



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Minutes - Draft

City Council

Monday, January 8, 2024

6:00 PM Council Chambers, 7887 E 60th Ave, Commerce City, CO 80022. The meeting will also be conducted in a hybrid format via Zoom. Registration link: https://c3gov.zoom.us/webinar/register/WN_xaRRuTLASdusSvprAXbCIA

Regular Meeting

Times given are estimated only

Updated 1/8/24 @ 10:00 AM

1. Call to Order/Roll Call

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Douglas on January 8, 2024, at 6:01 PM.

Present: 9 - Council Member Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Renee Millard-Chacon, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Kim, seconded by Council Member Douglas, to approve this meeting's agenda as is. Vote: 9 - Aye

4. Public Comment

[24-006](#)

Public Comment - City Council will conduct this meeting in person at the Commerce City Civic Center, 7887 E 60th Ave, Commerce City, CO 80022. There will be the opportunity for public comment at the meeting during public comment and/or for each agenda item. Comments may be consolidated under the Public Comment part of the meeting. The public can submit their comments live during the meeting in person, via Zoom, or in advance through mail or email. Visit c3gov.com/council and click on "Meeting agendas" for the full meeting agenda and "Virtual Meeting and Public Comment Instructions" for instructions on how to submit live verbal and written comments. The deadline to register via Zoom or submit written comments is noon on Monday, January 8, 2024.

- Ronna Sanchez spoke on the Metro Districts meetings.

- Jackie Valdez spoke on an upcoming meeting with the Mayor and snow plowing on neighborhood roads.

5. Proclamations and Recognitions

[Proc 24-001](#)

Proclamation Declaring February 2024 as Black History Month in Commerce City, Colorado

Mayor Douglas read the proclamation.

A motion was made by Council Member Kim, seconded by Council Member Dukes, that this Proclamation be approved. VOICE VOTE: Unanimous, all present affirmed.

6. Presentations

[Pres 24-024](#)

Oil and Gas Monthly Update

Dr. Rosemarie Russo, Sustainability Manager, gave the presentation.

7. Consent Agenda

A motion was made by Council Member Dukes, seconded by Council Member Madera, to approve the Consent Agenda as presented. ROLL CALL VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Min 24-012](#)

Minutes of the December 4, 2023 Regular Meeting

[Min 24-010](#)

Minutes of the December 11, 2023 Regular Meeting

[Min 24-011](#) Minutes of the December 11, 2023 Organizational Meeting

[Min 24-001](#) Minutes of the December 12, 2023 Special Meeting

[Min 24-002](#) Minutes of the December 18, 2023 Regular Meeting

[Res 2024-006](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR ALLIED UNIVERSAL SECURITY FOR UNIFORMED ARMED SECURITY SERVICES

8. Resolutions

[Res 2024-003](#) A RESOLUTION APPOINTING LEE ZARZECKI AS CITY ATTORNEY EFFECTIVE FEBRUARY15, 2024 AND APPROVING AN EMPLOYMENT AGREEMENT

A motion was made by Council Member Dukes, seconded by Mayor Pro Tem Noble, that this Resolution be adopted. VOICE VOTE: Unanimous, all present affirmed.

9. Public Hearings

[Z23-0002](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF E. 74TH PLACE AND QUEBEC STREET, WEST OF 7400 QUEBEC STREET FROM PLANNED UNIT DEVELOPMENT (PUD)TO PUBLIC

Mayor Douglas opened the public hearing.

Stacy Wasinger, Principal Planner, provided the staff presentation to Council.

Kip Scott, Special Projects Manager with South Adams County Water & Sanitation District, gave the applicant's presentation and were present to take questions from Council.

Jackie Valdez spoke on the water quality from SACWSD.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Dukes, seconded by Council Member Ford, to accept the findings and recommendations of the Planning Commission. VOTE: 9 - Aye

A motion was made by Council Member Dukes, seconded by Council Member Teter, that this Zoning Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

The public hearings will be conducted hybrid in person and via Zoom. There will be an opportunity to testify live during the meeting via Zoom or in person. Visit c3gov.com/council and click on “Virtual Meeting and Public Comment Instructions” for instructions on how to register to speak via Zoom or submit comments. The deadline to register to comment via Zoom and to submit written comments is noon on Monday, January 8, 2024. In person speakers may appear in person and register using the iPad in the back of the Chambers by the start of the public hearing. Please contact the City Clerk to request paper copies of materials.

