

**TOWN OF PARKER COUNCIL
MINUTES
AUGUST 21, 2017**

Mayor Mike Waid called the meeting to order at 5:47 P.M. Councilmember Debbie Lewis was absent.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were five (5) items. Under C.R.S. § 24-6-402(4)(b) there were four (4) items to receive legal advice on specific legal questions; the first was on Ordinance No. 3.01.114, Series of 2017 (small cells), the second was on Sections 10.01.020, 10.01.050, and 13.07.130 of the Parker Municipal Code (concerning sidewalk maintenance), the third was on Section 13.04.240 of the Parker Municipal Code (zoning amendment) and the fourth was the Intergovernmental Agreement between the Town and Douglas County (for a comprehensive development plan); under C.R.S. § 24-6-402(4)(e) there was one item on Parker Tennis Center Lease.

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) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Amy Holland moved and John Diak seconded to recess the Executive Session at 7:10 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:15 P.M.

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

SPECIAL PRESENTATIONS – None

PARKER CHAMBER OF COMMERCE UPDATES – None

PUBLIC COMMENTS – None

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL – None

CONSENT AGENDA

- A. *APPROVAL OF MINUTES*
August 7, 2017
August 14, 2017

- B. *ORDINANCE NO. 3.64.2 – First Reading*
A Bill for an Ordinance Amending Ordinance No. 3.64.1, Series of 1994, Concerning the Bradbury Ranch Development Plan and Guide, and Approving the Fourth Amendment to the Bradbury Ranch Development Plan and Guide Pursuant to the Town of Parker Land Development Ordinance
Department: Community Development, Ryan McGee
Second Reading: September 5, 2017
- C. *ORDINANCE NO. 3.286.3 – First Reading*
A Bill for an Ordinance to Amend Section 13.07.150(c) and Section 13.10.180 of the Parker Municipal Code Concerning Guarantee of Landscaping Improvements and Landscape Site Completion Deposit
Department: Community Development, Bryce Matthews
Second Reading: September 5, 2017
- D. *ORDINANCE NO. 1.502 – First Reading*
A Bill for an Ordinance Conveying the Harvie Water Rights to the Parker Water and Sanitation District by Special Warranty Deed
Department: Recreation, Dennis Trapp
Town Attorney, Jim Maloney
Second Reading: September 5, 2017
- E. *ORDINANCE NO. 1.503 – First Reading*
A Bill for an Ordinance to Approve the Ground Lease for Town-Owned Property By and Between the Town of Parker and Parker Tennis Center, LLLP
Department: Recreation, Jim Cleveland
Recreation, Dennis Trapp
Second Reading: September 5, 2017
- F. *ORDINANCE NO. 9.269 – First Reading*
A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Lemon Gulch Downstream of Crowfoot Valley Road (Agreement No. 17-06.08, Project No. 106741) By and Between Urban Drainage and Flood Control District and the Town of Parker
Department: Engineering, Jacob James
Second Reading: September 5, 2017
- G. *RESOLUTION NO. 17-041*
A Resolution Providing Consent to the Inclusion of Property Within Cottonwood Highlands Metropolitan District No. 1
Department: Town Attorney, Jim Maloney
- H. *RESOLUTION NO. 17-042*
A Resolution to Determine that the Highlands at Kings Point Property Annexation Petition Substantially Complies with the Requirements of the Annexation Act of 1965 and to Set a Public Hearing Date for October 16, 2017
Department: Community Development, Stacey Nerger
Community Development, Carolyn Parkinson

I. **RESOLUTION NO. 17-043**
A Resolution to Determine that the Kings Point Way Right-of-Way Property Annexation Petition Substantially Complies with the Requirements of the Annexation Act of 1965 and to Set a Public Hearing Date for October 16, 2017

*Department: Community Development, Stacey Nerger
Community Development, Carolyn Parkinson*

J. **RESOLUTION NO. 17-044**
A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of Parker's 2017 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds, and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith

Department: Community Development, Bryce Matthews

K. **RESOLUTION NO. 17-045**
A Resolution Accepting the Conveyance of a Public Sidewalk Easement from Super America, LLC, for a Portion of Lot 3, Krump Commercial Subdivision.

