



# TOWN COUNCIL MEETING UPDATE

*Dec. 2, 2019*



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

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## **PUBLIC HEARINGS AND SECOND READINGS**

### ***Public Hearings***

- **Unplatted Looking Glass Segment 1 - Sketch and Preliminary Plan**

Town Council approved a sketch and preliminary plan for the Hess Ranch Planned Development that is being marketed as Looking Glass. This community will be located in the southwest section of the Town, west of Crowfoot Valley Road, east of Rueter-Hess Reservoir and south of the future Stroh Road extension. The sketch and plan include the following elements: 588 lots for detached single-family homes; an unbuildable tract for single-family attached (paired) homes; a total of 136.25 acres of open space with local and regional trails; and a total of 17.05 acres of parks.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Parker Road Corridor Plan**

Town Council passed a resolution adopting the Parker Road Corridor Plan as part of the Parker 2035 Master Plan. The purpose of the plan was to analyze the many land use, transportation and growth issues that impact Parker Road and prepare an updated community vision for the corridor. The plan is a land use-transportation policy document that incorporates recommendations and strategies to guide future decision-making by the Town, CDOT and partners such as Douglas County and the E-470 Highway Authority. It is a roadmap to effectively manage growth, promote appropriate land uses, guide in-fill development and improve highway operations and safety while prioritizing future infrastructure investment in the corridor to realize the community vision for Parker Road in the future.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Camp Bow Wow Kennel Expansion - Use by Special Review**

Town Council approved a Use by Special Review request from Camp Bow Wow to expand its existing dog kennel size from 5,574 square feet to approximately 7,450 square feet in total area, as well as the approval of an additional fenced outdoor play area to provide more recreation space for animals. This will expand the total fenced outdoor play areas to 3,810 square feet in size.

**Approved 5-1 (In Favor: Diak, Poage, Rivero, Toborg, Williams; Opposed: Lewis)**

- **2019 Town of Parker Budget Revisions**

Town Council passed a resolution adopting budget revisions that amend appropriated funds for 2019. The total budget amendment is a net increase of \$1,573,525 revenue to the General Fund and a net increase of expenditures of \$376,060 to the Capital Improvements Fund. Revisions included differences in debt levels following the refinancing of the Town's 2009 bonds (revenue increase), as well as expenditures related to two developer-funded projects in the Public Improvements Fund.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

*continued >>>>>>>>*

## **PUBLIC HEARINGS AND SECOND READINGS (con't)**

### ***Public Hearings (con't)***

- **2020 Town of Parker Budget Adoption**

Town Council passed a resolution adopting the 2020 Town of Parker Annual Budget. Staff is required by Town Charter to submit a budget for the coming year to Council. The projected budget is balanced across all funds. The General Fund cash balance meets the requirement of maintaining at least a 25% reserve equal to the total annual General Fund appropriations.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Compark Village South - Expiration Date Extensions**

Town Council passed a pair of resolutions that extend the expiration date of the Minor Development Plat through June 30, 2020 and approve the subdivision agreement for Compark Village South Filing No. 1, as well as 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 Dec. 31, 2020. These extensions were requested to allow additional time to obtain environmental permits necessary to begin work on the developments.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Park Dedication Standards Update Report**

Town Council passed a resolution of support for the new Parks Dedication Standards Update Report. Community Development and Parks and Recreation staff identified issues with the previous park dedication standards in the Town's Land Development Ordinance that guide the amount and type of parks provided with new residential development. These parks are important because they support residential quality of life, supplement the Town-owned parks system and relieve pressure on Town recreation facilities. Staff determined there was a need for updated standards to ensure that new residential development incorporates improved park facilities and higher quality amenities and reflects best practices for park design and planning.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Temporary Parking Waiver - Lazlo Hotel Development**

Town Council passed a resolution to allow for the issuance of a temporary certificate of occupancy for the full use/opening of the new Lazlo Hotel development and all associated uses with 64 parking spaces that have been built to date. Per regulations included in the Town's Land Development Ordinance, the hotel and associated commercial uses generate the need for 81 off-street parking spaces to comply with the Code. The resolution temporarily defers the construction of the 17 required off-street parking spaces to be located on the remainder portion of the lot. The Town will not accept new applications or approve pending applications for site plans, replats or any development permits on the remainder lot that do not provide for the construction of the required 17 off-street parking spaces to serve the hotel and associated uses.

