

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
September 6, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, September 6, 2016, at 6:00 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:

Jacqueline Millet, Mayor  
Susan Squyer, Mayor Pro Tem  
Cathie Brunnick, Council Member  
Jay Carpenter, Council Member  
Wynne Shaw, Council Member

Also in attendance were:

Seth Hoffman, City Manager  
Steve Hebert, Deputy City Manager  
Tobi Basile, Deputy City Clerk  
Jeff Holwell, Economic Development Director  
Interim Chief Ron Pinson, 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 Millet called the meeting to order at 6:15 p.m., and observed that a quorum was present.

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Executive Session

Mayor Millet announced City Council intends to convene in Executive Session. Neil Rutledge, City Attorney, stated the Executive Session is

for a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) to receive advice regarding the process of approving a Service Plan.

Council Member Carpenter moved, Council Member Shaw seconded, for City Council to recess and convene in Executive Session for the reasons stated. The motion passed with a 5 to 0 vote.

Mayor Millet convened the Executive Session at 6:15 p.m., following a short recess.

The Executive Session was adjourned at 6:55p.m.

Mayor Millet reconvened the meeting in Regular Session at 7:01 p.m., following a short recess.

Pledge of Allegiance

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

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Amendments to the Agenda

There were no amendments to the agenda.

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Conflict of Interest

There was no conflict of interest.

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Public Comment

Bob Scheinhartz, 10330 Bellwether Lane, suggested photos and history of Lone Tree be kept in order to be in compiled in "Images of America."

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Announcements

Jason Fisher, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Millet announced upcoming events.

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## Presentations

### *PrepareAthon Month Proclamation*

Mayor Millet read the Proclamation declaring September 2016, as PrepareAthon Month.

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## Consent Agenda

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

- *Minutes of the August 16, 2016 Regular Meeting*
- *Claims for the period of August 8-17, 2016*

Council Member Shaw moved, Council Member Carpenter seconded, to approve the Consent Agenda. The motion passed with a 5 to 0 vote.

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## Community Development

### *Approval of The Yard Site Improvement Plan (SIP) Project #SP16-22*

Jennifer Drybread, Senior Planner, introduced the item. Bryan McFarland, Principal of Alberta Development Partners, and Kristoffer Kenton, Director of Architecture, Galloway and Company spoke about the project.

Council Member Brunnick moved, Mayor Pro Tem Squyer seconded, to approve The Yard Site Improvement Plan (SIP) Project #SP16-22 with the conditions as noted in the Staff Report and with following additional condition:

“The future mural is subject to an Administrative Amendment to the Site Improvement Plan. The proposed mural will be referred to the Lone Tree Arts Commission for final materials for durability and final images for appropriateness.”

The motion passed with a 5 to 0 vote.

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### *Approval of Park Meadows Filing 1, 3<sup>rd</sup> Amendment (The Yard Final Plat) Project # SB16-24*

Jennifer Drybread, Senior Planner, introduced the item. Bryan McFarland, Principal of Alberta Development Partners, and Kristoffer Kenton, Director of Architecture, Galloway and Company spoke about the project.

Council Member Shaw moved, Council Member Carpenter seconded, to approve the Park Meadows Filing 1, 3<sup>rd</sup> Amendment Project #SP16-24 subject to the following condition: Prior to recordation, the Public Works Department shall approve the final plat for technical requirements. . The motion passed with a 5 to 0 vote.

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Police Department

*Approval of IGA with Arapahoe County Sheriff for Use of Arapahoe Driving Track Facility*

Interim Police Chief Ron Pinson introduced the item.

Council Member Carpenter moved, Council Member Brunnick seconded, to approve the IGA with Arapahoe County Sheriff for use of the Arapahoe County Driving Track Facility. The motion passed with a 5 to 0 vote.

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Public Works

*Approval of Design and Construction Agreement with Urban Drainage and Flood Control District for Improvements for West Cook Creek Downstream of Lincoln*

John Cotten, Public Works Director, introduced the item.