Department: Engineering, Tom Gill

L. **CONTRACTS ABOVE \$100,000**

- *Records Management and Field Reporting System*
Amount: \$1,137,424.24
Contractor: TriTech Software Systems
Department: Police, Ron Combs

Joshua Rivero moved and Josh Martin seconded to approve Consent Agenda Items 6A through 6L.

The motion was approved unanimously.

TOWN ADMINISTRATOR

- **Reports**

The Town Administrator's monthly report was provided in the packet and online.

ORDINANCE NO. 3.01.114 – Second Reading (Cont'd from 7/3/17 and 7/17/17)

A Bill for an ordinance to Amend Chapter 13.12 of the Parker Municipal Code Concerning Wireless Communication Facilities

Department: Town Attorney, Jim Maloney

House Bill 17-1193 goes into effect July 1, 2017, necessitating amendments to Chapter 13.12 of the Parker Municipal Code.

Public Comment – None

The Public Hearing was closed at 7:49 p.m.

Joshua Rivero moved to approve Ordinance No. 3.01.114 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS

A. TRACTS A & C, COTTONWOOD SUBDIVISION FILING No. 11 PROPERTY – Annexation and Rezoning

Applicant: Jill Luchs, Cottonwood Highlands Metropolitan District No. 1
Location: West of Jordan Road, north of Apace Plume Drive and south of Bluegrass Circle
Department: Community Development, Stacey Nerger

7:50 PM

The applicant proposed to annex and zone an existing stormwater detention pond within Douglas County into the Town of Parker. The pond is proposed to be zoned open space within the Cottonwood highlands Planned Development (PD). The Cottonwood Highlands Metro District recently acquired the pond property and will be responsible for maintenance and operation of the facility. The proposed rezoning will make the pond a part of the Cottonwood Highlands PD and will not change existing Planning Areas or residential density.

Public Comment – None

The Public Hearing was closed at 8:55 P.M.

- (1) **RESOLUTION NO. 17-046**
A Resolution to Set Forth Town Council’s Findings of Fact and Conclusions as to the Eligibility of Tracts A & C, Cottonwood Subdivision Filing No. 11 Boulevard Property for Annexation into the Town of Parker

Joshua Rivero moved to approve Resolution No. 17-046.

Renee Williams seconded the motion.

The motion was approved unanimously.

- (2) **ORDINANCE NO. 2.252 – Second Reading**
A Bill for an ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Know as Tracts A & C, Cottonwood Subdivision Filing No. 11 Property Located in Douglas County

Joshua Rivero moved to approve Ordinance No. 2.251 on second reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

- (3) **ORDINANCE NO. 3.213.6 – Second Reading**
A Bill for an Ordinance Amending Ordinance Nos. 3.213, Series of 2003, 3.213.1, Series of 2006, 3.213.2, Series of 2011, 3.213.3, Series of 2011, 3.213.4, Series of 2014, and 3.213.5, Series of 2015, by the Addition of Certain Property to the Planned Development Zoned Area Known as the Cottonwood Highlands Planned Development Property, and Amending the Cottonwood Highlands Planned Development and Amending the Zoning Ordinance and Map to Conform Therewith

Joshua Rivero moved to approve Ordinance No. 3.213.6 on second reading.

Josh Martin seconded the motion.

The motion was approved unanimously.

- (4) **THIRD AMENDMENT TO AMENDED AND RESTATED ANNEXATION AGREEMENT COTTONWOOD HIGHLANDS**

Joshua Rivero moved to approve, based upon staff findings, the Third Amendment to Amended and Restated Annexation Agreement Cottonwood Highlands.

Amy Holland seconded the motion.

The motion was approved unanimously.

B. STROH RANCH FILING NO. 18B 4th AMENDMENT – Sketch and Preliminary Plan

Applicant: Norris Design, Bill Mahar
Location: Generally located east and west of French Creek Ave.
Department: Community Development, Ryan McGee

7:57 P.M.