10. Ordinances on 1st Reading

[Ord 2556](#)

AN ORDINANCE AMENDING SECTIONS 8-2203 (MARIJUANA LICENSING HEARING NOTICES), 11-49 (NOTICE OF ABANDONED VEHICLES), AND 22-28 (MATTERS OF STATE INTEREST) OF THE COMMERCE CITY REVISED MUNICIPAL CODE (CCRMC) FOLLOWING THE PASSAGE OF A CHARTER AMENDMENT TO STANDARDIZE AND MODERNIZE OF PUBLICATION REQUIREMENTS FOR LEGAL NOTICES, ORDINANCES, DOCUMENTS, AND OTHER LEGAL PUBLICATIONS AT THE NOVEMBER 7, 2023 COORDINATED MAIL BALLOT ELECTION

A motion was made by Council Member Dukes, seconded by Council Member Ford, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2560](#)

AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS IN THE AMOUNT OF \$29,899 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Council Member Teter, seconded by Council Member Madera, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2562](#)

AN ORDINANCE AMENDING COMMERCE CITY REVISED MUNICIPAL CODE (CCRM) SECTION 2-2001 TO DECREASE THE NUMBER OF REGULAR CITY COUNCIL MEETINGS FROM THREE TO TWO A MONTH AND INCREASE THE NUMBER OF STUDY SESSIONS FROM ONE TO TWO A MONTH

A motion was made by Council Member Teter, seconded by Council Member Dukes, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

11. Administrative Council Business

A motion was made by Council Member Kim, seconded by Council Member Chacon, to look into Ronna Sanchez request on the metro districts, and to direct to staff look into potential options to dissolve existing metro districts, and to bring this to a study session in Q1 of 2024. VOTE: 9 - Aye.

A motion was made by Council Member Dukes, seconded by Council Member Douglas, to explore holding a study session about high hazard zones and speeding in the City. VOTE: 9 - Aye

A motion was made by Council Member Douglas, seconded by Mayor Pro Tem Noble, to bring a study session to discuss how to close the road from 68th Ave and Highway 85 from 18-wheeler traffic nearby the neighborhood. VOTE: 7 - Aye, 2 - Nay (Madera, Teter)

[24-001](#)

Planning Commission Request for Council Authorized Committee on Comprehensive Plan Training

Planning Commissioner Cammack spoke on this item.

A motion was made by Council Member Douglas, seconded by Mayor Pro Tem Noble, to create a subcommittee comprised of two Planning Commission members and one City Council member for the purpose of reviewing and making recommendations to the Planning Commission, to retain an external consultant and authorize the procurement of the consultant to provide guidance and training to the Planning Commission, to be completed within 90 days. VOTE: 9 - Aye

[24-004](#)

Unauthorized Urban Camping Ban Updates

Assistant City Manager Tolbert gave the presentation.

A motion was made by Council Member Kim, seconded by Council Member Douglas, to extend the meeting for an hour. Aye - 7, Nay - 2 (Madera, Ford).

A motion was made by Mayor Douglas, seconded by Council Member Dukes, to bring this topic to a future study session as soon as possible. VOTE: 9 - Aye

[24-031](#)

Short-Term Rental Study Session Request

A motion was made by Council Member Dukes, seconded by Council Member Chacon, to bring this item to an upcoming study session. VOTE: 9 - Aye

12. Council Reports

City Manager Rogers highlighted items presented in their weekly report provided to council earlier. The mayor and council reported on their attendance at various meetings and events.

At 10:43 PM, a motion was made by Mayor Douglas, seconded by Council Member Kim, to extend the meeting to midnight. VOTE: 7 - Aye, 2 - Nay (Madera, Teter)

[24-007](#)

Review of Work Schedule

13. Executive Session[24-003](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. § 24-6-402(4)(a) to address the purchase of real property for a potential shelter space for unhoused individuals, pursuant to C.R.S. § 24-6-402(4)(e) for the purpose of instructing negotiators with regard to the same, and pursuant to C.R.S. § 24-6-402(4)(b) to receive legal advice relating to the basis for the potential need for a shelter or similar facility in the City

Council did not take action on this item.

[24-002](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(f)(l) for the purpose of discussion of personnel matters, specifically discussion of the annual performance evaluation of the City Manager.

A motion was made by Council Member Dukes, seconded by Council Member Teter, to enter into an executive session pursuant to C.R.S. 24-6-402(4)(f)(l) for the purpose of discussion of personnel matters, specifically discussion of the annual performance evaluation of the City Manager. VOTE:

Aye: 9 - Council Member Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

14. Adjourn

A motion was made by Council Member Dukes, seconded by Council Member Chacon, to adjourn into executive session. VOTE: 8 - Aye, 1 - Nay (Teter)

The meeting adjourned at 11:58 PM.

In accord with the city charter, the city clerk read the title to all ordinances and resolutions adopted by Council at this meeting.

Brittany Rodriguez, Assistant City Clerk

[24-008](#)

City Council Policies

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact the City Clerk at 303-227-8791 as soon as possible before the meeting.