



# Commerce City

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

## Meeting Agenda - Final-revised City Council

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Monday, September 16, 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\\_x932AUUZRUqymrBjBtjYsA](https://c3gov.zoom.us/webinar/register/WN_x932AUUZRUqymrBjBtjYsA)

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### Regular Meeting

Times given are estimates only.  
Revised 9/16/2024 at 12:00 PM.

1. **Call to Order/Roll Call - 6:00 PM**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment**

[24-140](#)

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](http://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, September 16, 2024.

5. **Noticed Council Business - 6:20 PM**

[24-216](#)

27J Foundation Annual Golf Tournament Sponsorship

**Attachments:** [Council Communication](#)

[24-217](#)

Stead School Harvest Festival Event Sponsorship

**Attachments:** [Council Communication](#)

- [24-218](#) Colorado Youth Mariachi Program Sponsorship  
**Attachments:** [Council Communication](#)
- [24-223](#) Proposal for Installation of Speed Bumps to Improve Traffic Calming  
**Attachments:** [Council Communication](#)
- [24-227](#) A Resolution In Support Of The South Adams County Water And Sanitation District's De-Brucing Measure, To Be Included On This Year's Ballot

## 6. Proclamations and Recognitions - 6:40 PM

- [Proc 24-014](#) Proclamation Declaring October 2024 as Code Enforcement Month in Commerce City, Colorado  
**Attachments:** [Code Enforcement Month Proclamation](#)
- [Proc 24-015](#) Proclamation Declaring October 2024 as Domestic Violence Awareness Month in Commerce City, Colorado  
**Attachments:** [2024 Domestic Violence Month Proclamation](#)
- [Proc 24-034](#) Proclamation Declaring September 28, 2024, as Good Neighbor Day in Commerce City, Colorado  
**Attachments:** [Council Communication](#)  
[Good Neighbor Proclamation](#)

## 7. Consent Agenda - 6:50 PM

- [Min 24-150](#) Minutes of the August 19, 2024 Regular Meeting  
**Attachments:** [August 19, 2024 Minutes](#)
- [Min 24-154](#) Minutes of the August 26, 2024 Special Meeting  
**Attachments:** [August 26, 2024 Minutes](#)
- [Ord 2614](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE U.S. DEPARTMENT OF ENERGY GRANT IN THE AMOUNT OF \$121,660 FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS AT THE MUNICIPAL SERVICES CENTER  
**Attachments:** [Council Communication](#)  
[Ordinance 2614](#)

Approved on first reading on August 26, 2024. VOTE: 8 - Aye, 1 - Excused (Madera)

[Ord 2615](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DIVISION OF CRIMINAL JUSTICE GRANT IN THE AMOUNT OF \$100,000 FOR A LIGHTING STUDY IN THE CORE CITY

**Attachments:** [Council Communication](#)  
[Ordinance 2615](#)  
[Grant Award Letter](#)

*Approved on first reading on August 26, 2024. VOTE: 8 - Aye, 1 - Excused (Madera)*

[Ord 2618](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE ADAMS COUNTY OPEN SPACE GRANT FOR PARKS, RECREATION AND GOLF (PRG) IMPROVEMENTS IN THE AMOUNT OF \$1,525,000 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

**Attachments:** [Council Communication](#)  
[Ordinance 2618](#)

*Approved on first reading on August 26, 2024. VOTE: 8 - Aye, 1 - Excused (Madera)*

[AN-263-24](#) AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 88th AVENUE AND TOWER ROAD TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-263-24 KNOWN AS THE TOWER LANDFILL ANNEXATION

**Attachments:** [Council Communication](#)  
[Annexation Ordinance AN-263-24](#)  
[Legal Description](#)  
[Annexation Report](#)  
[Vicinity Map](#)  
[Project Narrative](#)  
[Annexation Agreement](#)  
[Annexation Petition](#)  
[Annexation Map](#)  
[Legal Notice](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)

*Approved on first reading on August 5, 2024. VOTE: 7- Aye, 2 - Excused (Madera, Chacon)*

[V24-0001](#) AN ORDINANCE VACATING RIGHT-OF-WAY COMPRISED OF A PORTION OF SEVENTH AVENUE GENERALLY LOCATED NORTH OF EAST 84th AVENUE BETWEEN ROSEMARY STREET AND ULSTER STREET, COMMERCE CITY, COLORADO

**Attachments:** [Council Communication](#)  
[Ordinance V24-0001](#)  
[Vacation of Right-of-Way Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Vacation Exhibit](#)  
[Staff Presentation](#)  
[Legal Notice Affidavit](#)  
[Planning Commission Minutes](#)

*Approved on first reading on August 19, 2024. VOTE: 8 - Aye, 1 - Excused (Madera)*

[V-93-24](#) AN ORDINANCE VACATING RIGHT-OF-WAY COMPRISED OF A PORTION OF HIMALAYA STREET, APPROXIMATELY 3,286 FEET IN LENGTH, EXTENDING SOUTH OF EAST 88TH AVENUE IN COMMERCE CITY, COLORADO.

