, 11/29/74, 11/30/74, 12/1/74, 12/2/74, 12/3/74, 12/4/74, 12/5/74, 12/6/74, 12/7/74, 12/8/74, 12/9/74, 12/10/74, 12/11/74, 12/12/74, 12/13/74, 12/14/74, 12/15/74, 12/16/74, 12/17/74, 12/18/74, 12/19/74, 12/20/74, 12/21/74, 12/22/74, 12/23/74, 12/24/74, 12/25/74, 12/26/74, 12/27/74, 12/28/74, 12/29/74, 12/30/74, 12/31/74, 1/1/75, 1/2/75, 1/3/75, 1/4/75, 1/5/75, 1/6/75, 1/7/75, 1/8/75, 1/9/75, 1/10/75, 1/11/75, 1/12/75, 1/13/75, 1/14/75, 1/15/75, 1/16/75, 1/17/75, 1/18/75, 1/19/75, 1/20/75, 1/21/75, 1/22/75, 1/23/75, 1/24/75, 1/25/75, 1/26/75, 1/27/75, 1/28/75, 1/29/75, 1/30/75, 1/31/75, 2/1/75, 2/2/75, 2/3/75, 2/4/75, 2/5/75, 2/6/75, 2/7/75, 2/8/75, 2/9/75, 2/10/75, 2/11/75, 2/12/75, 2/13/75, 2/14/75, 2/15/75, 2/16/75, 2/17/75, 2/18/75, 2/19/75, 2/20/75, 2/21/75, 2/22/75, 2/23/75, 2/24/75, 2/25/75, 2/26/75, 2/27/75, 2/28/75, 2/29/75, 2/30/75, 3/1/75, 3/2/75, 3/3/75, 3/4/75, 3/5/75, 3/6/75, 3/7/75, 3/8/75, 3/9/75, 3/10/75, 3/11/75, 3/12/75, 3/13/75, 3/14/75, 3/15/75, 3/16/75, 3/17/75, 3/18/75, 3/19/75, 3/20/75, 3/21/75, 3/22/75, 3/23/75, 3/24/75, 3/25/75, 3/26/75, 3/27/75, 3/28/75, 3/29/75, 3/30/75, 3/31/75, 4/1/75, 4/2/75, 4/3/75, 4/4/75, 4/5/75, 4/6/75, 4/7/75, 4/8/75, 4/9/75, 4/10/75, 4/11/75, 4/12/75, 4/13/75, 4/14/75, 4/15/75, 4/16/75, 4/17/75, 4/18/75, 4/19/75, 4/20/75, 4/21/75, 4/22/75, 4/23/75, 4/24/75, 4/25/75, 4/26/75, 4/27/75, 4/28/75, 4/29/75, 4/30/75, 5/1/75, 5/2/75, 5/3/75, 5/4/75, 5/5/75, 5/6/75, 5/7/75, 5/8/75, 5/9/75, 5/10/75, 5/11/75, 5/12/75, 5/13/75, 5/14/75, 5/15/75, 5/16/75, 5/17/75, 5/18/75, 5/19/75, 5/20/75, 5/21/75, 5/22/75, 5/23/75, 5/24/75, 5/25/75, 5/26/75, 5/27/75, 5/28/75, 5/29/75, 5/30/75, 5/31/75, 6/1/75, 6/2/75, 6/3/75, 6/4/75, 6/5/75, 6/6/75, 6/7/75, 6/8/75, 6/9/75, 6/10/75, 6/11/75, 6/12/75, 6/13/75, 6/14/75, 6/15/75, 6/16/75, 6/17/75, 6/18/75, 6/19/75, 6/20/75, 6/21/75, 6/22/75, 6/23/75, 6/24/75, 6/25/75, 6/26/75, 6/27/75, 6/28/75, 6/29/75, 6/30/75, 7/1/75, 7/2/75, 7/3/75, 7/4/75, 7/5/75, 7/6/75, 7/7/75, 7/8/75, 7/9/75, 7/10/75, 7/11/75, 7/12/75, 7/13/75, 7/14/75, 7/15/75, 7/16/75, 7/17/75, 7/18/75, 7/19/75, 7/20/75, 7/21/75, 7/22/75, 7/23/75, 7/24/75, 7/25/75, 7/26/75, 7/27/75, 7/28/75, 7/29/75, 7/30/75, 7/31/75, 8/1/75, 8/2/75, 8/3/75, 8/4/75, 8/5/75, 8/6/75, 8/7/75, 8/8/75, 8/9/75, 8/10/75, 8/11/75, 8/12/75, 8/13/75, 8/14/75, 8/15/75, 8/16/75, 8/17/75, 8/18/75, 8/19/75, 8/20/75, 8/21/75, 8/22/75, 8/23/75, 8/24/75, 8/25/75, 8/26/75, 8/27/75, 8/28/75, 8/29/75, 8/30/75, 8/31/75, 9/1/75, 9/2/75, 9/3/75, 9/4/75, 9/5/75, 9/6/75, 9/7/75, 9/8/75, 9/9/75, 9/10/75, 9/11/75, 9/12/75, 9/13/75, 9/14/75, 9/15/75, 9/16/75, 9/17/75, 9/18/75, 9/19/75, 9/20/75, 9/21/75, 9/22/75, 9/23/75, 9/24/75, 9/25/75, 9/26/75, 9/27/75, 9/28/75, 9/29/75, 9/30/75, 10/1/75, 10/2/75, 10/3/75, 10/4/75, 10/5/75, 10/6/75, 10/7/75, 10/8/75, 10/9/75, 10/10/75, 10/11/75, 10/12/75, 10/13/75, 10/14/75, 10/15/75, 10/16/75, 10/17/75, 10/18/75, 10/19/75, 10/20/75, 10/21/75, 10/22/75, 10/23/75, 10/24/75, 10/25/75, 10/26/75, 10/27/75, 10/28/75, 10/29/75, 10/30/75, 10/31/75, 11/1/75, 11/2/75, 11/3/75, 11/4/75, 11/5/75, 11/6/75, 11/7/75, 11/8/75, 11/9/75, 11/10/75, 11/11/75, 11/12/75, 11/13/75, 11/14/75, 11/15/75, 11/16/75, 11/17/75, 11/18/75, 11/19/75, 11/20/75, 11/21/75, 11/22/75, 11/23/75, 11/24/75, 11/25/75, 11/26/75, 11/27/75, 11/28/75, 11/29/75, 11/30/75, 12/1/75, 12/2/75, 12/3/75, 12/4/75, 12/5/75, 12/6/75, 12/7/75, 12/8/75, 12/9/75, 12/10/75, 12/11/75, 12/12/75, 12/13/75, 12/14/75, 12/15/75, 12/16/75, 12/17/75, 12/18/75, 12/19/75, 12/20/75, 12/21/75, 12/22/75, 12/23/75, 12/24/75, 12/25/75, 12/26/75, 12/27/75, 12/28/75, 12/29/75, 12/30/75, 12/31/75, 1/1/76, 1/2/76, 1/3/76, 1/4/76, 1/5/76, 1/6/76, 1/7/76, 1/8/76, 1/9/76, 1/10/76, 1/11/76, 1/12/76, 1/13/76, 1/14/76, 1/15/76, 1/16/76, 1/17/76, 1/18/76, 1/19/76, 1/20/76, 1/21/76, 1/22/76, 1/23/76, 1/24/76, 1/25/76, 1/26/76, 1/27/76, 1/28/76, 1/29/76, 1/30/76, 1/31/76, 2/1/76, 2/2/76, 2/3/76, 2/4/76, 2/5/76, 2/6/76, 2/7/76, 2/8/76, 2/9/76, 2/10/76, 2/11/76, 2/12/76, 2/13/76, 2/14/76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

