

**TOWN OF PARKER COUNCIL
MINUTES
DECEMBER 3, 2018**

Mayor Waid called the meeting to order at 5:30 p.m. All Councilmembers were present.

Town Attorney Jim Maloney announced the topics for discussion in Executive Session were two (2) items. Under C.R.S. § 24-6-402(4)(b) there were two (2) items. The first was to receive legal advice on specific legal questions concerning Ironstone Condominium at Stroh Ranch Association, et al., v. Town of Parker, et al., Douglas County District Court, Case No. 2018CV30050; and the second item was to receive legal advice on specific legal questions concerning Vista South, LLC, et al., v. City of Centennial, et al., Douglas County District Court, Case No. 2018CV030354.

EXECUTIVE SESSION

Amy Holland moved and Josh Martin seconded to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Josh Martin moved and Amy Holland seconded to adjourn the Executive Session at 6:10 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 6:58 p.m.

Youth from the audience led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

- A. Cities and Towns Week - Poster Contest Winners**
1st Place: Isabella Hartley - Gold Rush Elementary
2nd Place: Jaden Rains - Prairie Crossing Elementary
3rd Place: Kara Kang - Legacy Point Elementary

The Mayor awarded ribbons to the Poster Contest winners.

PARKER CHAMBER OF COMMERCE UPDATES – None

DOWNTOWN BUSINESS ALLIANCE UPDATES – None

PUBLIC COMMENTS

7:08 p.m.

Mayor gave instructions for Public Comment. He noted that Item 7B on the Consent Agenda was pulled at the Applicant's request. Each person will be limited to three minutes and comments will be taken for 30 minutes. If there are more people that want to speak, he will

open Public Comments up again at the end of the meeting.

The following individuals opposed any extensions being approved for the Dominion Project in Stroh Ranch.

Dave Biggens - 12371 Chateau Creek Court

Lisa Koon - 19026 Hickock Drive

Mike Koon 19026 E. Hickock Drive

Joy Overbeck - 19692 E. Mann Creek

Linda Kubbley 12822 Ironstone Way

Bill Short - legal counsel for Ironstone Condominium at Stroh Ranch Association - 5610 Ward Road, Suite 300, Arvada

RJ O'Connor - 19085 E. Oak Street Place

Wendy Forust - 12566 Moose Creek Court - would like to see senior citizen housing built at this location, but no extensions to be given

Claire Patrick - 12810 S. Crazyhorse Court - opposing

Tarynn Castro-Arencibia - 12392 Chateau Creek Court

Duane Heitman, 18159 E. Mainstreet, Parker - Thanked Josh Martin and Amy Holland for their service as Councilmembers. He wished the new incoming members the best of luck.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Councilmembers reported on meetings they attended since the last Council meeting.

Joshua Rivero reported on Colorado Gives Day and encouraged all to participate.

CONSENT AGENDA

A. RESOLUTION NO. 18-058.1

A Resolution to Allow a Partial Waiver of Section 13.07.080(h)(2) of the Parker Municipal Code to Extend the Expiration Date of the Final Plats for the Trails at Crowfoot Filing Nos. 9 Through 13 Through December 31, 2019

Department: Engineering/Public Works, Alex Mestdagh

B. RESOLUTION NO. 18-093

A Resolution to Allow a Partial Waiver of Section 13.01.140(b) of the Parker Municipal Code to Extend the Expiration Date of the Site Plan for Stroh Ranch Filing No. 1, Amendment 2, Lot 5, through December 31, 2019

Department: Community Development, Stacey Nerger

C. RESOLUTION NO. 18-089

A Resolution to Appoint New Members and Alternates on the Town of Parker Special Licensing Authority and to Appoint the Chairperson and Vice Chairperson

Department: Town Council

D. CONTRACTS OVER \$100,000

1. Fourth Amendment to Agreement for Professional Services (for advertising purchased for the Town of Parker's Cultural Department)

Amount: \$240,000.00
Contractor: Evolution Communications Agency
Department: Cultural, Elaine Mariner
 Cultural, Carrie Glassburn