Mayor Pro Tem Squyer moved, Council Member Shaw seconded, to approve the Design and Construction Agreement with Urban Drainage and Flood Control District in the amount of up to \$50,000.00 and authorize the Public Works Director to execute the contract documents. The motion passed with a 5 to 0 vote.

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*City Easement Donations for Colorado Department of Transportation (CDOT) for C-470 Widening*

John Cotten, Public Works Director, introduced the item.

Mayor Pro Tem Squyer moved, Council Member Carpenter seconded, to approve the two easements from the City of Lone Tree to the Colorado Department of Transportation and submittal of the Real Property Donation form and authorize the City Manager to execute and transmit all necessary documents related thereto. The motion passed with a 5 to 0 vote.

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*Approval of Southeast Rail Extension License Agreements with RTD*

John Cotten, Public Works Director, introduced the item.

Council Member Shaw moved, Council Member Brunnick seconded, to approve the License Agreement for the RTD Crossings and City rights-of-way. The motion passed with a 5 to 0 vote.

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Administrative Matters

*Public Hearing: Approving The Service Plan for the Yard Metropolitan District*

**RESOLUTION 16-23, APPROVING THE SERVICE PLAN FOR THE YARD METROPOLITAN DISTRICT**

Mayor Millet opened the public hearing at 8:40 p.m.

Neil Rutledge, Assistant City Attorney, introduced the item. Gary White, City Attorney, and David O’Leary, Spencer Fane, LLC spoke about the project.

Mayor Millet opened the public hearing for comment at 8:54 p.m.

There was no public comment.

The public hearing was closed at 8:55 p.m.

Mayor Pro Tem Squyer moved, Council Member Shaw seconded, to approve the **Resolution 16-23, APPROVING THE SERVICE PLAN FOR THE YARD METROPOLITAN DISTRICT with the added condition:** Amend the last paragraph of Article V, Section A, Subsection 1 of the Service Plan, to read as follows: The District shall undertake all ownership, operations and maintenance responsibilities for the Public Improvements which are not conveyed to the City, owner associations, or other government entities as appropriate, and will do so either itself or by contract with owner associations or others. If the District operates the facilities, revenue to pay the expenses of operations shall be obtained from a combination of mill levies, fees, rates, tolls, or charges legally imposed by the District or other legally available revenues of the District. User fees for use of recreational facilities may be different for residents or property owners of the District than for outside users. The District shall enter into an agreement with the City before it undertakes any operation and maintenance activities, such agreement to take the form either of an addition to the IGA in Exhibit F or a separate agreement, in the City Manager’s sole discretion, which shall be completed by the date required herein for execution of Exhibit F. The motion passed with a 5 to 0 vote.

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*Approval of IGA with South Suburban Park and Recreation District for Library Reuse Programming*

Seth Hoffman, City Manager, introduced the item and spoke about the project.

Council Member Shaw moved, Council Member Brunnick seconded, to approve the IGA with South Suburban Park and Recreation District for Library Reuse Programming and authorize the City Manager to execute the contract documents. The motion passed with a 5 to 0 vote.

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*Approval of Contract with Barker Rinker Seacat Architecture for Library Reuse Interior Design*

Seth Hoffman, City Manager, introduced the item and spoke about the project.

Council Member Carpenter moved, Mayor Pro Tem Squyer seconded, to approve the contract with Barker Rinker Seacat Architecture in the amount of \$47,178.00 for Library Reuse Interior Design and authorize the City Manager to execute the contract documents. The motion passed with a 5 to 0 vote.

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*Approval of Lone Tree Arts Center Interior Art Recommendation*

Courtney Ozaki Moch, Lone Tree Arts Center Operations and Business Director, introduced the item.