[illegible]

DIRECTOR'S PARCEL 3

ILLUSTRATION



CHK'D BY: AWM
DRAWN BY: TWG

NOTE: 40

2

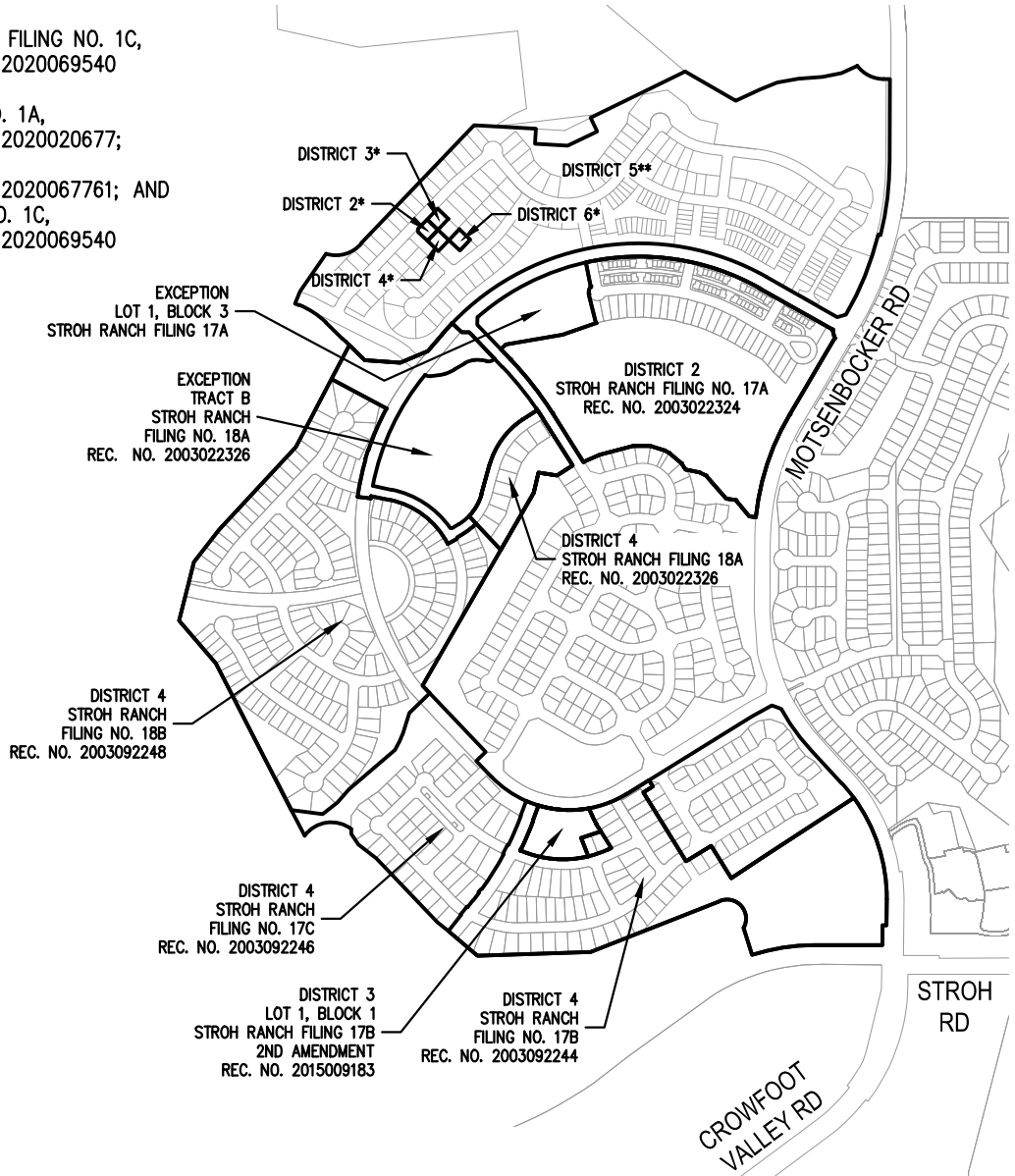
2 05 2



ILLUSTRATION OVERALL DISTRICT BOUNDARIES

NOTE

- * = PART OF TRACT C, SUNMARKE FILING NO. 1C,
RECORDED AT RECEPTION NO. 2020069540
- ** = PART OF SUNMARKE FILING NO. 1A,
RECORDED AT RECEPTION NO. 2020020677;
SUNMARKE FILING NO. 1B,
RECORDED AT RECEPTION NO. 2020067761; AND
TRACT C, SUNMARKE FILING NO. 1C,
RECORDED AT RECEPTION NO. 2020069540



EXCLUSION
REC. NO. 2015009154
DISTRICTS 4 - 11
1,526,066 SF
35.03 ACRES ±

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

ISSUE DATE: 9-8-2020	
DATE	REVISION COMMENTS
10-5-2020	REVISED DISTRICT 5 BOUNDARY

RESOLUTION 26-050, Series of 2026

**TITLE: A RESOLUTION CONSENTING TO THE DISSOLUTION OF
 ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 6**

WHEREAS, Anthology West Metropolitan District No. 6 (the “District”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S. by an Order Decree issued by the District Court of Douglas County, Colorado on May 19, 2016, and recorded in the real property records of the Douglas County Clerk and Recorder on June 30, 2016;

WHEREAS, the District operates pursuant to the Amended and Restated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6 (the “Service Plan”), approved by the Town Council (the “Town Council”) of the Town of Parker, Colorado (the “Town”) on April 4, 2016, as amended (the “Service Plan”);

WHEREAS, the Board of Directors of the District (the “Board”) has determined it is in the best interest of the District to file a Petition for Dissolution with the Douglas County District Court pursuant to §§ 32-1-701, *et seq.*, of the C.R.S., as set forth in the attached Resolution of the Board of Directors of Anthology West Metropolitan District No. 6 Approving the Dissolution of Anthology West Metropolitan District No. 6, dated May 20, 2026, attached hereto as **Exhibit 1** and incorporated herein by reference (the “Board’s Dissolution Resolution”);