2. Lincoln Avenue Median Improvement Concrete Project (CIP18-021)

Amount: \$524,194.50
Contractor: Villalobos Concrete, Inc.
Department: Engineering and Public Works, Tom Gill

3. Janitorial Service Agreement

Amount: \$491,700
Contractor: The Key People Inc
Department: Engineering and Public Works, Jim Gilbert

4. Intermountain Rural Electric Association - Parker Road at Robinson Ranch Overhead to Underground Electrical Conversion

Amount: \$209,000
Contractor: Intermountain Rural Electric Association
Department: Engineering and Public Works, Chris Hudson

5. Parker Road Corridor Plan - First Amendment to Agreement

Amount: \$137,640.00
Contractor: Kimley-Horn and Associates, Inc.
Department: Community Development, Mary Munekata

6. Canterbury Parkway and Idyllwilde Drive Traffic Signal Contract Modification (CIP 18-010)

Amount: \$36,900
Contractor: Paonia, Inc.
Department: Engineering and Public Works, Chris Hudson

E. PROCLAMATION - Colorado Gives Day in Douglas County

Department: Town Council

Josh Martin moved to approve Consent Agenda items 7A through 7E except 7B which was requested to be withdrawn by the Applicant.

Amy Holland seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS

A. NORTON PROPERTY - Annexation and Zoning

Applicant: Robert and Meredith Norton
Location: Northeast Corner of Pine Drive and Summerset Lane
Department: Community Development, Stacey Nerger
 Community Development, Carolyn Parkinson
TRAKiT No.: Z17-005

- (1) RESOLUTION NO. 18-090**
A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Norton Property Annexation into the Town of Parker
- (2) ORDINANCE NO. 2.265 - Second Reading**
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Norton Property in Douglas County
- (3) ORDINANCE NO. 3.339 - Second Reading**
A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Norton Property to Modified Commercial District and Modified Multiple-Family District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
- (4) ANNEXATION AGREEMENT**

7:34 p.m.

The applicant, Robert and Meredith Norton, propose to annex approximately 9.5 acres of land currently located in unincorporated Douglas County into the Town of Parker. The subject property is located at the northeast corner of Pine Drive and the recently constructed Summerset Lane extension. It currently contains several homes, a garage and accessory buildings.

The applicant also proposes to zone the subject property for future commercial and residential development. The westernmost property adjacent to Pine Drive is approximately 3.2 acres and will be zoned for commercial use as a Modified Commercial District. The easternmost property is approximately 6.3 acres and will be zoned for residential use as a Modified Multiple Family District. The applicant, in consultation with Town staff, has prepared the proposed zoning to balance the market demand for commercial use fronting Pine

Drive with residential uses that provide a transition to the adjacent Parker Vista neighborhood.

Planning Commission held a Public Hearing regarding the proposed zoning on November 8, 2018, and recommended approval subject to the following conditions:

1. Reduce the building height plane to zero feet above the centerline of Pikeview Lane and allow a maximum building height of 15 feet above Pikeview Lane as a Use by Special Review; and
2. Revise the free-standing gas canopy, with or without gas station and convenience store, as a use-by-right and make them allowed as a Use by Special Review.

Attorney for the Applicant, Tamas Viski-Hanka, 501 S. Cherry St., Denver, provided a brief historical background of the area and the happenings since 2016. In 2016, the Town needed the land to build a road called Summerset Lane. In 2017 and 2018 the Town wanted to add single family residential. The Applicant agreed to the changes with the Town, but does not agree with the two additional conditions that the Planning Commission recently recommended to Council.

Public Comment:

Charlie Caudill - 20056 Summerset Court - opposing this annexation and zoning

Debbie Maller - 20766 Summerset Court - opposed

Cheryl Poage - 20845 E. Sheffield Place - opposed the commercial but not residential.

Joseph Sandoval - 10753 Pikeview Lane - opposed the height of buildings.

The Public Hearing was closed at 8:04 p.m.

