

**TOWN OF PARKER COUNCIL  
MINUTES  
JUNE 19, 2017**

Mayor Mike Waid called the meeting to order at 6:33 P.M. Councilmember John Diak was absent.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were six (6) items under C.R.S. § 24-6-402(4)(b) to receive legal advice on specific legal questions; the first was C.R.S. Section 12-47-301(11), defining the premises for liquor licenses, the second was Joseph Honahan v. The Tailgate Tavern and several Parker Police Officers, the third was C.R.S. Section 32-1-502, procedure for excluding property from a special district, the fourth was use of Town-owned property at the Parker Joint Service Facility, the fifth was remedies available to the Town under the Professional Services Agreement between the Town and Logan Simpson Design, Inc. and the sixth was specific legal matters concerning a personnel matter.

**EXECUTIVE SESSION**

Debbie Lewis moved and Josh Martin seconded to go into Executive Session at 6:33 P.M. to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Amy Holland moved and Josh Martin seconded to recess the Executive Session at 7:04 P.M.

The motion was approved unanimously.

**REGULAR MEETING**

Mayor Waid reconvened the meeting at 7:09 P.M.

Youngsters from the audience led the Town Council and audience in the Pledge of Allegiance.

**SPECIAL PRESENTATIONS**

• **FEMA Presentation on Community Rating System Classification**

Jacob James explained that in 2016 a review was done and it was determined that the Town went to a rating of 6 to 5 and flood insurance policy holders in the special flood hazard area will receive a discount of 25% on flood insurance. He noted that there was one city better than us and that was Ft. Collins.

The Flood Management and Insurance Branch Chief, Jeff Herd presented the Town Council and staff a plaque recognizing this achievement.

• **Parker Cultural and Scientific Commission**

Diane Roth of the Parker Cultural and Scientific Commission introduced the four (4) new commissioners and the resolution to expand the Commission. The four (4) members were at the meeting – Justin Raynor, Jeanne Ring, Judy Bazile and Susan Willis.

**PARKER CHAMBER OF COMMERCE UPDATES**

Dennis Houston, President and CEO of the Parker Area Chamber of Commerce, gave an update for Parker Days. They estimated that approximately 250,000 people attended the event.

**PUBLIC COMMENTS**

- Gary Atkin, 11945 Meadowood Lane (Hidden River 2), stated he would like to discuss with staff easements which were granted in 2014 by Hidden River regarding trails and storm drainage. They do not believe this was voted on by the association.

**REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

**Debbie Lewis**

1. On Tuesday Debbie attended the Business Retention meeting at Jordan Wine and Spirits.
2. She also attended the opening of the Dog Park and Disc Golf last Tuesday.
3. On Thursday she attended the Creative District Meeting.

**Renee Williams**

1. Attended the Development Design Standards Tour and the Charette.
2. Attended the Parker Days Pageant.
3. Attended the dinner with the Town Directors.
4. Renee and Amy Holland participated in the Planning Commission interviews.
5. Reminded everyone of the free concerts in Discovery Park on Thursday evenings.
6. Attended the PAR Branding meetings.
7. Participated in the qualitative assessment with Douglas County.

**Josh Rivero**

Attended the Disc Golf Park opening.

**Amy Holland**

1. Attended the Centennial Airport roundtable.
2. Participated in the Planning Commission interviews.
3. Participated in the Parker Cultural Commission interviews.
4. Attended the Dog Park Dedication.

**Josh Martin**

E470, with the help of grants, is getting two car charging stations.