WHEREAS, as represented in the Board’s Dissolution Resolution, upon the completion and effectuation of the Restructuring Activities (as defined in the Board’s Dissolution Resolution), the District will not have any outstanding bonds, indebtedness or other financial obligations, the District will not provide any services pursuant to the Service Plan, and the District will have no assets;

WHEREAS, § 32-1-704(3)(b), C.R.S., provides that a district court may enter an order dissolving a metropolitan district without an election if (i) the district lies wholly within a municipality, (ii) the district has no financial obligations or outstanding bonds, and (iii) the metropolitan district’s board and the governing body of the municipality consent to the dissolution;

WHEREAS, the Town Council is in receipt of and has reviewed such documentation as it deems necessary, is supportive of the dissolution of the District, and consents to the dissolution of the District in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL as follows:

Section 1. Adoption. That the Town Council hereby adopts as findings and determinations the recitals stated above.

Section 2. District Dissolution. That pursuant to and in accordance with § 32-1-704(3)(b), C.R.S., upon the completion and effectuation of the Restructuring Activities, as approved by the Town Council pursuant to separate resolution(s), as applicable, and as evidenced by the execution the agreements approved thereby, the Town Council hereby consents to the dissolution of the District.

RESOLVED AND PASSED this _____ day of _____, 2026.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 6

Approving the Dissolution of the Anthology West Metropolitan District No. 6

WHEREAS, Anthology West Metropolitan District No. 6 (the “**District**”) was duly and validly organized pursuant to an order and decree of the District Court of Douglas County, Colorado as a metropolitan district in accordance with all applicable law; and

WHEREAS, the District is part of a multiple-district structure as set forth in the Amended and Restated Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6, approved by the Town Council (the “**Town Council**”) of the Town of Parker, Colorado (the “**Town**”) on April 4, 2016, as amended (the “**Service Plan**”); and

