



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Agenda - Final City Council

Monday, April 1, 2013

5:30 PM

Council Chambers

1. Call to Order/Roll Call - 5:30

2. Executive Session - 5:35

[13-0015](#) An executive session pursuant to Colorado Revised Statutes 24-6-402(4)(b) and (e) for the purpose of receiving legal advice and developing a strategy for potential negotiations involving the Victory Crossing Master Development Agreement

[13-0016](#) An executive session pursuant to Colorado Revised Statute 24-6-402(4)(a) for the purpose of discussing a real estate proposal from the Commerce City Historical Society

3. Pledge of Allegiance - 6:30

4. Audience Introduction - 6:35

5. Proclamations and Recognitions - 6:40

[13-0011](#) Quality Community Foundation Check Presentation

[Proc 13-04](#) Proclamation declaring April 2013 as Child Abuse Prevention & Awareness Month

Attachments: [Proclamation](#)

[Proc 13-06](#) Proclamation declaring April 7-13, 2013 as Boys & Girls Clubs Week

Attachments: [Proclamation](#)

6. Citizen Communication - 7:15

A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address Council will be given the opportunity after signing the roster. Speakers should limit their comments to three minutes.

7. Approval of Minutes - 7:45

[Min 13-22](#) Minutes of February 11, 2013

Attachments: [Minutes](#)

[Min 13-20](#) Minutes of March 4, 2013

Attachments: [Minutes](#)

[Min 13-23](#) Minutes of March 18, 2013

Attachments: [Minutes](#)

8. Consent Agenda - 7:50

[Ord 1951](#) AN ORDINANCE AMENDING THE 2013 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY TRANSFERRING A PORTION OF THE UNENCUMBERED FUND BALANCE IN THE CIPP FUND IN THE AMOUNT OF \$663,786, FOR PAVEMENT MANAGEMENT AND PARKS AND RECREATION CAPITAL PROJECT PLANNING AND PREPARATION AND AUTHORIZING THE EXPENDITURE THEREOF.

Attachments: [Ordinance 1951 Final](#)

Legislative History

3/4/13 City Council introduced by council as seated and approved on first reading

[Ord 1952](#) AN ORDINANCE ESTABLISHING AND CREATING THE COMMERCE CITY E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT; MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED THERETO; AND WAIVING ALL REQUIREMENTS FOR NOTICE, PUBLICATION, PUBLIC HEARING, ELECTION AND FILING OF A BOND AS PERMITTED BY STATUTE

Attachments: [Ordinance 1952 Final](#)

[ECAGID Petition](#)

Legislative History

3/4/13 City Council introduced by council as seated and approved on first reading

[Z-717-00-13](#) AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE BELLE CREEK PUD ZONE DOCUMENT

Attachments: [Ordinance Z-717-00-13 Final](#)

[PC Minutes](#)

[Project Report](#)

[V-Map](#)

[Amended Belle Creek PUD](#)

[Original Belle Creek PUD Z-717](#)

[Narrative](#)

[Presentation](#)

Legislative History

3/18/13 City Council introduced by council as seated and approved on first reading
Mayor Ford opened the public hearing.

Planner Jenny Axmacher presented the case. The applicant, Belle Creek Commercial Properties, LLC is seeking an amendment to the PUD to allow for three types of monument signs along 104th and Highway 85. Property owners believe the signs are necessary for the leasing and long term commercial success of the retail uses that do not directly front the perimeter highways. The proposed amendment will add one additional monument sign along the Highway 85 frontage between 104th and Long's Peak Drive. The existing sign at Long's Peak Drive will be replaced with the new sign base for consistency in theme. Subdivision signs will be constructed on the north and south boundaries of the community, incorporating the same architectural elements, materials and color. The planning commission held a public hearing on February 5, 2013, and voted unanimously to forward the application on to City Council with a favorable recommendation.

Peg Friesen, appeared before Council on behalf of the applicant. She stated that the applicant's intent is to establish a greater identity in the Belle Creek area.

Belle Creek Commercial Properties is proposing three types of signs, that are currently allowed in both the PUD and code, but the applicant is trying to bring a cohesive plan together.

Michele Klaban, 9495 E. 108th Pl., appeared before Council. She stated that she is a business owner in Belle Creek and solely responsible for the signs that are currently installed and slated for tear down. She asked that the businesses listed on the current signs, be added to the new signs.

Ms. Friesen responded that the current signs were approved temporarily by the metro district who has the final say on the content of the new signs.

No one else came forward to speak, and the public hearing was closed.

Council members McEldowney and Bullock moved and seconded to accept the findings and recommendations of the planning commission.

VOICE VOTE: Unanimous; all present affirmed

[Res 2013-21](#) RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN THE COMMERCE CITY E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT AND THE CITY OF COMMERCE CITY REGARDING INFRASTRUCTURE PROJECTS

Attachments: [Resolution](#)
[IGA](#)
[ECAGID Map Exhibit A](#)

9. Resolutions - 7:55

[Res 2013-17](#) RESOLUTION IN SUPPORT OF APPLICATION FOR GREAT OUTDOORS COLORADO LOCAL PARKS AND OUTDOOR RECREATION GRANT FOR CENTRAL PLAYGROUND ENHANCEMENT PROJECT (PHASE 1)

Attachments: [Resolution](#)
[Presentation](#)

10. Presentations - 8:00

[Pres 13-116](#) Victory Crossing Update

Attachments: [Presentation](#)

[Pres 13-112](#) QCI Preliminary Project Analysis - New Recreation Center

Attachments: [Presentation](#)

[Pres 13-113](#) QCI Preliminary Project Analysis - Community/Neighborhood Parks

Attachments: [Presentation](#)

11. Administrative Council Business - 9:00

[13-0014](#) City Council Discretionary Fund

12. Reports - 9:20

13. Adjourn to Northern Infrastructure General Improvement District Meeting - 9:35