Joshua Rivero moved to approve Resolution No. 18-090.

Josh Martin seconded the motion.

The motion was approved unanimously.

Amy Holland moved to approve Ordinance No. 2.265 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

Renee Williams moved to approve Ordinance No. 3.339 on second reading.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

Josh Martin moved to approve the Norton Annexation Agreement.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

B. RESOLUTION NO. 18-088

A Resolution to Adopt an Update of the Parker 2035 Master Plan

Department: Community Development, Carolyn Washee-Freeland

8:11 p.m.

The Community Development Department proposes to update the Parker 2035 Master Plan to incorporate minor revisions to the Plan and to include an update of the General Land Use Plan Map. The Parker 2035 Master Plan is a living document that is updated from time-to-time to reflect Town Council policies, address issues of public interest and incorporate updates to guide zoning regulations.

On November 8, 2018, the Planning Commission recommended that Town Council adopt the update to the Parker 2035 Master Plan.

Staff provide an update on the changes included in the 2035 Master Plan which are as follows:

Chapter 2 – Understanding the Context of our Future Decisions: Changed the Urban Growth Boundary (UGB) to Planning Area and removed Intergovernmental Agreement (IGA) references.

Chapter 4 – Purpose of the Master Plan: Added references to the Town of Parker Transportation Master Plan and the new Parks, Recreation and Open Space Master Plan. Added a section entitled Town Council Policies Regarding the Plan.

Chapter 6 – Land Use: The General Land Use Map has been updated; added a reference to the Mainstreet Master Plan; and clarified that commercial uses are required in Neighborhood and Community Centers.

Chapter 10 – Transportation, Goals and Strategies: Added a strategy to ensure that the new Complete Streets Policy is utilized.

Chapter 13 – Open Space and Recreation: Updated Strategy 1.A. to reference the Parks, Recreation and Open Space Master Plan.

Public Comments: None

Mayor Waid closed the Public Hearing at 8:20 p.m.

John Diak moved to approve Resolution No. 18-088.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

ORDINANCES

A. COMPARK VILLAGE SOUTH

Department: Engineering/Public Works, Alex Mestdagh

- (1) ORDINANCE NO. 9.252.3 - Second Reading**
A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding the Design, Construction and Maintenance of Belford Avenue (Peoria Street to Compark Village South) Improvement Project
- (2) RESOLUTION NO. 18-091**
A Resolution to Amend Resolution No. 17-020.2, Series of 2017, to Extend the Expiration Date of the Minor Development Plat for Compark Village South Filing No. 1 Through December 31, 2019, and Approve the Subdivision Agreement for Compark Village South Filing No. 1
- (3) RESOLUTION NO. 18-092**
A Resolution to Amend Resolution No. 17-064, Series of 2017, to Extend the Expiration Date of the Final Plats for Compark Village South Filing No. 2 and Compark Village South Filing No. 2 – Amendment No. 1 Through December 31, 2019

The developer of the proposed Compark Village South subdivision requested extensions of several items associated with this project. This item includes the following requests:

- An extension to the expiration date of the development's Minor Development Plat that creates the major infrastructure for the project, and approval of the associated Amended and Restated Subdivision Agreement.
- An extension to the expiration date of the developments' Final Plats - Compark Village South Filing No. 2 and Compark Village South Filing No. 2, Amendment No. 1 – that creates single-family residential lots.
- A third extension to the terms of an IGA between the Town and Douglas County associated with the development.

These extensions are being requested to allow additional time for the Developer to obtain environmental permits necessary to begin work on the development.

Applicant:

Michael Vickers – MVPCOMPARK, 1001 Bannock Street #463, Denver. He reviewed the project and what has occurred to date.

Public Comment - None

Josh Martin moved to approved Ordinance No. 9.252.3 on second reading.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

Debbie Lewis moved to approve Resolution No. 18-091.

Amy Holland seconded the motion.

The motion was approved unanimously.

