

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
April 19, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, April 19, 2016, at 7:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

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Attendance

In attendance were:

James D. Gunning, Mayor  
Jacqueline Millet, Mayor Pro Tem  
Harold Anderson, Council Member  
Kim Monson, Council Member  
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager  
Jennifer Pettinger, City Clerk  
Steve Hebert, Deputy City Manager  
Torie Brazitis, Assistant to the City Manager  
Jeff Holwell, Economic Development Director  
Commander David Brown, Lone Tree Police Department  
Kristin Baumgartner, Finance Director  
Kelly First, Community Development Director  
Lisa Rigsby Peterson, Lone Tree Arts Center Director  
Gary White, City Attorney, White, Bear and Ankele, P.C.  
Neil Rutledge, Assistant City Attorney, White, Bear and Ankele, P.C.  
John Cotten, Public Works Director, TTG Corp.

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Call to Order

Mayor Gunning called the meeting to order at 7:00 p.m., and observed that a quorum was present.

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Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

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Amendments to the Agenda

Council Member Monson read a statement regarding audio and visual records.

Council Member Monson moved that all City Council Study Sessions and City Council meetings be recorded, recordings archived and recordings available to our residents within a reasonable period of time. The motion failed for lack of a second.

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#### Conflict of Interest

There was no conflict of interest.

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#### Public Comment

Bill Robertson, 9278 E. Aspen Hill Circle, apologized for disrupting the last council meeting and thanked everyone who helped him.

Doug MacGregor, 7434 Indian Wells Cove, thanked the staff, volunteers, and City Council for the great job they do.

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#### Announcements

Andrew Seehausen, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

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#### Presentations

*Arbor Day Proclamation*

Mayor Gunning read the 2016 Arbor Day Proclamation.

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#### Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which consisted of:

- *Minutes of the April 5, 2016 Regular Meeting*
- *Claims for the period of March 28 – April 11, 2016*
- *Treasurer's Report for February 2016*

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve the Consent Agenda. The motion passed with a 5 to 0 vote.

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#### Administrative Matters

*Approval of Park Meadows Business Improvement District 2015 and 2016 Budget Amendments*

Kristin Baumgartner, Finance Director, introduced the item and Pam Schenk-

Kelly, Park Meadows General Manager. Ms. Schenck-Kelly spoke about the amendments and the District.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve the Park Meadows Business Improvement District 2015 and 2016 Budget Amendments. The motion passed with a 5 to 0 vote.

***RESOLUTION 16-12, CANCELLING THE MAY 3, 2016 BIENNIAL ELECTION AND DECLARING CANDIDATES ELECTED***

Neil Rutledge, Assistant City Attorney, introduced the item.

Council Member Anderson moved, Council Member Squyer seconded, to approve **RESOLUTION 16-12, CANCELLING THE MAY 3, 2016 BIENNIAL ELECTION AND DECLARING CANDIDATES ELECTED**. The motion passed with a 5 to 0 vote.

***RESOLUTION 16-13, APPOINTING A MEMBER TO THE ARTS COMMISSION***

Council Member Squyer introduced the item.

Council Member Squyer moved, Council Member Anderson seconded, to approve **RESOLUTION 16-13, APPOINTING A MEMBER TO THE ARTS COMMISSION (Sarah Heaton)**. The motion passed with a 5 to 0 vote.

***Pedestrian Bridge IGA Approvals***

Kristin Baumgartner, Finance Director, introduced the item.

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve the Pedestrian Bridge Intergovernmental Agreements with Douglas County, Park Meadows Metro District, South Suburban Park and Recreation District, Omni Park Metro District, the Agreement with RidgeGate Investments, and the Donation Agreement with Heritage Hills Metropolitan District. The motion passed with a 4 to 1 vote, with Council Member Monson voting no.

Community Development

***RTD Southeast Rail Extension Station Site Improvement Plans (SIP)***

Kelly First, Community Development Director, introduced the items.

Lee Kellar, Parsons Brinkerhoff, Design Lead, Molly Blakley, Iron Horse Architects, Nathan Herman, Regional Transportation District, and Darryl Jones, Coventry Development, spoke about the projects and answered questions from Council.

*Sky Ridge Station SIP (SP16-09R)*

Council Member Anderson moved, Council Member Squyer seconded, to approve the Sky Ridge Station Site Improvement Plan (SIP) Project #SP16-09R subject to the two conditions as noted in the staff report. The motion passed with a 5 to 0 vote.

*Lone Tree City Center Station SIP (SP 16-11R)*

Council Member Anderson moved, Mayor Pro Tem Millet seconded, to approve the Lone Tree City Center Station Site Improvement Plan (SIP) Project #SP16-11R subject to the one condition as noted in the staff report. The motion passed with a 5 to 0 vote.

*RidgeGate Station SIP (SP 16-23R)*

Council Member Squyer moved, Council Member Anderson seconded, to approve the RidgeGate Station Site Improvement Plan (SIP) Project #SP16-23R subject to the three conditions as noted in the staff report. The motion passed with a 5 to 0 vote.

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*RidgeGate East Filing 1, 1<sup>st</sup> Amendment Subdivision Plat Application SB16-23R*

Kelly First, Community Development Director, introduced the item.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve the RidgeGate East Filing 1, 1<sup>st</sup> Amendment Final Plat application to subdivide 34.25 acres into three lots and public road right-of-way and subject to the final approval of the Final Plat by the City of Lone Tree Public Works Department. The motion passed with a 5 to 0 vote.