WHEREAS, the District, Anthology West Metropolitan District No. 2 (“**District No. 2**”), Anthology West Metropolitan District No. 3 (“**District No. 3**”), Anthology West Metropolitan District No. 4 (“**District No. 4**”), and Anthology West Metropolitan District No. 5 (“**District No. 5**”) and together with the District, District No. 2, District No. 3, and District No. 4, the “**Districts**”) entered into that certain District Operating Services Agreement dated January 1, 2017 (the “**Operating Agreement**”) in order to coordinate the provision of administrative services and the provision, ownership, operation and maintenance of Public Improvements (as defined in the Operating Agreement), and the funding of the same; and

WHEREAS, the Operating Agreement sets forth that the District will perform the Administrative Services (as defined in the Operating Agreement) for the other Districts, as more fully set forth in the Operating Agreement; and

WHEREAS, District No. 3 owns a recreation center within its boundaries (the “**Recreation Center**”), which is operated and maintained by the District pursuant to the Operating Agreement (the only “**O&M Services**,” as defined in the Operating Agreement, provided by the Operating District); and

WHEREAS, the Districts also entered into that certain Mill Levy Equalization and Pledge Agreement, dated January 1, 2017, as amended by a First Amendment to Mill Levy Equalization and Pledge Agreement, dated September 25, 2019 (collectively, the “**MLEPA**”), that governs the debt service obligations between the Districts for the construction and acquisition of public improvements, as well as governing the manner in which the Administrative Services and O&M Services provided by the District under the Operating Agreement are funded by the other Districts through the imposition of a General Fund Mill Levy (as defined in the MLEPA) by each of the other Districts; and

WHEREAS, the District and Anthology Recovery Acquisition, LLC (the “**Developer**”) entered into a Funding and Reimbursement Agreement (Operations and Maintenance), dated July 12, 2016, as amended (the “**O&M Funding Agreement**”), pursuant to which the Developer agreed to advance funds to the District for the purpose of funding administrative and operational costs of the Districts, which O&M Funding Agreement District No. 2, District No. 3, District No. 4, and District No. 5 acknowledged as being parties thereto for purposes of providing funds for repayment to the Developer for advances made to the District thereunder; and

WHEREAS, the District and Anthology Recovery Acquisition, LLC (the “**Developer**”) entered into a Constructing Funding and Reimbursement Agreement (Construction of Public Improvements), dated June 27, 2019 (the “**Construction Funding Agreement**” and together with the O&M Funding Agreement, the “**Funding Agreements**”), pursuant to which the Developer agreed to advance funds to the District for the construction of public improvements serving the Districts or to fund the cost of the construction of public improvements directly, which Construction Funding Agreement District No. 2, District No. 3, District No. 4, and District No. 5 acknowledged as being parties thereto for purposes of providing funds for repayment to the Developer for advances made to the District thereunder or for costs incurred by the Developer thereunder and certified as being eligible for reimbursement by the District; and

WHEREAS, the District and District No. 5 are parties to a Capital Fee Pledge Agreement, dated October 25, 2019 (the “**Pledge Agreement**”), pursuant to which certain capital facilities fees imposed by the District on property within the boundaries of District No. 5, pursuant to that certain Amended and Restated Resolution of the Board of Directors of Anthology West Metropolitan District No. 6 Concerning the Imposition of Capital Facilities Fee, adopted on March 7, 2018 (as so amended and restated, the “**District No. 6 Fee Resolution**”) are pledged by the District to District No. 5 for repayment of bonds issued by District No. 5; and

WHEREAS, the Districts desire and have determined that it is in their best interests and the best interests of their respective property owners, taxpayers, inhabitants, and users that the Districts restructure the legal relationships between and among the Districts; and

WHEREAS, the Districts contemplate approving a termination of the Operating Agreement and the MLEPA; and

WHEREAS, the Districts contemplate approving terminations and waivers of the Funding Agreements, which are subject to approval by the Developer; and

WHEREAS, the District and District No. 5 contemplate terminating the Pledge Agreement, and

WHEREAS, District No. 6 contemplates terminating the District No. 6 Fee Resolution; and

WHEREAS, District No. 3 contemplates conveying the Recreation Center to District No. 2, District No. 4, and District No. 5 collectively, and those Districts contemplate entering into an

intergovernmental agreement outlining the going operation, and maintenance of the Recreation Center (the “**Recreation Center Operating Agreement**”); and

WHEREAS, the termination of the Operating Agreement and the MLEPA, the termination and waiver of the Funding Agreements, the termination of the Pledge Agreement, the termination of the District No. 6 Fee Resolution, the conveyance of the Recreation Center from District No. 3 to District Nos. 2, 4, and 5, and the execution of the Recreation Center Operating Agreement shall collectively be referred to herein as the “**Restructuring Activities**”; and

WHEREAS, the Restructuring Activities (with the exception of the termination and waiver of the Funding Agreements and the termination of the District No. 6 Fee Resolution) must be approved by the Town Council of the Town of Parker, Colorado, before the same can be effective; and

WHEREAS, upon the approval of the Restructuring Activities by the Town Council, as applicable, and the effectuation of all of the Restructuring Activities, including the conveyance of the Recreation Center to District Nos. 2, 4, and 5, the District will provide no services to properties within or without its boundaries and does not contemplate providing services within or without its boundaries in the future; and

WHEREAS, the District’s accountant has confirmed that, upon the completion and effectuation of the Restructuring Activities, the District will have no financial obligations and will provide a certificate confirming this position for filing with the court; and

