



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, May 23, 2022

7:05 PM

Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will be live on Channel 8 and c3gov.com/video. Zoom Registration: https://c3gov.zoom.us/webinar/register/WN_GTZbrqBzTZKYP5FiG4Uesg

Or Immediately following the study session, before or after the posted time. Times given are estimates only. Special Meeting.
Updated on 5/23/2022 @ 2:20 PM

1. Call to Order/Roll Call - 7:05 PM
2. Public Hearings

The public hearings will be conducted electronically via Zoom. There will be an opportunity to testify live during the meeting via Zoom or in advance in advance via email or regular mail. Visit c3gov.com/council and click on “Virtual Meeting and Public Comment Instructions” for instructions on how to register or submit comments. The deadline to register to comment and to submit written comments is noon on Monday, May 23. Please contact the City Clerk at dgibson@c3gov.com or 303-227-8791 to request paper copies of materials.

[Res 2022-31](#) A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT 10070 POTOMAC STREET IN CASE AN-260-22 KNOWN AS THE EBERLY PLACE ANNEXATION

Attachments: [Council Communication](#)
[Resolution](#)
[Petition of Annexation](#)
[Petition of Annexation: Exhibit A Legal Description](#)
[Vicinity Map](#)

Item continued from May 16, 2022

[AN-260-22](#)

FIRST READING OF AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 10070 POTOMAC STREET, ADAMS COUNTY, COLORADO (PIN: 0172300000147) TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-260-22 KNOWN AS THE EBERLY PLACE ANNEXATION

- Attachments:** [Council Communication](#)
[Ordinance](#)
[Ordinance; Exhibit A](#)
[Petition of Annexation](#)
[Petition of Annexation; Exhibit A Legal Description](#)
[Vicinity Map](#)
[Annexation Map](#)
[Annexation Agreement](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Written Comments](#)

Item continued from May 16, 2022

[Z-971-21-22](#) FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE EBERLY PLACE ANNEXATION FROM ADAMS COUNTY A-3 TO COMMERCE CITY PUD AND APPROVING A ZONE DOCUMENT

Attachments: [Council Communication](#)
[Ordinance](#)
[Exhibit A PUD Zone Document](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[PUD Zone Document](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Traffic Impact Study](#)
[Drainage Report](#)
[27J Letter](#)
[Eberly Farm Request LTR](#)
[Planning Commission Minutes](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Written Comments](#)

Item continued from May 16, 2022

3. Executive Session - 7:50 PM

[22-93](#) An executive session pursuant to C.R.S. § 24-6-402(4)(e) for the purpose of determining positions relative to the 120th Avenue Project and existing financial and construction obligations of the Buffalo Ridge Metropolitan District related to 112th and 118th Avenues that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators.

4. Ordinances on 1st Reading - 8:20 PM

[Ord 2360](#)

FIRST READING OF AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COMMERCE CITY AND BUFFALO RIDGE METROPOLITAN DISTRICT FOR THE 120TH AVENUE ROAD IMPROVEMENT PROJECT AND AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)
[Ordinance](#)
[120th Avenue Widening Intergovernmental Agreement](#)

Public Comment will be allowed on this item.

[Ord 2379](#)

FIRST READING OF AN ORDINANCE ENACTING CHAPTER 13 - METROPOLITAN DISTRICTS OF THE COMMERCE CITY REVISED MUNICIPAL CODE.

Attachments: [Council Communication](#)
[Ordinance, As Amended](#)
[COMPARISON - Ordinance Amendments](#)
[Metro District Regulations, As Amended](#)
[COMPARISON - Regulation Amendments](#)
[May 2, 2022 Amendments to Ordinance 2379](#)
[Proposed Model Service Plan](#)
[Proposed Multiple District Model Service Plan](#)
[COMPARISON - Model Service Plan](#)
[COMPARISON - Proposed Regulations](#)
[COMPARISON - Single vs. Multiple Model Service Plan](#)
[Written Comments](#)
[Presentation](#)

Item continued from May 16, 2022. Public Comment will be allowed on this item.

[Ord 2397](#) FIRST READING OF AN ORDINANCE AMENDING THE 2022 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY TRANSFERRING \$10,627,240 FROM THE UNENCUMBERED FUND BALANCE IN GENERAL FUND TO THE CAPITAL IMPROVEMENTS AND PRESERVATION PLAN FUND (CIPP) FOR COSTS ASSOCIATED WITH THE BUFFALO RUN GOLF CLUBHOUSE AND MAINTENANCE FACILITY EXPANSION PROJECT AND THE AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)
[Ordinance](#)
[Presentation](#)

Council will be considering introducing and approving on first reading EITHER Ordinance 2397 OR Ordinance 2401. Public Comment will be allowed on this item.

[Ord 2401](#) FIRST READING OF AN ORDINANCE AMENDING THE 2022 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY TRANSFERRING \$12,077,240 FROM THE UNENCUMBERED FUND BALANCE IN THE GENERAL FUND TO THE CAPITAL IMPROVEMENT AND PRESERVATION PLAN FUND (CIPP) FOR COSTS ASSOCIATED WITH THE BUFFALO RUN GOLF CLUBHOUSE AND MAINTENANCE FACILITY EXPANSION PROJECT TO INCLUDE NEW PAVILION WITH ROOFTOP PATIO AND THE AUTHORIZATION OF THE EXPENDITURES THEREOF.

Attachments: [Council Communication](#)
[Ordinance](#)
[Presentation](#)

Council will be considering introducing and approving on first reading EITHER Ordinance 2397 OR Ordinance 2401. Public Comment will be allowed on this item.

[Ord 2398](#) FIRST READING OF AN ORDINANCE AMENDING THE 2022 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING PORTIONS OF THE UNENCUMBERED FUND BALANCE OF THE GENERAL FUND AND TRANSFERRING TO DESIGNATED FUNDS PORTIONS OF THE UNENCUMBERED FUND BALANCE IN THE GENERAL FUND, AND REAFFIRMING CERTAIN PRIOR APPROPRIATIONS, FOR A TOTAL AMOUNT OF \$1,687,658 AND AUTHORIZING THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance](#)
[2022 Re-Appropriation Summary](#)
[2022 Re-Appropriation Request Forms](#)

Public Comment will be allowed on this item.

5. Resolutions - 10:00 PM

[Res 2022-52](#) A RESOLUTION AWARDING 2022 CONCRETE FLATWORK REPLACEMENT AND REPAIR PROJECT TO SILVA CONSTRUCTION, INC.

Attachments: [Council Communication](#)

[Resolution](#)

[Contract](#)

[Presentation](#)

Public Comment will be allowed on this item.

Administrative Council Business - 10:10 PM

[22-92](#) South Adams County Water and Sanitation District Request for Letter Supporting Infrastructure Grant Funding

Attachments: [Council Communication](#)

[Draft Letter of Support](#)

6. Adjourn - 10:20 PM

Any citizen 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.