**Approved 5-1 (In Favor: Diak, Lewis, Rivero, Toborg, Williams; Opposed: Poage)**

## **PUBLIC HEARINGS AND SECOND READINGS (con't)**

### ***Second Readings***

- **2020 Property Tax Mill Levy Verification**

The Town of Parker is required to certify a mill levy to Douglas County prior to Dec. 15, 2019, in order to collect property taxes for the 2020 budget year. Town Council approved this ordinance to certify a mill levy of 2.602, the same figure as 2019.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Suspension of Development Outside Zoning - Emergency Ordinance Affirmation**

Town Council affirmed adoption of Emergency Ordinance No. 3.352, in accordance with Section 7.6 of the Town of Parker Home Rule Charter, to temporarily suspend for 180 days the processing and approval of any application or permit related to the development of properties that are not included in a zoning district. On Oct. 21, Council approved an emergency ordinance to temporarily suspend for 180 days the processing and approval of any application or permit related to the development of properties that are not included in a zoning district. Because of the possibility of significant land use and public welfare impacts associated with the development of property not included within a zoning district, including the potential of applications being made for land uses that are substantially incompatible with surrounding uses, the Council desires to investigate the appropriate provisions that provide a manner of addressing properties that are not included in a zoning district and to give time to Town staff to develop and if appropriate, for Council to adopt amendments to the Land Development Ordinance to address this situation. The purpose of this ordinance was to affirm adoption of the emergency ordinance in accordance with Section 7.6 of the Town of Parker Home Rule Charter.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Exemption From and Collection of Stormwater Utility Fees**

Town Council approved an ordinance to amend the Entitled Stormwater Management Program section of the Parker Municipal Code in order to provide clarification and definition of “private streets, rights-of-ways and alleys” to better interpret their exemption from the Stormwater Utility Fee. Previously, in certain scenarios, private streets may have been part of a lot and, more commonly, split between multiple lots instead of being located in separate tracts. This new, more specific definition provides clarity to staff and property owners as to what qualifies as a “private street, right-of-way or alley.” Also included in this ordinance were code revisions related to the Stormwater Fee billing to better align with the current practices in the Town’s Finance Department.

**Approved 5-1 (In Favor: Diak, Lewis, Rivero, Toborg, Williams; Opposed: Poage)**

- **Schoolhouse Gym Property - Purchase and Sale Agreement**

Town Council approved a purchase and sale agreement for the downtown property located just to the west of The Schoolhouse property known as the Schoolhouse gym property. According to the agreement, ACG, LLC has offered \$330,000 for the 14,985-square-foot site and will construct and operate a restaurant and tavern on the property.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

## **PUBLIC HEARINGS AND SECOND READINGS (con't)**

### ***Second Readings (con't)***

- **Marijuana Consumption by a Minor**

Town Council approved an ordinance that makes it unlawful for a person under the age of 21 to possess, attempt to possess, purchase, obtain or consume marijuana. The previous ordinance did not address consumption of marijuana by a minor.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Belford Metropolitan Districts**

Town Council approved a pair of ordinances resulting in the approval of an Intergovernmental Agreement for Belford North Metropolitan District and the Amended and Restated Intergovernmental Agreement for Belford South Metropolitan District.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