WHEREAS, because, upon the completion and effectuation of the Restructuring Activities, the District will provide no facilities or services, and because the District will have no outstanding obligations, there is no need for the District to continue in existence; and

WHEREAS, further, with the exception of the current directors on the Board of Directors of the District (the “**Board**”), there are no eligible electors of the District who are able to continue to serve on the Board of Directors; and

WHEREAS, the costs associated with maintaining the District in compliance with Colorado law far exceed the benefits it provides and far exceed its revenue raising abilities to cover those costs; and

WHEREAS, the District’s boundaries are located wholly within the Town, and are more particularly described and set forth in **Exhibit A**, attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to § 32-1-701(1), C.R.S., whenever the majority of all of the members of the board deem it to be in the best interests of the district that it be dissolved, the board may file a petition for dissolution with the court; and

WHEREAS, § 32-1-704(3)(b), C.R.S., provides that an order dissolving a special district may be entered without an election if the special district lies wholly within a municipality, if the

special district has no financial obligations or outstanding bonds, and if the special district board and the governing body of the municipality consents to the dissolution; and

WHEREAS, for the reasons set forth herein, the majority of all of the members of the Board deem it to be in the best interest of the District to dissolve.

NOW, THEREFORE, it is hereby RESOLVED by the Board as follows:

1. Pursuant to and in accordance with § 32-1-701(1), C.R.S., a majority of all of the members of the Board deem it to be in the best interests of the District that the District be dissolved.

2. The District's general counsel, WBA, PC, is hereby directed to request the Town's consent to the dissolution of the District, pursuant to § 32-1-704(3)(b), C.R.S.

3. The District's general counsel, WBA, PC, is hereby directed, upon the completion and effectuation of the Restructuring Activities and approval of the dissolution of the District by the Town, to prepare a petition and plan for dissolution pursuant to § 32-1-702(1), C.R.S., to file such petition with the District Court in and for Douglas County, Colorado, and to prepare all other documentation and undertake all actions necessary for the dissolution of the District pursuant to Colorado law,

4. The District's accountant is hereby directed, upon the completion and effectuation of the Restructuring Activities, to prepare a current financial statement of the District and a plan for final disposition of assets of the District and for payment of the financial obligations of the District, and to assist the District's general counsel in the preparation of all other documentation and undertake all actions necessary for the dissolution of the District pursuant to Colorado law.

5. The President and/or any other officer of the Board shall have the power and authority to execute all documents necessary to effectuate the District's dissolution and any officer shall have the power and authority to attest to such execution. Such documents shall include, without limitation, a financial certificate demonstrating that the District has no financial obligations or outstanding bonds, and all documents necessary for the final disposition of the District's assets.

6. Upon dissolution, the District's Board of Directors shall immediately and permanently dissolve and none of the members thereof shall continue in office.

[Remainder of page intentionally left blank.]

ADOPTED THIS 20TH DAY OF MAY, 2026.

ANTHOLOGY WEST METROPOLITAN DISTRICT
NO. 6

DocuSigned by:

Joe Knopinski
216293A95F57447...
Officer of the District

ATTEST:

DocuSigned by:

Kurtis Williams
216293A95F57447...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Signed by:

Trisha K. Harris
519689B47C3A45F...
General Counsel to the District

EXHIBIT A
District Boundaries

DESCRIPTION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;
COUNTY OF DOUGLAS, STATE OF COLORADO

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

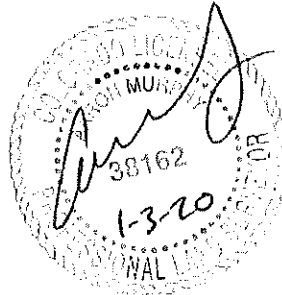
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 59°14'46" WEST, A DISTANCE OF 2,719.51 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 46°16'21" EAST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 43°43'39" WEST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 46°16'21" WEST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 43°43'39" EAST, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6,400 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89°34'39" EAST PER THE PLAT OF STROH RANCH FILING NO. 18B, 4TH AMENDMENT, RECORDED AT RECEPTION NO. 2017086106.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



REVISION: 1-3-2020, PROJECT # 170924, ISSUE DATE: 1-3-2020, PROJECT # 170924, ISSUE DATE: 1-3-2020, PROJECT # 170924

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ISSUE DATE: 1-3-2020 PROJECT # 170924

DATE REVISION COMMENTS

DATE	REVISION COMMENTS

DIRECTOR'S PARCEL 6

DESCRIPTION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303 623 6300 F: 303 623 6311
HarrisKocherSmith.com