**CONSENT AGENDA**

- A. *APPROVAL OF MINUTES*  
*June 5, 2017*
- B. *FIRST AMENDMENT TO AGREEMENT FOR POSSESSION AND USE – Norton*  
*Department: Town Attorney, Jim Maloney*
- C. *SECOND AMENDMENT TO AT-WILL EMPLOYMENT AGREEMENT – Acting Town*  
*Administrator*  
*Department: Town Attorney, Jim Maloney*

- D. *ORDINANCE NO. 1.501 – First Reading*  
*A Bill for an Ordinance to Approve the First Amendment to Deed of Conservation Easement in Gross By and Between the Town of Parker and the Douglas County Land Conservancy Concerning the Harvie Property*  
Department: *Town Attorney, Jim Maloney*  
Second Reading: *July 3, 2017*
  
- E. *ORDINANCE NO. 1.500 – First Reading*  
*A Bill for an Ordinance to Approve the Easement Agreement Between the Town of Parker and the Parker Water and Sanitation District Concerning Salisbury Park North and Salisbury Equestrian Park*  
Department: *Engineering, Alex Mestdagh*  
Second Reading: *July 3, 2017*
  
- F. *ORDINANCE NO. 3.01.113 – First Reading*  
*A Bill for an Ordinance to Amend Sections 13.02.010 and 13.04.100 of the Parker Municipal Code Concerning Definitions and the B-Business District*  
Department: *Community Development, Paul Workman*  
Second Reading: *July 3, 2017*
  
- G. *ORDINANCE NO. 3.205.29 – First Reading*  
*A Bill for an Ordinance to Amend Ordinance Nos. 3.205.3, Series of 2004, 3.205.8, Series of 2008, 3.205.13, Series of 2009, 3.205.21, Series of 2010, and 3.205.22, Series of 2013, and Section 13.04.110(e) of the Parker Municipal Code Concerning the Greater Downtown Zoning District and the Adoption by Reference of the Standards and Guidelines for Development Within the Town Center*  
Department: *Community Development, Paul Workman*  
Second Reading: *July 3, 2017*
  
- H. *ORDINANCE NO. 5.06.39 – First Reading*  
*A Bill for an Ordinance to Amend Sections 7.04.010 of the Parker Municipal Code Concerning Abandoned Vehicles*  
Department: *Town Attorney, Jim Maloney*  
Second Reading: *July 3, 2017*
  
- I. *ORDINANCE NO. 3.329 – First Reading*  
*A Bill for an Ordinance to Amend Section 13.03.040(c)(1) and (2) of the Parker Municipal Code Concerning the Enforcement of the Parker Land Development Ordinance*  
Department: *Town Attorney, Jim Maloney*  
Second Reading: *July 3, 2017*
  
- J. *ORDINANCE NO. 3.01.114 – First Reading*  
*A Bill for an Ordinance to Amend Chapter 13.12 of the Parker Municipal Code Concerning Wireless Communication Facilities*  
Department: *Town Attorney, Jim Maloney*  
Second Reading: *July 3, 2017*

K. RESOLUTION NO. 17-028  
*A Resolution Accepting the Conveyance of Real Property from Douglas County School District RE-1 for Sedgwick Court*  
 Department: Engineering, Chris Hudson

L. RESOLUTION NO. 17-029  
*A Resolution to Appoint the Parks, Recreation and Open Space Director as the Designated Representative to the Board of Directors of the Rueter-Hess Recreation Authority*  
 Department; Town Attorney, Jim Maloney

M. RESOLUTION NO. 17-030  
*A Resolution to Amend the Administrative Organization Plan for the Town of Parker*  
 Department: Acting Town Administrator, Michelle Kivela

N. RESOLUTION NO. 17-031  
*A Resolution Setting the Number of Members of the Parker Cultural and Scientific Commission*  
 Department: Cultural, Elaine Mariner

O. RESOLUTION NO. 17-032  
*A Resolution to Fill Vacancies and to Appoint Regular Members to the Parker Cultural and Scientific Commission*  
 Department: Cultural, Elaine Mariner

P. CONTRACTS ABOVE \$100,000

- *Provision and Installation of Theater Seating at Schoolhouse Theater*  
 Amount: \$175,110.00  
 Contractor: Barbizon Light of the Rockies  
 Department: Cultural, Elaine Mariner

*Josh Martin moved and Amy Holland seconded to approve Consent Agenda Items 6A through 6P.*

*The motion was approved unanimously.*

**TOWN ADMINISTRATOR**

- **Reports**

There was nothing to add to the report that is online.