### ***Items Continued to Jan. 21, 2020***

- **Chambers Road Widening Project Cost Sharing Agreement**

An intergovernmental agreement (IGA) has been proposed between the Town and Douglas County that would establish the reimbursement amount and maintenance responsibilities for the recently completed Chambers Road widening project (Lincoln Avenue to Mainstreet) adjacent to the Newlin Crossing development. As the road widening project was completed by Douglas County and the annexation agreement is with the Town, an IGA is needed to establish the reimbursement amount and determine maintenance responsibilities. This IGA establishes the reimbursement cost of \$1,353,184.89 and also establishes when the reimbursement amount is adjusted annually by the Consumer Price Index (CPI). Upon receipt of the reimbursement cost from the developer to the Town, the Town will have 60 days to pay Douglas County. The IGA also addresses the long-term maintenance of the roadway improvements with the Town agreeing to maintain the section of the roadway that has been annexed by the Town.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

## **CONSENT AGENDA**

### ***First Readings - Second Readings Scheduled for Jan. 6***

- **Town Administrator Duties**

Town of Parker voters approved amendments to the Town of Parker Home Rule Charter concerning emergency powers (Section 15.14) and the personnel manual (Section 15.19) during the Nov. 5 Special Election. Those amendments necessitated changes to Section 2.03.020, concerning the Town Administrator's functions and duties.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

## CONSENT AGENDA (con't)

### ***Motions, Contracts, Resolutions, Proclamations, Agreements***

- **2020 Townwide Chip Seal/Slurry Program**

The Engineering and Public Works Department is preparing projects for 2020 street maintenance efforts, which also includes the annual chip seal/slurry seal project. The competitively bid 2019 solicitation for chip seal/slurry seal included notice to bidders that two optional additional one-year renewals were available for the Town to exercise. The Department desires to negotiate unit pricing with the vendor, Vance Brothers, Inc., to enter into a contract for 2020 services, utilizing the optional contract renewal. The renewal will streamline the project preparation process. Town Council passed this resolution exercising that optional renewal.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Town of Parker Organization Plan**

Town Council passed this resolution to amend the Town of Parker's organizational plan at the request of the Town Administrator. The amended organization plan shifts the oversight of the Economic Development Division from the Community Development Director to the Town Administrator. The adjustment allows for improved communication and guidance between the Town Administrator's office, elected officials and Economic Development staff. This is also consistent with the placement and oversight of the economic development function in other municipalities.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Crowfoot Filing Nos. 9 Through 13 Final Plat Extension**

Town Council passed this resolution granting E5X Management a partial waiver from the Land Development Ordinance (LDO) to extend the approvals for the Trails at Crowfoot Filings No. 9 through No. 13 Final Plats to Dec. 31, 2020. E5X Management requested the extension to provide additional time to finalize their developments and the sale of land with prospective builders. They also require additional time to address comments recently issued by Douglas County about North Pinery Parkway.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Special Licensing Authority Appointments**

Town Council passed this resolution appointing three regular members (Mike Appleby, Bryan Campbell and Jon Brusco), one alternate member (Steve Conner), a chairperson (David Chung) and a vice chairperson (Kelli Narde) for the Special Licensing Authority, as required by the Parker Municipal Code.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

## CONSENT AGENDA (con't)

### *Motions, Contracts, Resolutions, Proclamations, Agreements (con't)*

- **Colorado Gives Day**

Town Council passed this resolution of support of Colorado Gives Day and proclaimed Dec. 10, 2019 as Colorado Gives Day in the Town Parker. Colorado Gives Day is an annual statewide movement to celebrate philanthropy and increase online giving. It is the largest day of philanthropic giving in the state. Colorado Gives Day promotes a 24-hour period to give where you live. Coloradans are encouraged to participate in Colorado Gives Day, because all donations make a difference to nonprofits that are working to improve the quality of life in our communities.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**

- **Contracts Over \$100,000**

Two contracts over \$100,000 were awarded by Town Council:

1. A performance agreement with Give 5 Productions in the amount of \$135,000 for production services related to the musical "Mamma Mia," which will be presented by Parker Arts in the summer of 2020.
2. A fifth amendment to the professional services agreement with Evolution Communications agency, the media agency of record for Parker Arts, in the amount of \$207,000. Evolution Communications provides Parker Arts with media buying and placement services.

**Approved 6-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg, Williams)**