



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, August 7, 2023

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_9DRAcN5-SLOdtsiMNtGUaA

Regular Meeting. Revised 8/03/2023 @ 3:00 PM

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment**

[23-174](#)

Citizen Communication - 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 citizen communication and/or for each agenda item. Comments may be consolidated under the Citizen 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, August 7, 2023.

5. **Presentations**

[Pres 23-054](#) Oil and Gas Monthly Update

Attachments: [Council Communication](#)
[Oil and Gas Monthly Update](#)

[Pres 23-218](#) 2024 Budget - Preliminary Session #1

Attachments: [Council Communication](#)
[Presentation](#)
[2024 Budget Request Summary](#)
[Capital Project Follow-up List](#)

6. Noticed Council Business

[23-189](#) Metro District Workshop Framework

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

[23-163](#) Reinstatement of Commissioner Kelley to the Commerce City Youth Commission.

[23-166](#) Proposed Ordinance to Ban the Sale of Puppies and Kittens in Pet Stores in Commerce City

Attachments: [Council Communication](#)

7. Consent Agenda

[Min 23-194](#) Minutes of the July 10, 2023 Meeting

Attachments: [Minutes of the July 10, 2023 Meeting](#)

[Min 23-196](#) Minutes of the July 24, 2023 Special Meeting

Attachments: [Minutes of the July 24, 2023 Meeting](#)

[Res](#)
[2023-060](#)

A RESOLUTION AUTHORIZING A SANITARY SEWER EASEMENT LOCATED ON CITY PROPERTY NEAR BISON RIDGE RECREATION CENTER TO THE SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT TO SERVE THE TURNBERRY FILING 7 DEVELOPMENT

Attachments: [Council Communication](#)
[Resolution 2023-060](#)
[Easement Agreement](#)
[Exhibit A to Easement Agreement](#)
[Project Map](#)
[Presentation](#)

[Res](#)
[2023-073](#)

A RESOLUTION APPROVING DRAINAGE EASEMENTS ON CITY PROPERTY LOCATED NEAR THE BISON RIDGE RECREATION CENTER TO CATELLUS CC NOTE, LLC TO ACCOMMODATE STORM DRAINAGE FROM THE TURNBERRY 7 SUBDIVISION

Attachments: [Council Communication](#)
[Resolution 2023-073](#)
[Water Drainage Easement](#)
[Presentation](#)
[Project Map](#)

[Res](#)
[2023-081](#)

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING WITH ADAMS COUNTY AND SURROUNDING MUNICIPALITIES REGARDING HOMELESSNESS

Attachments: [Council Communication](#)
[Resolution 2023-081](#)
[Memorandum of Understanding](#)
[Memorandum of Understanding - First Amendment](#)

[Res](#)
[2023-087](#)

A JOINT RESOLUTION PRIORITIZING WATER AND LAND USE PLANNING INTEGRATION AND REAFFIRMING PARTNERSHIP BETWEEN THE CITY OF COMMERCE CITY AND THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT

Attachments: [Council Communication](#)
[Resolution 2023-087](#)
[Water Smart Action Plan](#)

[Res](#)
[2023-088](#)

A RESOLUTION AUTHORIZING AWARD OF A MASTER SERVICES AGREEMENT FOR MECHANICAL REPAIR SERVICES FOR CITY BUILDINGS WITH BRACONIER PLUMBING AND HEATING CO., INC., UPM MECHANICAL LLC, AND QUANTUM PUMPS AND CONTROLS

Attachments: [Council Communication](#)
[Resolution 2023-088](#)
[Attachment 1](#)
[MSA Braconier HVAC](#)
[MSA Quantum Pump HVAC](#)
[MSA UPM Mechanical HVAC](#)
[RFP - Braconier](#)
[RFP - Quantum](#)
[RFP - UPM](#)

[Res](#)
[2023-094](#)

A RESOLUTION AWARDING THE CIPP PROJECT FOR CONSTRUCTION OF THE MUNICIPAL SERVICES CENTER (MSC), EAGLE POINTE RECREATION CENTER, AND CIVIC CENTER ELECTRIC VEHICLE CHARGING STATIONS TO HIGH PLAINS ENERGY, INC. DBA PINNACLE ELECTRIC & CONSTRUCTION CORP. 2023-19-PW

