



TOWN COUNCIL MEETING UPDATE

Sept. 21, 2020



PARKER
C O L O R A D O

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PUBLIC HEARINGS

Public Hearings

- **Carousel Farms Filing No. 1, Lots 11 and 12 - Fence Variance**

Town Council denied fence variance requests made for two lots located in the Carousel Farms Planned Development (PD) at the intersection of Mainstreet and Newlin Gulch Boulevard. The applicant requested two variances to allow a six-foot high, solid privacy fence on the two properties located adjacent to a dedicated open space tract, which are not allowed by Parker's Land Development Ordinance.

Approved 3-1 (In Favor: Diak, Rivero, Poage; Opposed: Toborg)

- **Tax and Fee Assistance Program Agreement - The Wild Goose Saloon**

Town Council approved a Tax and Fee Assistance Program (TAP) Agreement with The Wild Goose Saloon, a planned 7,200-sf indoor eating/drinking/entertainment establishment with a 6,300-sf patio in the Greater Downtown District of Parker. Under the TAP Agreement, Wild Goose will receive: 1.) 50 percent of the enhanced sales taxes generated by the project, excluding the Parks and Recreation Sales Tax, for a maximum of three one-year terms; and 2.) 50 percent of development fees, which include permit fees, plan check fees, and construction use taxes collected by the Town during the construction permitting process for the initial construction of the project. The maximum period that the TAP Agreement will be in effect is three years or until the maximum sum of \$154,000 is shared, whichever occurs first, at which time the TAP Agreement will terminate. This project meets several goals of the TAP Program, including: produces increased sales taxes; provides new jobs (employment); provides for the creation or enhancement of a unique downtown; and contributes to the diversity of jobs and employment opportunities in the Town of Parker.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Tax and Fee Assistance Program Agreement - Big Tool Box**

Town Council approved a Tax and Fee Assistance Program (TAP) Agreement with Big Tool Box, a planned 32,000-sf indoor and 87,000-sf outdoor business that includes an Ace Hardware, Nursery Garden Center, Sprinkler Center and Repair and Rental. Under the TAP Agreement, Big Tool Box will receive: 1.) 50 percent of the enhanced sales taxes generated by the project, excluding the Parks and Recreation Sales Tax, for a maximum of six one-year terms; and 2.) 50 percent of development fees, which include permit fees, plan check fees, and construction use taxes collected by the Town during the construction permitting process for the initial construction of the project. The maximum period that the TAP Agreement will be in effect is six years or until the maximum sum of \$600,000 is shared, whichever occurs first, at which time the TAP Agreement will terminate. This project meets several goals of the TAP Program, including: produces increased sales taxes; provides new jobs (employment); provides for the creation or enhancement of a unique downtown; and contributes to the diversity of jobs and employment opportunities in the Town of Parker.

Approved 4-0 (In Favor: Diak Rivero, Toborg; Opposed: Poage)

continued >>>>>>>>

CONSENT AGENDA

First Readings - Second Readings Scheduled for Oct. 5

- **Bowey Property - Annexation and Zoning**

The Town of Parker has proposed an enclave annexation of the Bowey Property, a 48.9-acre Douglas County enclave located at the northeast corner of Parker Road and Pine Drive. The zoning would be given the A-Agricultural District designation. The proposed zoning will ensure that the use of the Bowey Property for agricultural uses may continue, until the Bowey Property is developed. The public hearing to change the zoning of the property is scheduled for Nov. 2.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Tobacco Smoking Restrictions**

This proposed ordinance would amend Section 6.02.040 of the Parker Municipal Code to comply with HB 20-1001, which raised the minimum age of a person to whom tobacco products may be sold from 18 years of age to 21 years of age. Section 2 of HB 20-1001 includes revisions to the signage that must be displayed by retail tobacco businesses and cigar-tobacco bars concerning this new minimum age restriction. This proposed ordinance would amend Section 6.02.040 of the Parker Municipal Code to provide for the same revisions to the signage requirements as HB 20-1001.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **2020 Town of Parker Budget**

