



# TOWN COUNCIL MEETING UPDATE

*June 18, 2018*



**PARKER**  
C O L O R A D O

## **PUBLIC HEARINGS AND SECOND READINGS**

### ***Agreements Presented for Public Hearing***

- **Takoda Tavern Tax and Fee Assistance Program Agreement**

Town Council approved an application to the Town of Parker's Tax and Fee Assistance Program (TAP) from Takoda Tavern, which is constructing a new 12,000-square-foot commercial building to expand its business, located just south of its current location on Hess Road east of Parker Road. The TAP agreement includes a rebate of 50 percent of building permit fees and construction use taxes and 50 percent of increased sales tax for a period not to exceed five years. The combined maximum rebate of all fees and taxes can not exceed \$110,000. Takoda Tavern's project meets the following goals of the Town's TAP program: 1. Assists with the expansion of a local business; 2. Provides new jobs; 3. Produces increased sales tax; and 4. Contributes to the diversity of jobs and employment opportunities in the Town of Parker.

**Approved 5-0**

### ***Items Approved on First Reading on June 4***

- **Sales Tax on Qualified Nonprofit Organizations**

The Town would like to create a fair and rational basis for exempting charitable organizations from Town sales tax. The approval of Ordinance No. 8.28.6 amends Section 4.03.200(a) of the Parker Municipal Code and adds the following exemptions: "(46) All sales made to, billed directly to, and paid directly by, a qualified nonprofit organization."

**Approved 5-0**

- **Sales Tax on Gas and Electric Service**

This approved amendment to the Municipal Code adds gas and electric service and the sale and purchase of electricity or gas for industrial use to the list of goods and services that are exempt from sales tax.

**Approved 5-0**

- **Compliance of New Construction with Public Utility Regulations**

The Parker Water and Sanitation District contacted the Town after the first of the year seeking assistance in enforcing violations of the District's rules and regulations by developers/contractors. These two approved ordinances authorize the Town to enforce violations of the rules and regulations of the water and sewer providers that serve the Town by the issuance of stop work orders. The Town also has gained authorization to withhold building permits for projects that are not in compliance with all applicable public utility requirements and regulations.

**Approved 5-0**

- **2018 Coordinated Election**

The Town is required to enter into an intergovernmental agreement in order participate in a coordinated election in 2018 with Douglas County.

**Approved 5-0**

*continued >>>>>>>>*

## CONSENT AGENDA

*Consent agenda items are considered to be routine and are enacted by one motion or vote, unless a Councilmember asks that one be removed for further discussion.*

### ***First Readings - Items Approved for Second Reading Scheduled for June 18***

- **Corporate Park at Stonegate Rezoning**

The applicant, Woodspear Properties, proposes to rezone the Corporate Park at Stonegate Property located immediately north of E-470 and west of Jordan Road from Modified Light Industrial to the Corporate Park at Stonegate Planned Development (PD). The applicant would like to revise the mix of uses originally approved by the Town during the annexation and zoning of the property in 2015. The rezone would allow additional commercial and light industrial uses on the property to be consistent with the uses permitted by Douglas County zoning prior to the property being annexed into Parker in 2015. The properties are currently developed with two-flex buildings for office and light industrial use with access from Parkerhouse Road.

**Approved 5-0**

- **Pine Lane and Parker Road Properties - Annexation and Zoning**

The Town has received a petition from multiple property owners to annex the properties located at the northwest and southeast corners of the intersection of Parker Road and Pine Lane. The proposed annexation area has a total size of approximately 15.5 acres and consists of 10 lots with eight different property owners. The character of the area is commercial with some vacant land. The property owners submitted an application to zone the land to Modified C-Commercial.

**Approved 5-0**

### ***First Readings - Items Approved for Second Reading Scheduled for July 16***

- **2018 Town of Parker Budget Revisions**

Sales tax revenue in the Town of Parker during the first four months of 2018 has continued to decline. The last two months have been close to a year-to-date growth rate of 0%. In early May, Town Council approved a set of General Fund 2018 budget adjustments that reduced the budgeted sales tax revenue by \$2.7 million to reflect the decline that occurred during 2017. An additional \$2.0 million in General Fund sales tax revenue and expense reductions now needs to occur to reflect the new projected 2018 budgeted sales tax revenue.

**Approved 5-0**

***Motions, Contracts, Resolutions, Proclamations, Agreements*****• Third Addendum to Agreement for Possession and Use - Norton Property**

The Town previously adopted an ordinance stating its intent to acquire the property necessary for the construction of the Summerset Lane extension project, extending east of Pine Lane. As part of negotiation, property owners Robert and Meredith Norton entered into an Agreement for Possession and Use, and Town Council approved the agreement. Per the agreement, the Nortons will allow the Town to use the real property that they own for the construction of Summerset Lane at no cost and will convey this property to the Town at no cost if the balance of the property is annexed into the Town and zoned. In the event the balance of the property is not annexed and zoned, the Town will have to pay for the property used to construct Summerset Lane. Due to delays in getting the bank deed of trust released from the property owned by the Nortons, the period for negotiations needed to be extended for a third time to Dec. 31, 2018 through this addendum.

**Approved 5-0**

**• Town of Parker Planning Commission Appointments**

Town Council approved a resolution resulting in the appointments to the Town of Parker Planning Commission of three regular members (Eliana Burke, Erik Frandsen and Kelly Hickler) and three alternate members (Tracie Manske, Ruth Ann Nelson and Kimberly Rodell), as well as a Commission Chair (Gary Poole).

**Approved 5-0**

**• Contracts Over \$100,000**

Two contract over \$100,000 were approved by Town Council:

1. A trade contractor agreement with Paonia, Inc. in the amount of \$245,413 for the installation of a new traffic signal at the intersection of Canterberry Parkway and Idyllwilde Drive.
2. A trade contractor agreement with Iron Woman Construction and Environmental Services, LLC in the amount of \$115,166.38 for stormwater improvements to the Sierra Middle School detention pond. Among the improvements needed to help protect downstream stormwater infrastructure is a concrete trickle channel and forebay to help contain sediment, as well as the repair of a large grouted boulder drop structure that has completely failed over the last four years.

**Approved 5-0**