Attachments: [Council Communication](#)
[Resolution 2023-094](#)
[Agreement](#)
[Presentation](#)
[ATTACHMENT 1 Addendum No. 1 to Request for Bids](#)
[ATTACHMENT 2 Special Conditions](#)
[ATTACHMENT 3 General Conditions](#)
[ATTACHMENT 4 City Eng. Standards](#)
[ATTACHMENT 5 CDOT Standard Specifications Report 2022](#)
[ATTACHMENT 6 ChargePoint Station Specifications](#)
[ATTACHMENT 7 Request for Bids](#)
[ATTACHMENT 8 Bid Proposal- Project No. 2023-19](#)

[Res](#)
[2023-096](#)

A RESOLUTION AUTHORIZING THE CONTRACT FOR DEMOLITION AND ABATEMENT SERVICES WITH OAK ENVIRONMENTAL LLC.

Attachments: [Council Communication](#)
[Resolution 2023-096](#)
[Exhibit A - Agreement for Professional Services](#)
[Independent Contractor signed Oak Environmental](#)

[Ord 2533](#)

SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY BY RECOGNIZING A PORTION OF THE CITY'S TOTAL \$10,505,025 AMERICAN RESCUE PLAN ACT FUNDING ALLOCATION IN THE AMOUNT OF \$3,075,000 AND AUTHORIZING THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance 2533](#)

8. Public Hearings

[Res
2023-083](#)

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 2, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 22.26 ACRES

Attachments: [Council Communication](#)

[Resolution 2023-083](#)

[Subdivision Report](#)

[Vicinity Map F2&F3 Combined](#)

[Applicant Narrative](#)

[Final Plat](#)

[Final Drainage Report](#)

[Traffic Letter](#)

[June 6, 2023 Planning Commission Meeting Minutes](#)

[Affidavit of Sign Posting](#)

[Mailing of Notice](#)

[Mailing of Notice Proof](#)

[Planning Commission Legal Notice](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Exhibit A - Staff Report - Planning Commission](#)

[Exhibit B - Reunion PUD Narrative](#)

[Exhibit C - City Council Hearing Minutes](#)

[Exhibit D - Reunion Ridge F2_3 -Oakwood Response](#)

[Exhibit E - Staff Report Reunion Ridge F2_3](#)

[Exhibit F - Development Standards Matrix Comparison](#)

[Exhibit G - Amended Reunion PUD](#)

[Exhibit H - Reunion Ridge F2_3 Approved Traffic Variance](#)

[Exhibit I - 27J CFFF Participation Agreement](#)

[Exhibit J - Reunion Ridge F2_3 Final Development Agreement](#)

[Exhibit K - Reunion Ridge F2_3 Phasing Plan](#)

[Letter to City Council Addressing Subdivision Criteria \(Reunion Ridge Filings 2_](#)

[Referral Agency \(DRT\) Comment Letters](#)

[Sign Posting Pictures](#)

[Reunion PUD Amendment 5 For Reference](#)

Continued from July 17, 2023. Applicant is requesting continuance to September 18, 2023.

[Res
2023-084](#)

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 3, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 11.01 ACRES

Attachments: [Council Communication](#)

[Resolution 2023-084](#)

[Subdivision Report](#)

[Vicinity Map](#)

[Applicant Narrative](#)

[Final Plat](#)

[Final Drainage Report](#)

[Traffic Letter](#)

[June 6, 2023 Planning Commission Meeting Minutes](#)

[Affidavit of Sign Posting](#)

[Mailing of Notice Public Hearing Proof](#)

[Mailing of Notice Proof](#)

[Proof of Publication](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Exhibit A - Staff Report - Planning Commission](#)

[Exhibit B - Reunion PUD Narrative](#)

[Exhibit C - City Council Hearing Minutes](#)

[Exhibit D - Reunion Ridge F2_3 -Oakwood Response](#)