The applicant was seeking approval of a Sketch and Preliminary Plan to create 175 single-family detached lots and 16 tracts of open space and park land within the Stroh Ranch Planned Development (PD). The Stroh Ranch Filing No. 18B Sketch and Preliminary Plan are consistent with the Stroh Ranch PD Planning Area 6 (PA-6) as to use, residential density and subdivision design/development standards. The subject property is 44.39 acres in total area and the proposed density of 3.94 dwelling units per acre.

Applicant

Bill Mahar and Brock Chapman, Norris Design, 7200 Alton Way, Centennial, were present and concurred with staff. They explained the plan for the site.

Public Comment – None

The Public Hearing was closed at 8:04 P.M.

John Diak moved to approve the Stroh Ranch Filing No. 18B 4th Amendment Sketch and Preliminary Plan, based upon staff findings, with the four (4) conditions contained in the staff report:

1. The items and issues identified in the Parker Water and Sanitation District letter dated June 28, 2017, be addressed and resolved prior to Final Plat approval.
2. The applicant must address and resolve all Town of Parker Engineering Department review comments prior to Final Plat approval.
3. Utility easements as requested by PSCo, IREA and Parker Water and Sanitation District shall be shown on the Final Plat.
4. The applicant shall meet required setbacks, setbacks and zoning as stated with the Stroh Ranch PD Guide and the Parker Land Development Ordinance.

C. TAX AND FEE ASSISTANCE PROGRAM AGREEMENT FOR C&M VENTURES, LLC

Department: Economic Development, Matt Carlson

8:06 P.M.

The applicant, C&M Ventures, LLC is the real estate development subsidiary of Architectural Concepts, LLC, has filed an application with the Town to participate in the Tax and Fee Assistance Program (TAP), pursuant to Parker Municipal Code 4.02.

The proposal will include:

A Rebate of 50% of building permit fees and construction use taxes that shall not exceed \$40,000.00.

Architectural Concepts, LLC is a primary employer located in Parker that is a manufacturer of specialty millwork. They are currently located on Longs Way in the light industrial zone and seek to construct an adjacent building that would double their production capacity. They project employment of approximately 70 individuals at move-in growing to 110 during the first five years of operation with an average annual salary of \$55,000.

This project meets the following goals of the Town’s Tax and Fee Assistance Program:

- Contributes to the diversity of jobs and employment opportunities
- Brings a value-added result to the Town with the addition of primary employment
- Assists the growth and expansion of an existing business in Parker

Public Comment – None

The Public Hearing was closed at 8:08 P.M.

Amy Holland moved to approve the Tax and Fee Program Assistance Agreement for C&M Ventures, LLC.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

ORDINANCE NO. 9.268 – Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the County of Douglas Concerning Terms of Use for the Douglas County Truck/Car Wash & Fueling Stations at the Parker Road & Bridge Operations Center

Department: Public Works, Jim Gilbert

8:09 P.M.

The Town of Parker has the opportunity to enter into an Intergovernmental Agreement (IGA) with Douglas County to engage in the use of an equipment wash and fuel facility for Town equipment.

There is no additional funding required for this action. Existing budgets for fuel and wash exist in operating budgets.

Public Comment – None

The Public Hearing was closed at 8:13 P.M.

Josh Rivero moved to approve Ordinance No. 9.268 on second reading.

Amy Holland seconded the motion.

The motion was approved unanimously.

ORDINANCE NO. 3.147.6 – Second Reading (Cont'd. from 3/20/2017 and 5/15/17)
(Continue to a date uncertain)

A Bill for an Ordinance to Amend Section 13.07.030 of the Parker Municipal Code Concerning Residential Roadway Buffering Standards

Department: Community Development, Carolyn Parkinson

Renee Williams moved to continue Ordinance No. 3.147.6 for second reading to a date uncertain.

John Diak seconded the motion. Four approved and one opposed. Josh Rivero opposed. The motion passed 4-1.

The meeting was recessed at 8:14 p.m.

Amy Holland moved and Josh Rivero seconded to go back into Executive Session at 8:16 p.m.

The motion was approved unanimously.

Amy Holland moved and Josh Rivero seconded to come out of Executive Session at 9:13 P.M, at which time the regular meeting was adjourned.

Chris Vandenberg
~~Carol Baumgartner, Town Clerk~~
Deputy Town Clerk


Mike Waid, Mayor