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Public Works

*Approval of Pedestrian Bridge Contract*

John Cotten, Public Works Director, introduced the item. Phil Buckley, Corum Real Estate, and Kelly Dunn, Fentress Architects, spoke about the project.

Council Member Anderson moved, Council Member Squyer seconded, to approve to move forward with the remaining preconstruction/design efforts with the following contracts:

1. With Hamon Infrastructure construction agreement in the amount of \$34,460.00 for balance of preconstruction fee;
2. With Fentress Architects in the amount of \$460,450.00 for the balance of design documents and construction administration;
3. With Corum Real Estate in the amount of \$102,000.00 for the balance of preconstruction and construction phase project management); and,

Approval to continue efforts to finalize a construction agreement with Hamon Infrastructure based on their IGMP proposal. The motion passed with a 4 to 1 vote, with Council Member Monson voting no.

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*Approval of 2016 Overlay Contract*

Lisa Albers, Capital Improvement Project Manager, introduced the items.

*Approval of 2016 Overlay (Asphalt) Contract*

Council Member Monson moved, Mayor Pro Tem Millet seconded, to approve the contract with Brannan Sand and Gravel Company, LLC, in the amount of \$771,326.45, for the City of Lone Tree 2016 Asphalt Overlay Program and authorize the City Manager to execute the contract documents. The motion passed with a 5 to 0 vote.

*Approval of 2016 Overlay (Concrete) Contract*

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve the contract with Silva Construction, Inc., in the amount of \$488,700.00, for the City of Lone Tree 2016 Concrete Replacement and authorize the City Manager to execute the contract documents. The motion passed with a 5 to 0 vote.

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Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:45 p.m.

Respectfully submitted,

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Jennifer Pettinger, CMC, City Clerk



**CITY OF LONE TREE**

**FINAL STAFF REPORT**

**TO:** Mayor Gunning and City Council  
**FROM:** Kelly First, Community Development Director  
**DATE:** April 20, 2016  
**SUBJECT:** RidgeGate Section 15 Filing 17  
Site Improvement Plan SP16-09R  
Sky Ridge Station

**Owner**

RidgeGate Investments, Inc  
Keith Simon  
10270 Commonwealth Street  
Lone Tree, CO 80124  
720-279-2581

**Representative**

Regional Transportation District  
Nathan Herman  
1600 Blake Street  
Denver, CO 80202  
303-628-9000

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**Planning Commission Meeting Date:** April 12, 2016  
**City Council Meeting Date:** April 19, 2016

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**City Council Action:**

The City Council unanimously approved the SIP subject to the following two conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. Prior to final SIP approval, the landscape plan shall be further detailed per City Zoning requirements to specify proposed plant species, quantities, and sizes.



**CITY OF LONE TREE**  
**FINAL STAFF REPORT**

**TO:** Mayor Gunning and City Council  
**FROM:** Kelly First, Community Development Director  
**DATE:** April 20, 2016  
**SUBJECT:** Lone Tree City Center Station  
Site Improvement Plan SP16-10R

**Owner**

RidgeGate Investments, Inc  
Keith Simon  
10270 Commonwealth Street  
Lone Tree, CO 80124  
720-279-2581

**Representative**

Regional Transportation District  
Nathan Herman  
1600 Blake Street  
Denver, CO 80202  
303-628-9000

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**Planning Commission Meeting Date:** April 12, 2016  
**City Council Meeting Date:** April 19, 2016

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**City Council Action:**

The City Council unanimously approved the SIP subject to the following condition:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.



## CITY OF LONE TREE

### FINAL STAFF REPORT

**TO:** Mayor Gunning and City Council  
**FROM:** Kelly First, Community Development Director  
**DATE:** April 20, 2016  
**SUBJECT:** RidgeGate East Filing 1, (1<sup>st</sup> Amendment)  
Site Improvement Plan SP16-11R  
RidgeGate Station

#### Owner

RidgeGate Investments, Inc  
Keith Simon  
10270 Commonwealth Street  
Lone Tree, CO 80124  
720-279-2581

#### Representative

Regional Transportation District  
Nathan Herman  
1600 Blake Street  
Denver, CO 80202  
303-628-9000

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**Planning Commission Meeting Date:** April 12, 2016  
**City Council Meeting Date:** April 19, 2016

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#### City Council Action:

The City Council unanimously approved the SIP, subject to the following three conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. Prior to final SIP approval, the related replat (SB16-23R) shall be approved by City staff and recorded.
3. Prior to final SIP approval, the landscape plan shall be further detailed per City Zoning requirements to specify proposed plant types, quantities and sizes.



**CITY OF LONE TREE**  
**FINAL STAFF REPORT**

**TO:** Mayor Gunning and City Council  
**FROM:** Kelly First, Community Development Director  
**DATE:** April 20, 2016  
**SUBJECT:** RidgeGate East Filing 1, (1<sup>st</sup> Amendment)  
Site Improvement Plan SP16-11R  
RidgeGate Station

**Owner**

RidgeGate Investments, Inc  
Keith Simon  
10270 Commonwealth Street  
Lone Tree, CO 80124  
720-279-2581

**Representative**

Regional Transportation District  
Nathan Herman  
1600 Blake Street  
Denver, CO 80202  
303-628-9000

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**Planning Commission Meeting Date:** April 12, 2016  
**City Council Meeting Date:** April 19, 2016

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**City Council Action:**

The City Council unanimously approved the Final Plat subject to City of Lone Tree Public Works approval.