Amy Holland moved to approve Resolution No. 18-092.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 9.280 - Second Reading

A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Dispatch Services Agreement

**Department: Finance, Mary Lou Brown
Police, David King**

The Second Replacement Intergovernmental Dispatch Services Agreement will commence on January 1, 2019, and will automatically renew for five subsequent one-year terms. For 2019, the budgeted revenue the Town of Parker will receive is \$633,042.53.

Ordinance Nos. 9.280, 9.281 and 9.282 were heard together.

Public Comment - None

Debbie Lewis moved to approved Ordinance No. 9.280 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

C. ORDINANCE NO. 9.281 - Second Reading

A Bill for an Ordinance to Approve the Second Replacement Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Certain Services and Evidence Storage

**Department: Finance, Mary Lou Brown
Police, David King**

The Second Replacement Intergovernmental Agreement will commence on January 1, 2019, and will automatically renew for five subsequent one-year terms.

John Diak moved to approve Ordinance No. 9.281 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

D. ORDINANCE NO. 9.282 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the City of Lone Tree Concerning Vehicle Fleet Maintenance Services

**Department: Finance, Mary Lou Brown
Engineering/Public Works, Jim Gilbert**

The Town of Parker and the City of Lone Tree have completed an agreement whereby Lone Tree will receive routine, preventative and scheduled vehicle maintenance of Lone Tree vehicles through the Town of Parker Fleet Division. The initial term of the agreement will cover January 1, 2019 through December 31, 2019, and automatically renew for five subsequent one-year terms.

Amy Holland moved to approve Ordinance No. 9.282 on second reading.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

E. ORDINANCE NO. 9.283 - Second Reading**A Bill for an Ordinance to Approve the Intergovernmental Agreement Regarding the Design of Improvements to the High Plains Trail By and Between the Town of Parker and the Arapahoe County Board of County Commissioners**

Department: Parks & Recreation, Dennis Trapp

The Intergovernmental Agreement (IGA) between Arapahoe County and the Town addresses the initial 30% Design and Engineering documents for the High Plains Trail (HPT) formerly known as the E-470 Trail. The cost to complete this work effort is estimated at \$200,000 which will be split between the Town (\$100,000) and Arapahoe County (\$100,000). The County approved the IGA on October 31, and will transfer \$100,000 to the Town. Parker has previously allocated \$100,000 in the 2018 budget for this engineering effort. This IGA will be amended over the course of the HPT project to address various issues and milestones, including future funding commitments by Aurora and Douglas County.

Public Comment - None

Debbie Lewis moved to approve Ordinance No. 9.283 on second reading.

Josh Martin seconded the motion.

The motion was approved unanimously.

F. ORDINANCE NO. 5.82 - Second Reading**A Bill for an Ordinance to Repeal in its Entirety and Readopt Section 7.02.100 of the Parker Municipal Code Concerning Residential On-Street Parking Permits and Fees**

**Department: Engineering and Public Works, Tom Williams
Engineering and Public Works, Tyler Sandt**

The proposed ordinance repeals in its entirety and readopts Section 7.02.100 of the Parker Municipal Code concerning residential on-street parking permits and fees.

Public Comment:

Stephen Curtis - 22104 E. Idyllwilde Drive - would like more permits per household.

Terry Vasberg - 1224 S. Season Court - Thanked the Town for listening. Staff did a great job.

Joshua Rivero moved to approved Ordinance No. 5.82 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

G. ORDINANCE NO. 1.525 - Second Reading

A Bill for an Ordinance to Levy General Property Taxes for the Year 2018 to Help Defray the Costs of Government for the Town of Parker, Colorado, for the 2019 Budget Year

Department: Finance, Mary Lou Brown

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2018, in order to collect property taxes for the 2019 budget year.

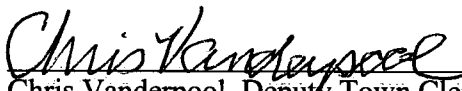
Public Comments - None

Amy Holland moved to approve Ordinance No. 1.525 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:59 p.m.


Chris Vanderpool, Deputy Town Clerk


Mike Waid, Mayor