[Exhibit E - Staff Report Reunion Ridge F2_3](#)

[Exhibit F - Development Standards Matrix Comparison\(7896806.2\)](#)

[Exhibit G - Amended Reunion PUD](#)

[Exhibit H - Reunion Ridge F2_3 Approved Traffic Variance](#)

[Exhibit I - 27J CFFF Participation Agreement](#)

[Exhibit J - Reunion Ridge F2_3 Final Development Agreement](#)

[Exhibit K - Reunion Ridge F2_3 Phasing Plan](#)

[Letter to City Council Addressing Subdivision Criteria \(Reunion Ridge Filings 2_](#)

[Referral Agency \(DRT\) Comments](#)

[Sign Posting Pictures](#)

[Reunion PUD Amendment 5 For Reference](#)

Continued from July 17, 2023. Applicant is requesting continuance to September 18, 2023.

[Z-989-23](#)

SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY LOCATED AT 8705 ROSEMARY STREET FROM LIGHT INTENSITY INDUSTRIAL DISTRICT (I-1) AND AGRICULTURAL DISTRICT (AG) TO MEDIUM INTENSITY INDUSTRIAL DISTRICT (I-2)

Attachments:[Council Communication](#)[Ordinance Z-989-23](#)[Zone Change Report](#)[Vicinity Map](#)[Applicant Letter](#)[Applicant Narrative](#)[Zone Change Document](#)[Irondale Plan Executive Summary](#)[Preliminary Drainage Report](#)[Traffic Study](#)[Traffic Study 2](#)[Development Review Team Comments](#)[Draft Planning Commission Meeting Minutes May 16, 2023](#)[Letter to City Council from Applicant](#)[Market Analysis](#)[Aug 7 Public Hearing Legal Notice Affidavit](#)[Public Notices](#)[Presentation](#)

Continued from July 17, 2023

[Z-988-23](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 7160 EUDORA DRIVE FROM MEDIUM-INTENSITY INDUSTRIAL (I-2) TO LIGHT-INTENSITY INDUSTRIAL (I-1)

Attachments: [Council Communication](#)
[Ordinance Z-988-23](#)
[Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Traffic Study Draft](#)
[Traffic Study Draft](#)
[Traffic Improvements Memo](#)
[Prelim Drainage Report](#)
[Planning Commission Minutes](#)
[Legal Notice Affidavit](#)
[Public Hearing Signs](#)
[Presentation](#)
[Applicant Presentation](#)

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, August 7, 2023. Please contact the City Clerk to request paper copies of materials.

9. Ordinances on 1st Reading

[Ord 2534](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE ADAMS COUNTY OPEN SPACE GRANT FOR A SINGLE RIDER GOLF CART IN THE AMOUNT OF \$13,250 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

Attachments: [Council Communication](#)
[Ordinance 2534](#)
[Agreement](#)
[Exhibit 1](#)
[Exhibit 2](#)

[Ord 2535](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE ADAMS COUNTY OPEN SPACE GRANT FOR OPEN SPACE RESTORATION IN THE AMOUNT OF \$260,000 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

Attachments: [Council Communication](#)

[Ordinance 2535](#)

[Agreement](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Ord 2540](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING SECTIONS 21-5200, 21-5249, AND 21-11200 OF THE LAND DEVELOPMENT CODE PERTAINING TO THE REGULATION OF MEDICAL AND RECREATIONAL MARIJUANA BUSINESSES

Attachments: [Council Communication](#)

[Ordinance 2540](#)

[Potential Marijuana Eligible Properties Map](#)

10. Administrative Council Business

[23-195](#) Request Approval to be a Member of Commerce City Rotary

[23-192](#) Monday Night Meals

11. Council Reports

[23-193](#) Review of Work Schedule

Attachments: [Council Communication](#)

[Regular Meetings Work Schedule](#)

[Study Session Work Schedule](#)

12. Adjourn

[23-184](#) City Manager Week in Review Report

Attachments: [July 28, 2023 Weekly Report](#)

[23-160](#) City Council Policies

Attachments: [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.