



TOWN COUNCIL MEETING UPDATE

Nov. 18, 2019



PARKER
C O L O R A D O

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PUBLIC HEARINGS AND SECOND READINGS

Second Readings

- **Development Design Standards Update - Commercial, Industrial and Mixed-Use Standards**
The Town's Commercial, Industrial and Multi-Family Residential (CIMF) Development Design Standards were originally adopted by Town Council on Nov. 1, 1999. The current CIMF Development Design Standards have only had minor revisions since 1999 and are largely obsolete, prompting the need for a major update. The first phase of this update was the new Design Standards for multi-family residential development that were adopted by Town Council in November 2018. This update, also approved by Council, applies to commercial, industrial and mixed-use development.
Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)
- **Cherry Creek Master Plan IGA**
Town Council passed an ordinance resulting in the approval of an intergovernmental agreement between the Mile High Flood District, Southeast Metro Stormwater Authority, Town of Parker and Douglas County to fund an update to the Cherry Creek master plan document. The existing master plan document was 15 years old and in need of updating to incorporate existing standards and stabilization methods.
Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

CONSENT AGENDA

First Readings - Second Readings Scheduled for Dec. 2

- **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.
Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)
- **Suspension of Development Outside Zoning - Emergency Ordinance Affirmation**
Town Council approved an emergency ordinance on Oct. 21 that will 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 is to affirm adoption of the emergency ordinance in accordance with Section 7.6 of the Town of Parker Home Rule Charter.
Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

continued >>>>>>>>

CONSENT AGENDA (con't)

First Readings - Second Readings Scheduled for Dec. 2 (con't)

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

This ordinance, if approved, would amend the Entitled Stormwater Management Program section of the Parker Municipal Code to provide clarification and definition of “private streets, rights-of-ways and alleys” to better interpret their exemption from the Stormwater Utility Fee. Currently, in certain scenarios, private streets may be part of a lot and, more commonly, split between multiple lots instead of being located in separate tracts. This proposed, more specific definition will provide clarity to staff and property owners as to what qualifies as a “private street, right-of-way or alley.” Staff is also proposing code revisions related to the Stormwater Fee billing to better align with the current practices in the Town’s Finance Department.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

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

A purchase and sale agreement will be considered by Town Council for the downtown Schoolhouse gym property located just to the west of The Schoolhouse property. According to the proposed 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 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

- **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 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

- **Marijuana Consumption by a Minor**

Currently, Section 8.11.060 of the Parker Municipal Code makes it unlawful for a person under the age of 21 to possess, attempt to possess, purchase or obtain marijuana; it does not address consumption. This proposed ordinance would make it unlawful for a person under the age of 21 to consume marijuana.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

CONSENT AGENDA (con't)

First Readings - Second Readings Scheduled for Dec. 2 (con't)

- **Green Acres Tributary Improvements Design Funding Agreement**

These three agenda items relate to the funding of design for improvements to Green Acres Tributary between Compark Business Campus Metropolitan District (BCMD) and Belford South Metropolitan District (BSMD). According to the proposed agreement, BSMD will reimburse Compark BCMD for funds advanced by Compark BCMD to the Town to fund the design of the Green Acres Tributary channel improvements. BSMD anticipates issuing bonds before the end of 2019 or in early 2020 and would reimburse Compark BCMD from the bond proceeds.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

Motions, Contracts, Resolutions, Proclamations, Agreements

- **Reata Ridge Village Metro Districts No. 1 and 2 Consolidated Service Plan**

The service plans for Reata Ridge Village Metro Districts No. 1 and 2 were approved by the Town in April 2016. The Districts are now at a point where they are ready to issue bonds. At the Nov. 4 Town Council meeting, the Council approved the form of Capital Pledge Agreement, which provided that District 2 would be issuing bonds and District 1 would pledge its tax revenues to District 2 for the repayment of those bonds. The proceeds of the bonds will be used to finance public infrastructure that will benefit both Districts. The Districts have taken the position that the Service Plan did not intend that the Pledge Agreement should count against the Total Debt Issuance Limitation. Additionally, the Service Plan anticipated that District No. 1 would issue the debt, supported by a pledge of District No. 2 property taxes. As set forth above, District No. 2 is issuing the debt, and District No. 1 has pledged certain ad valorem property and specific ownership taxes to repayment of that debt. After conferring with counsel for the District, Town staff agrees that the Pledge Agreement was not intended to count against the \$6,600,000 Total Debt Issuance Limitation contained in the Service Plan and recommends the Town not initiate any action to enjoin the Districts' actions. This resolution,, approved by Town Council, acknowledges receipt of the Notice of Intent and finds that the Capital Pledge Agreement approved at the Nov. 4 Town Council Meeting does not count against the Total Debt Issuance Limitation for the two districts.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)

- **Parker Automotive Metro District Service Plan**

The service plan for Parker Automotive Metro District contemplates the development of only commercial property within the District's boundaries. The District has received a request to rezone a portion of the property located within the boundaries of the District to noncommercial uses. Although this residential component was not previously anticipated, it will not necessitate any change in the public infrastructure, will not increase the debt limit approved under the Service Plan and will not trigger an event of default under the outstanding bonds issued by the District. The District has provided a Notice of Intent to the Town. Town Council approved this ordinance acknowledging receipt of the Notice of Intent and finding that the possible inclusion of non-commercial uses within the property shall not constitute a material modification of the Service Plan for Parker Automotive Metropolitan District.

Approved 5-0 (In Favor: Diak, Lewis, Poage, Rivero, Toborg)