This proposed ordinance would will increase the Town's Public Improvement Fund's revenue by \$12,860,000 to account for the transfer of funds from Parker Authority for Reinvestment (PAR) from the loan agreement from Chase Bank which closed on Sept. 4. In coordination with PAR, the Town of Parker developed a capital projects list for the Parker Central Area, which could be funded through the urban renewal area. The process in which the project list was developed included reviewing the Town's capital list and identifying projects within the urban renewal boundaries, and then PAR evaluated the projects based on eliminating or reducing blight. The capital project list was finalized in June 2020. The project list includes eight projects, totaling \$12,750,000. To fund these projects, PAR entered into a loan agreement with Chase Bank. The projects would need to be substantially complete within 3 years. The funds from the loan will be transferred to the Town of Parker in the Public Improvements Fund. This budget amendment will increase the revenue. The projects are part of the 2021 capital budget.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Parker Road Sidewalks Project Intergovernmental Agreement**

This proposed ordinance would result in the approval of an intergovernmental agreement (IGA) with the Colorado Department of Transportation (CDOT) to receive state multi-modal funding for the construction of a trail/sidewalk on the west side of Parker Road from the Hilltop Road/Twenty Mile Road intersection to the Hess Road intersection.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

CONSENT AGENDA (con't)

First Readings - Second Readings Scheduled for Oct. 5 (con't)

- **Green Acres Tributary Improvements**

This proposed ordinance would result in an amendment to an Intergovernmental Agreement (IGA) between the Town of Parker and the Mile High Flood District (MHFD) regarding improvements to Green Acres Tributary at the Compark Village South development. This amendment codifies the construction costs for these developer-funded improvements that will be constructed by MHFD at no cost to the Town.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Belford North Metro District Intergovernmental Agreement - First Amendment**

This proposed ordinance would result in an amendment to the Intergovernmental Agreement (IGA) between the Town of Parker and the Belford North Metropolitan District. In March 2018, the Town Council approved the original service plan for Belford North Metropolitan District, which now serves as the commercial district for the Belford project. Belford South Metropolitan District serves as the residential district. Per the amended IGA, the District shall impose a property tax of 5 mills, which shall be remitted to the Town and used for the purpose of funding capital costs or the costs of maintenance of the Town infrastructure.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Belford South Metro District Intergovernmental Agreement - Second Amendment**

This proposed ordinance would result in an amendment to the Intergovernmental Agreement (IGA) between the Town of Parker and the Belford South Metropolitan District. In March 2016, the Town Council approved the original service plan for Belford South Metropolitan District, which now serves as the residential district for the Belford project. Per the amended IGA, the District shall impose a property tax of 5 mills, which shall be remitted to the Town and used for the purpose of funding capital costs or the costs of maintenance of the Town infrastructure.

Approved 3-1 (In Favor: Diak, Rivero, Toborg; Opposed: Poage)

Motions, Contracts, Resolutions, Proclamations, Agreements

- **Bar CCC Park - Underground Power Line Easement**

Town Council passed a resolution that resulted in the acceptance of a proposed underground power line easement from Parker Water and Sanitation District (PWSD) that will facilitate future improvements to Bar CCC Park that require a power source which include lighting for the parking lot.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

CONSENT AGENDA (con't)

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

- **Bar CCC Park - Utility Easement**

Town Council passed a resolution that resulted in the acceptance of a proposed utility easement from Parker Water and Sanitation District (PWSD) that will facilitate future improvements to Bar CCC Park that require drainage infrastructure and the placement of parking lot light pole standards.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)

- **Parker Road Sidewalk Project - Property Conveyance**

Town Council passed a resolution that resulted in the acceptance of a conveyance of Douglas County property on the east side of Parker Road, south of Lincoln Avenue, needed for a proposed sidewalk/trail.

Approved 4-0 (In Favor: Diak, Poage, Rivero, Toborg)