**PRESENTATION OF CAFR BY CLIFTONLARSONALLEN LLP**

Kevin Kimble of CliftonLarsonAllen LLP explained what a CAFR is and stated that our financials are fair, clear and concise and gave us a clean opinion.

**PUBLIC HEARINGS**

- A. **ORDINANCE NO. 1.493.4 – Second Reading**  
**A Bill for an Ordinance to Adopt the 2017 Revised Budget for the Town of Parker and to Make Appropriations for the Same**  
**Department: Finance, Rhonda Willey**

**7:51 P.M.**

Rhonda Willey summarized the revision by fund and a detailed list of the carryover and supplemental appropriation requests were attached to the ordinance. The total supplemental appropriation for 2017 is \$1,274,111 offset by \$376,332 revenue for a net \$897,779 increase in expenditures. A detailed report is available in the Finance Department.

**Public Comment – None**

The Public Hearing was closed at 7:53 P.M.

Joshua Rivero moved to approve Ordinance No. 1.493.4 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

- B. **COTTONWOOD HIGHLANDS FILING 2C – Final Plat**  
**Applicant: Scott Carlson, Carlson Associates, Inc.**  
**Location: Northeast corner of Chambers Road and Cottonwood Drive**  
**Department: Community Development, Stacey Nerger**

**7:53 P.M.**

This project consists of a Final Plat for 76 single-family residential lots and five open space tracts on 18.9 acres located at the northeast corner of the future Cottonwood Drive and Chambers Road within the Cottonwood Highland Planned Development (PD). In addition, the plat vacates a portion of right-of-way which was dedicated to the Town for future access to the site from Cottonwood Drive. The processing of final plats is typically administrative; however, the need to vacate right-of-way triggers the requirement for Town Council approval at public hearing. A detailed report is available in the Community Development Department.

Rick Holpp, Site Dynamics Inc., 15545 Carob Circle, Parker, represented Lennar Homes and was available for questions.

**Public Comment**

Doug Forte, Dove Ridge Way, stated that construction equipment is still going through his neighborhood and asked that Lennar check on this.

The Public Hearing was closed at 7:59 P.M.

Josh Martin moved to approve, based upon staff findings contained in the staff report.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

**C. DRANSFELDT PLACE MINOR DEVELOPMENT AMENDMENT NO. 1, LOT 2A – Use by Special Review**

**Applicant:** Hover Architecture, Troy Kirschman  
**Location:** Generally located on the southwest corner of Dransfeldt Road and Apache Drive  
**Department:** Community Development, Ryan McGee

**8:00 P.M.**

The applicant requested a Use by Special review approval to allow a light manufacturing use in the Dransfeldt Place Planned Development (PD) zone district. The Dransfeldt Place PD allows light manufacturing with Use by Special Review approval. The applicant has deferred submittal of a site plan pending Use by Special Review approval.

JD Steel is a construction firm that installs concrete reinforcing rebar at development sites in Colorado and surrounding states. According to the applicant, the vast majority (99 percent) of JD Steel’s work occurs off-premises at development sites with a limited amount of work on-site at the subject property. JD Steel will perform on-site work including steel fabrication and assembly within a proposed yard area surrounded by a solid eight (8) foot high wood screen fence. A detailed report is available in the Community Development Department.

**Applicant**

Cindy and Allan Harding, Chesterfield Rd., Castle Rock, CO, explained their business.

**Public Comment – None**

The Public Hearing was closed at 8:09 P.M.

Joshua Rivero moved to approve the Dransfeldt Place Minor Development Amendment No. 1, Lot 2A Use by Special Review, based upon staff findings, with the ten (10) conditions contained in the staff report.