**Attachments:** [Council Communication](#)  
[Ordinance V-093-24](#)  
[Vacation Report](#)  
[Vicinity Map](#)  
[Narrative](#)  
[Vacation Plat](#)  
[DEN Letter of Support](#)  
[CenturyLink No Objection Letter](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Sign Posting](#)  
[Legal Notice](#)  
[Planning Commission Meeting Minutes](#)

*Approved on first reading on August 5, 2024. VOTE: 7- Aye, 2 - Excused (Madera, Chacon)*

[Z-705-99-00-09-24](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE TOWER LANDFILL ANNEXATION FROM ADAMS COUNTY A-3 TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

**Attachments:** [Council Communication](#)  
[Ordinance Z-705-99-00-09-24](#)  
[Zone Change Report](#)  
[Vicinity Map](#)  
[Project Narrative](#)  
[Neighborhood Meeting Summary](#)  
[Proposed PUD Zone Document](#)  
[Traffic Study](#)  
[Ground Water Report](#)  
[Adams County Inspection Report](#)  
[Gas Collection Control Report](#)  
[Adams County EDOP Review](#)  
[Legal Notice](#)  
[Sign Posting](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Planning Commission Minutes](#)

*Approved on first reading on August 5, 2024. VOTE: 7- Aye, 2 - Excused (Madera, Chacon)*

[Z23-0001](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 6540 HIGHWAY 2 FROM GENERAL COMMERCIAL DISTRICT (C-2) TO MULTI FAMILY RESIDENTIAL DISTRICT (R-3)

**Attachments:** [Council Communication](#)  
[Ordinance Z23-0001](#)  
[Zone Change Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Survey](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Legal Notice Affidavit](#)  
[Planning Commission Minutes](#)

*Approved on first reading on August 19, 2024. VOTE: 8 - Aye, 1 - Excused (Madera)*

[Res  
2024-053](#)

A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR AXON BODY WORN CAMERA, INTERVIEW ROOM AND TASER HARDWARE AND SOFTWARE, LICENSES AND CLOUD STORAGE FOR THE COMMERCE CITY POLICE DEPARTMENT TO AXON ENTERPRISE, INC

**Attachments:** [Council Communication](#)  
[Resolution 2024-053](#)  
[Master Services and Purchasing Agreement - Axon](#)  
[Purchasing Justification Form](#)

[Res  
2024-093](#)

A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR AUTOMATIC IDENTIFICATION SYSTEM-TRAFFIC ENFORCEMENT TO AMERICAN TRAFFIC SOLUTIONS, INC. DOING BUSINESS AS VERRA MOBILITY

**Attachments:** [Council Communication](#)  
[Resolution 2024-093](#)  
[Agreement](#)

[Res  
2024-101](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DOCUMENT MANAGEMENT SYSTEM LICENSES, HOSTING, SUPPORT AND IMPLEMENTATION SERVICES TO ECS IMAGING.

**Attachments:** [Council Communication](#)  
[Resolution 2024-101](#)  
[Agreement](#)

[Res  
2024-102](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR AN ASSET MANAGEMENT SYSTEM LICENSING, SUPPORT AND IMPLEMENTATION SERVICES TO OPENGOV INC.

**Attachments:** [Council Communication](#)  
[Resolution 2024-102](#)  
[Agreement](#)

## 8. Public Hearings

[CU-131-24](#) TSL Company Holdings, LTD. on behalf of Crown Associates LLC, is requesting approval of a Conditional Use Permit for the stacking of shipping containers higher than 20 feet. The subject property is currently zoned I-3 (Heavy-Intensity Industrial), consisting of approximately 28.24 acres, and is located at 10051 Dallas Street.

**Attachments:** [Council Communication](#)  
[CU-131-24](#)  
[Conditional Use Permit Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Site Proposal](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Sign Posting](#)  
[Newspaper Posting](#)  
[Planning Commission Minutes](#)

[PUDA23-0003](#) Southwestern Property Corporation is requesting approval of the Commons at 104th 2nd Amendment PUD Zone Document to allow additional commercial uses. The subject property is approximately 16.57 acres and is generally located at the southeast corner of Potomac Street and East 104th Avenue.