CHKD BY: AWM
DRAWN BY: TWG

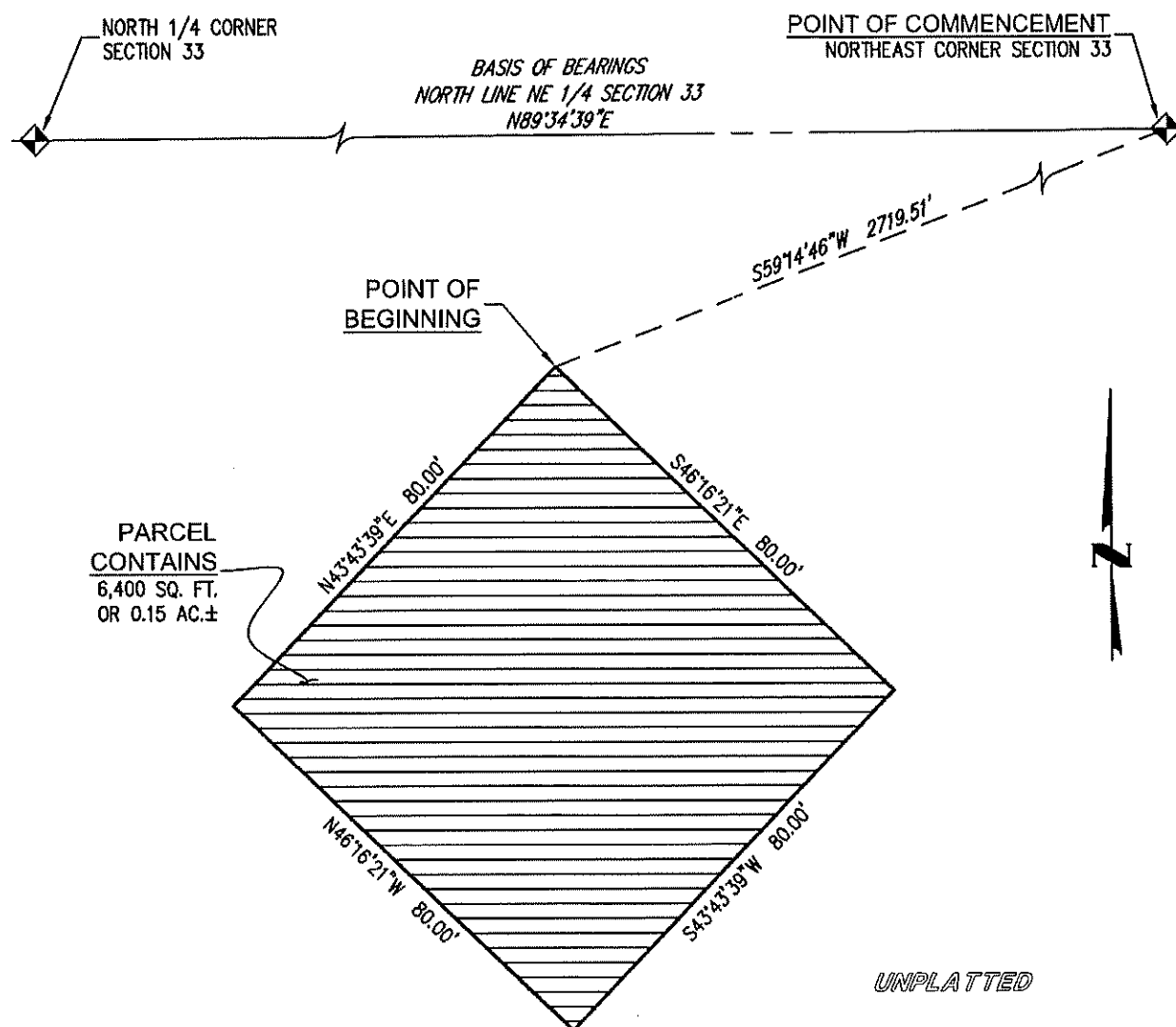
SHEET NO.

1

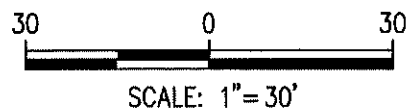
1 OF 2

ILLUSTRATION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.



TELETYPE: P:\170924\170924.DWG - PARCEL 6.DWG - LAYOUT: A1101
NO. 607
PLOTED ON 11/21/20 3:18 PM BY: AARON MURPHY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ISSUE DATE: 1-3-2020	PROJECT #: 170924
DATE	REVISION COMMENTS

DIRECTOR'S PARCEL 6

ILLUSTRATION

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CHK'D BY: AWM
DRAWN BY: TWG

SHEET NO.