Council Member Brunnick moved, Council Member Shaw seconded to approve the Lone Tree Arts Center Interior Art Recommendation of Michele Gutlove as the selected artist to design, build, and install the Lone Tree Arts Center lobby public art project and authorize the Lone Tree Arts Center Director to execute the contract documents. The motion passed with a 5 to 0 vote.

Adjournment

There being no further business, Mayor Millet adjourned the meeting at 9:29 p.m.

Respectfully submitted,

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Tobi Basile, Deputy City Clerk



## CITY OF LONE TREE

### FINAL STAFF REPORT

**To:** Mayor Millet and City Council

**From:** Jennifer Drybread, Senior Planner  
Kelly First, Director of Community Development

**Date:** September 7, 2016

**SUBJECT:** Park Meadows, Filing 1, 3rd Amendment  
The Yard at Lone Tree, Project SP16-22

Owner:  
Furniture Row Colo, LLC  
Greg Ruegsegger

Representative:  
Alberta Development Partners  
Bryan McFarland  
Greenwood Village, CO 80111

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<b>Planning Commission Meeting Date:</b>	<b>July 12, 2016</b>
<b>City Council Meeting Date:</b>	<b>September 6, 2016</b>

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The City Council unanimously approved the Site Improvement Plan subject to the following conditions:

1. Prior to issuance of the first building permit, the applicant must come to an agreement to the satisfaction of the City regarding the construction of the improvements associated with the intersection at Park Meadows Drive, including associated signalization.
2. The applicant shall install and pay for the extension of the 6-foot detached sidewalk along Park Meadows Drive from Yosemite Street to the project's access/intersection on Park Meadows Drive. The SIP will be amended accordingly.
3. The applicant shall remove what will be an unconnected Willow Creek Trail segment west of the main access drive on Park Meadows Drive. The SIP will be amended accordingly.
4. The applicant shall install and pay for all other improvements per the SIP and/or approved Engineering Construction Plans, including (but not limited to):

- The proposed trail realignment on both sides of Park Meadows Drive.
  - The added turn lane across the site frontage on the west side of Yosemite Street.
  - Relocation of the existing traffic signal at the NW corner of Yosemite Street and Park Meadows Drive.
  - Relocation of the sidewalk across the site frontage along the west side of Yosemite Street.
  - Installation of the sidewalk across the site frontage along Park Meadows Drive.
  - Installation of the entire access roadway, and associated improvements, from Park Meadows Drive into the site, including the proposed bridge over Willow Creek.
5. The applicant's request to provide for an alternative review and approval process for pads H, I, and J, is contingent upon the applicant submitting design standards for City Council review and approval. The design standards should, at minimum, establish a palette of approved materials, colors, and architectural guidelines. They should also encourage orientation of outdoor seating towards the open space and address design standards for such outdoor patios. Should the design standards be approved by the City Council, future review and approval of pads H, I, and J would be subject to review and approval by the Planning Commission only.
  6. The Public Works Department shall approve the SIP for technical requirements.
  7. The following note be added to the SIP by the elevation showing the mural location (sheet 50):

“The future mural is subject to an Administrative Amendment to the Site Improvement Plan. The proposed mural will be referred to the Lone Tree Arts Commission for final materials for durability and final images for appropriateness.”

END



CITY OF LONE TREE

FINAL STAFF REPORT

**To:** Mayor Millet and City Council

**From:** Jennifer Drybread, Senior Planner  
Kelly First, Director of Community Development

**Date:** September 7, 2016

**SUBJECT:** Park Meadows, Filing 1, 3rd Amendment  
The Yard Replat, Project SB16-24

Owner:  
Furniture Row Colo, LLC  
Greg Ruegsegger

Representative:  
Alberta Development Partners  
Bryan McFarland  
Greenwood Village, CO 80111

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<b>Planning Commission Meeting Date:</b>	<b>Not applicable</b>
<b>City Council Meeting Date:</b>	<b>September 6, 2016</b>

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

1. Prior to recordation, the Public Works Department shall approve the final plat for technical requirements.

END