**Attachments:** [Council Communication](#)  
[Ordinance PUDA23-0003](#)  
[PUD Amendment Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Proposed PUD Amendment](#)  
[Existing PUD Zone Document](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Sign Posting](#)  
[Legal Notice Affidavit](#)  
[Planning Commission Minutes](#)  
[Written Comments 09.16.2024](#)

[Ord 2616](#)

AN ORDINANCE ADOPTING THE COMMERCE CITY 2045  
COMPREHENSIVE PLAN

**Attachments:** [Council Communication](#)  
[Ordinance 2616](#)  
[Comprehensive Plan Report](#)  
[Commerce City 2045 Comprehensive Plan](#)  
[Staff Presentation](#)  
[Legal Notice Affidavit](#)  
[Written Comments 09.16.2024](#)

[Z-980-24](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING  
MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING  
THE PROPERTY GENERALLY LOCATED AT 9021 E-470 FROM  
AGRICULTURAL DISTRICT (AG) TO REGIONAL COMMERCIAL  
DISTRICT (C-3)

**Attachments:** [Council Communication](#)  
[Ordinance Z-980-24](#)  
[Zone Change Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Site Proposal](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Sign Posting](#)  
[Legal Notice Affidavit](#)  
[Planning Commission Minutes](#)

*To be continued to October 7, 2024.*



[Z-979-24](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 9022 E-470 FROM AGRICULTURAL DISTRICT (AG) TO REGIONAL COMMERCIAL DISTRICT (C-3)

**Attachments:** [Council Communication](#)  
[Ordinance Z-979-24](#)  
[Zone Change Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Site Proposal](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Sign Posting](#)  
[Newspaper Posting](#)  
[Planning Commission Minutes](#)

*To be continued to October 7, 2024.*

**The public hearings will be conducted in a hybrid format in person and via Zoom. There will be an opportunity to testify live during the meeting or in advance via email or regular mail. Visit [c3gov.com/council](http://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, September 16, 2024. Please contact the City Clerk to request paper copies of materials.**

## **9. Ordinances on 1st Reading - 9:05 PM**

[Ord 2621](#) AN ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE PHOENIX LIMITED PARTNERSHIP, A WYOMING LIMITED PARTNERSHIP

**Attachments:** [Council Communication](#)  
[Ordinance 2621](#)  
[Draft Lease Agreement](#)  
[Presentation](#)

[Ord 2626](#) AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH FAMILY PROMISE OF GREATER DENVER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

**Attachments:** [Council Communication](#)

[Ordinance 2626](#)

[Ord 2627](#) AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH BLACK PARENTS UNITED FOUNDATION; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

**Attachments:** [Council Communication](#)

[Ordinance 2627](#)

[Ord 2628](#) AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH SERVICIOS DE LA RAZA; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

**Attachments:** [Council Communication](#)

[Ordinance 2628](#)

[Ord 2629](#) AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH BENEFITS IN ACTION; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

**Attachments:** [Council Communication](#)

[Ordinance 2629](#)

[Ord 2630](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$1,339,685 FOR USE ON THE ADAMS TOWER 6TH FLOOR LEASE AND RENOVATION, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

**Attachments:** [Council Communication](#)

[Ordinance 2630](#)

## 10. Ordinances on 2nd Reading - 9:40 PM

[Ord 2617](#) AN ORDINANCE APPROVING THE LEASE OF CITY OWNED PROPERTY LOCATED AT 10100 HAVANA STREET TO MURRAY FARMS, INC.

**Attachments:** [Council Communication](#)  
[Ordinance 2617](#)  
[Lease Agreement](#)  
[Murray Farms Presentation](#)

*Approved on first reading on August 19, 2024. VOTE: 7 - Aye, 1 - Nay, 1 - Excused*

[LUP-058-24](#) AN ORDINANCE AMENDING THE CITY OF COMMERCE CITY COMPREHENSIVE PLAN FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 88TH AVENUE AND E-470, FROM DIA TECHNOLOGY TO UTILITY

**Attachments:** [Council Communication](#)  
[Ordinance LUP-058-24](#)  
[Land Use Plan Amendment Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Sign Posting](#)  
[Legal Notice](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Planning Commission Minutes](#)

*Approved on first reading on August 5, 2024. VOTE: 5 - Aye, 2 - Nay, 2 - Excused*

## 11. Administrative Council Business

## 12. Council Reports - 10:05 PM

[24-222](#) Review of Work Schedule

**Attachments:** [Regular Meetings](#)  
[Study Sessions](#)

## 13. Adjourn - 10:25 PM

[24-220](#) City Manager Week in Review Report

**Attachments:** [September 6, 2024 Report](#)

[24-221](#) 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.**