2

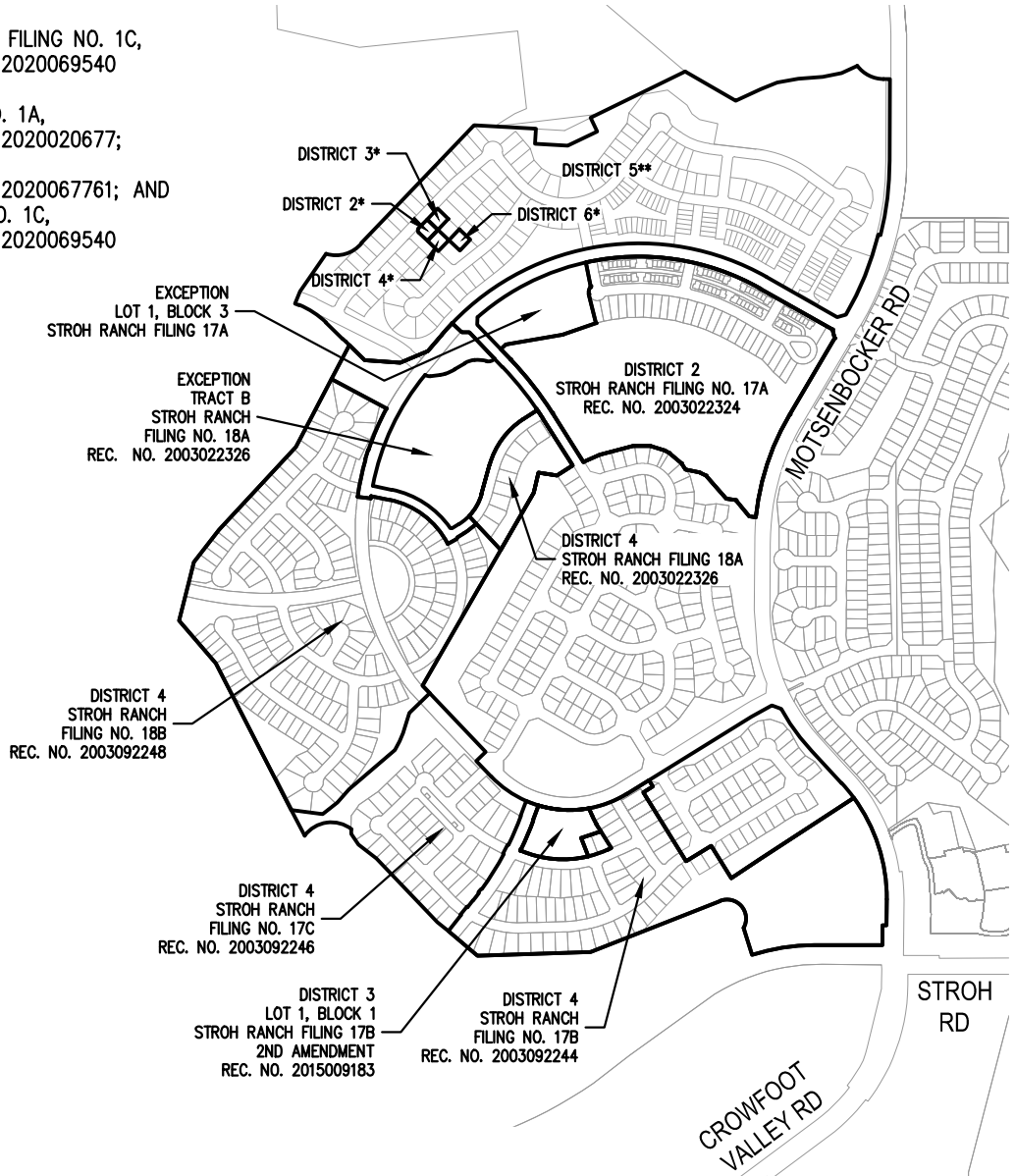
1 OF 2



ILLUSTRATION OVERALL DISTRICT BOUNDARIES

NOTE

- * = PART OF TRACT C, SUNMARKE FILING NO. 1C,
RECORDED AT RECEPTION NO. 2020069540
- ** = PART OF SUNMARKE FILING NO. 1A,
RECORDED AT RECEPTION NO. 2020020677;
SUNMARKE FILING NO. 1B,
RECORDED AT RECEPTION NO. 2020067761; AND
TRACT C, SUNMARKE FILING NO. 1C,
RECORDED AT RECEPTION NO. 2020069540



SCALE: 1" = 1000'

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

ISSUE DATE: 9-8-2020	
DATE	REVISION COMMENTS
10-5-2020	REVISED DISTRICT 5 BOUNDARY



Request for Town Council Action

Date: July 20, 2026

Submitted By: Cassidy Beaupre, Planner I
Elizabeth Steward, Planner I

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.375**
A Bill for an Emergency Ordinance to Impose a Temporary Suspension for Nine (9) Months in Duration on the Acceptance and Processing of Any Application for Any Land Use Approval or Building Permit for the Development or Construction of Drone Dispatch and Delivery Facilities or Related Use Within the Corporate Limits of the Town of Parker
Department: Community Development, Elizabeth Steward
Community Development, Cassidy Beaupre

EXECUTIVE SUMMARY

The proposed emergency ordinance establishes a temporary nine-month suspension on applications for commercial drone dispatch and delivery facilities. The suspension will provide the Town with the opportunity to develop a comprehensive regulatory framework for these uses that will be used to develop amendments to the Land Development Ordinance.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Planning staff has been contacted regarding interest in developing a drone dispatch and delivery center. The current Land Development Ordinance (LDO) does not specifically address drone delivery operations, drone dispatch facilities, drone ports, launch and landing infrastructure, or associated support facilities. The Town lacks clear definitions, use classifications, development standards, and review procedures for evaluating these emerging land uses.

Commercial drone dispatch and delivery facilities present unique land use considerations that differ from traditional commercial and industrial development. These considerations include the relationship between local land use authority and federal aviation regulations, operational characteristics, site design, compatibility with surrounding land uses, and potential impacts related to noise, privacy, safety, and infrastructure. The current LDO does not provide standards to adequately address these issues.

The proposed emergency ordinance would establish a temporary nine-month suspension on the acceptance and processing of applications for drone dispatch and delivery facilities while staff researches the industry and develops amendments to the LDO. During the suspension period,

staff, with assistance from a consultant, will evaluate applicable federal and state regulations, industry trends, operational characteristics, and best practices from other jurisdictions to develop a comprehensive regulatory framework. The proposed suspension is intended to provide the Town adequate time to establish regulations that balance innovation and economic development with public health, safety, welfare, and compatibility with surrounding land uses. The nine-month suspension is applicable only to drone dispatch and delivery facilities and does not affect other commercial drone usage.