1. Material storage within the warehouse shall not exceed 2,000 square feet as identified in the conceptual site plan dated May 8, 2017. In the event the property owner seeks to exceed 2,000 square feet of indoor warehouse storage an amendment to this Use by Special Review application shall be required.
2. That the applicant/property owner construct an eight (8) foot high solid screen wood fence with masonry piers every fifty (50) feet around the temporary outdoor storage area and rebar pre-assembly yard as proposed and depicted with this Use By Special Review; barbed wire shall not be permitted.
3. That the area within the fence as depicted on the conceptual site plan dated May 8, 2017 shall meet the following conditions:

- a. Be less than 35% of the entire site.
  - b. No more than 4,000 square feet of the area inside the fence shall be used for temporary outdoor storage of material(s). In the event the property owner seeks to exceed 4,000 square feet of temporary outdoor storage an amendment to this Use by Special Review application shall be required.
  - c. No temporary outdoor material(s) storage shall exceed the height of the fence.
  - d. The area(s) outside of the designated 4,000 square foot of temporary outdoor storage area shall be used for access, parking and rebar pre-assembly only.
  - e. The area depicted as “Designated Outdoor Storage Area – 4,000 square feet” shall be used for temporary outdoor storage for a period(s) not to exceed one (1) week and/or seven (7) calendar days and shall not be used for permanent outdoor storage.
4. No area outside of the fence as depicted on the conceptual site plan shall be used for storage of material(s).
  5. In the event that the property owner seeks to change the character of and/or expand the temporary outdoor storage area an amendment to this Use by Special Review application shall be required.
  6. This use by Special Review approval shall be limited to pre-assembly of rebar components for caissons, drilled piers, columns and similar components as described in the narrative uploaded to TRAKiT on March 17, 2017 and any other land uses permitted by the Dransfeldt Place Planned Development (PD) zoning.
  7. THIS APPROVAL SHALL EXPIRE TWELVE (12) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
  8. The property owner and/or applicant must obtain site plan approval within twelve (12) months of the date of this Use by Special Review approval (June 19, 2018).
  9. This approval DOES NOT include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding electrical and structural requirements associated with the sign permit.
  10. This Use by Special Review DOES NOT constitute site plan approval. A separate site plan submittal is required. The site plan submittal must comply with the requirements of the Town of Parker Land Development Ordinance.

Amy Holland seconded the motion.

The motion was approved unanimously.

**ORDINANCE NO. 1.499 – Second Reading**

**A Bill for an Ordinance Approving the Contract to Buy and Sell Real Estate By and Between CP 2.554, LLC, and the Town of Parker**

**Department: Engineering, Chris Hudson**

This is for approval of a contract to purchase the right-of-way for the future Kings Point Way and Cottonwood Drive intersection. The property is located at the northeast corner of the intersection of Cottonwood Drive and the proposed extension of Kings Pont Way.

Town Council approved a supplemental budget request for funding this acquisition as part of the first quarterly supplemental budget process in March of 2017.

The property owner requested that the proposed easement area be converted to a fee conveyance (right-of-way). This resulted in a higher valuation for the property as the Town would be acquiring the easement area in its entirety instead of partial ownership. Based on this change, the Town and the property owner agreed to a value of \$20,000 for this area. This valuation is consistent with what was paid by the Kings Point South Metropolitan District in 2016 on their acquisition for Kings Point Way.

Joshua Rivero moved to approve Ordinance No. 1.499 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

Joshua Rivero moved and Debbie Lewis seconded to recess the regular meeting at 8:13 P.M.


The motion was approved unanimously.

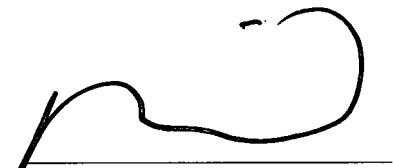
Amy Holland moved and Josh Martin seconded to go back into Executive Session at 8:30 P.M.

The motion was approved unanimously.

Debbie Lewis moved and Josh Martin seconded to come out of Executive Session at 9:46 P.M. at which time the regular meeting was adjourned.

The motion was approved unanimously.

  
Carol Baumgartner, Town Clerk

  
Mike Waid, Mayor