FINANCIAL IMPACT

The Town will incur \$40,000-50,000 of legal fees related to this item. This is not currently budgeted and it will likely come out of contingency in the Interdepartmental Budget.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 3.375

RECOMMENDED MOTION

I move to approve Emergency Ordinance No. 3.375.

ORDINANCE NO. 3.375, Series of 2026

TITLE: A BILL FOR AN EMERGENCY ORDINANCE TO IMPOSE A TEMPORARY SUSPENSION FOR NINE (9) MONTHS IN DURATION ON THE ACCEPTANCE AND PROCESSING OF ANY APPLICATION FOR ANY LAND USE APPROVAL OR BUILDING PERMIT FOR THE DEVELOPMENT OR CONSTRUCTION OF DRONE DISPATCH AND DELIVERY FACILITIES OR RELATED USE WITHIN THE CORPORATE LIMITS OF THE TOWN OF PARKER

WHEREAS, on May 2024, the Town Council of the Town of Parker adopted Ordinance No. 3.372, which repealed the former Title 13 of the Parker Municipal Code and enacted a new Title 13, and subsequent amendments (the “Land Development Ordinance” or “LDO”);

WHEREAS, the Town has implemented the new LDO and technology advances, new land uses have emerged that were not previously contemplated by the LDO;

WHEREAS, the new land use of commercial use of unmanned aerial vehicles, more commonly referred to as “drones” is emerging throughout the country;

WHEREAS, as technology quickly advances in today’s society, governments of all levels - federal, state and local - are trying to catch up with appropriate regulations that balance innovation, economic development opportunities, public safety and neighborhood compatibility;

WHEREAS, the Town has received an inquiry for a drone dispatch and delivery center within the boundaries of the Town;

WHEREAS, the current version of the LDO lacks clear definitions, use classifications, development standards and review procedures for commercial drone delivery operations, drone dispatch facilities, drone ports, launch and landing infrastructure, or associated support facilities;

WHEREAS, given the level of anticipated interest in the use of drones for economic advancement, the Town Council desires to evaluate and address the impact of commercial drone dispatch and delivery use within the Town’s limits;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to create clear definitions and classification for commercial drone-related delivery facilities and operations, this includes evaluating distinctions between principal uses and accessory uses, launching and landing areas, dispatch centers and other supporting facilities;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to create regulatory framework clearly identifying the boundaries between local land use authority and federal regulations governing drone operations;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to obtain a comprehensive understanding of current and emerging drone delivery technologies, operational models, facility characteristics, and anticipated industry trends, to include an understanding of

operational intensity, launch and landing frequency, maintenance activities, staffing requirements, charging infrastructure, and support functions;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to address potential impacts associated with drone-related facilities and maintain compatibility with surrounding land use, through evaluating noise, privacy, visual impacts, safety, security, and other potential impacts, either negative or positive, on residential neighborhoods, schools, parks, open space areas, interactions with first responder services, and zoning districts;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to develop standards and regulations to address site planning, circulation, buffering and screening, landscaping, lighting, security of the sites, public safety, and operational infrastructure;

WHEREAS, to properly evaluate this evolving use of drones, the Town desires to create operational standards addressing hours of operation, operation intensity, complaint resolution procedures, and other considerations necessary to protect public health, safety and welfare;

WHEREAS, significant staff time from the Town's Department of Community Development, with the assistance from an outside consultant, is necessary to study, plan and develop, in conjunction with the Town Attorney's Office, Town standards and regulations, to be codified in the Land Development Ordinance;

WHEREAS, it is one of the Town Council's highest priorities to complete and establish proper land use classification and definitions, regulatory framework and authority, community compatibility and impacts, site design and development standards, and operational standards, by April 20, 2027;

WHEREAS, the Town Council, in order to meet this priority, will suspend the Town's acceptance and processing of land use and building permit applications for the development and/or construction of commercial drone delivery and dispatch facilities within the Town of Parker;

WHEREAS, a temporary suspension to April 20, 2027, as provided herein, is a reasonable length of time for the Town to properly develop and, if appropriate, adopt and implement any amendments to the Land Development Ordinance as described herein; and

WHEREAS, the Town Council finds and determines such legislation is immediately necessary for the reasons contained within these Recitals.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Application Suspension. The Town Council of the Town of Parker hereby suspends the acceptance and processing of all land use and building permit applications for the development and/or construction of drone dispatch and delivery facilities within the Town from the effective date of this Ordinance until April 20, 2027.

Section 2. Priority Determination. The Town Council hereby determines that it is one of the highest priorities of the Town's Community Development Department to study, plan and recommend changes to the Land Development Ordinance to address advances in technology, such as drone dispatch and delivery facilities.

Section 3. Police Power Finding. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote prosperity, and improve the order, comfort and convenience of the Town and the inhabitants thereof.

Section 4. Emergency Declared. Pursuant to Section 7.6 of the Charter, the Town Council hereby finds, determines and declares that passage of this Ordinance is necessary for the immediate preservation of public peace, health and safety, in order to immediately address the impact of drone dispatch and delivery facilities to the Town for the reasons specified in this Ordinance.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

INTRODUCED, ADOPTED, AND PASSED ON FIRST READING this ____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Lindsay M. Jordan, Interim Town Attorney