



Commerce City

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

Meeting Minutes - Final

City Council

Monday, September 19, 2022

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_dW5pjJprQzukJLGSQLj3g

Times given are estimates only.
Revised on 09/19/2022 as of 2:00 PM.

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 Huseman on September 19, 2022 at 6:01 PM.

A motion was made by Council Member Madera, seconded by Council Member Ford, to excuse those members not present. VOTE: 7 - Aye, Excused 2 - (Hurst, Grimes.)

Present: 8 - Mayor Benjamin Huseman, Mayor Pro Tem Jennifer Allen-Thomas, Council Member Oscar Madera, Council Member Rick Davis, Council Member Susan Noble, Council Member Craig Hurst, Council Member Sean Ford and Council Member Kristi Douglas

Excused: 1 - Council Member Meghan Grimes

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Citizen Communication

[22-163](#)

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, September 19.

- Jessica Garcia spoke on the City's support for Little Giants Learning Center.
- Kristi Pollard spoke on metro districts and metro district financing.

- Steve Douglas spoke on mill levies, traffic near Avila Settlers Crossing, and Ordinance 2431.
- Michele Crean spoke on parking and traffic issues near Landmark Academy.
- Davider Sandhu spoke on trailers and campers parking in Commerce City.
- Joy Bishop spoke on living conditions at Conter Estates.
- The following spoke on living conditions at the Village Crest Apartments:
 - Patrici Michel
 - Maria Lopez
 - Martha Maldonado
 - Carmen Romero
 - Adriana Carrillo
 - Rita Corasco
- Shirley Henni spoke on open space conditions in Commerce City.
- Lori McMahon spoke on rent stabilization in Commerce City.
- Sean McMahon spoke on rent Stabilization in Commerce City.
- David Busby spoke on metro districts in Commerce City.
- Ariane Mullen spoke on homelessness in Commerce City.
- Jim Hayes spoke on Resolution 2022-88 and Chambers Road Intergovernmental Agreement.
- Barb Kirkmeyer introduced themselves to the City Council.

4. Proclamations and Recognitions

[Proc 22-33](#)

Proclamation Declaring September 2022 as Suicide Awareness and Prevention Month in Commerce City, Colorado

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Ford, that this Proclamation be approved. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Proc 22-35](#)

Proclamation Declaring September 28, 2022 as Good Neighbor Day in Commerce City, Colorado

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Ford, that this Proclamation be approved. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Proc 22-36](#)

Proclamation Declaring the Week of September 25-October 1, 2022 as Childhood Cancer Awareness Week in Commerce City, Colorado

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Ford, that this Proclamation be approved. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

5. Presentations

[Pres 22-68](#)

Environmental Planning Policy and Oil and Gas Monthly Update

Dr. Rosemarie Russo, Environmental Planner, gave the monthly environmental planning policy and oil and gas update.

[Pres 22-375](#)

Homeless Services and ARPA Project Update

Sarah Nachtman, Community Navigator, and Trenten Robinson, Management Analyst, presented an update on homelessness efforts and ARAP funding for a navigation center.

[Pres 22-498](#)

Metro District Regulations

John Bourjaily, Management Analyst, presented on updates to the drafting process of the Metro District Model Service Plan.

6. Consent Agenda

A motion was made by Council Member Madera, seconded by Mayor Pro Tem Allen-Thomas, to approve the Consent Agenda as presented. ROLL CALL VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Min 22-240](#)

Minutes of the August 22, 2022 Special Meeting

[Res 2022-83](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DESIGN SERVICES FOR THE REDEVELOPMENT OF THE CLUBHOUSE AND MAINTENANCE AREAS AT BUFFALO RUN GOLF COURSE PROJECT TO Z DESIGN GROUP, LLC.

[Res 2022-92](#)

A RESOLUTION EXTENDING THE TERM OF THE BLUE RIBBON ECONOMIC DEVELOPMENT COMMITTEE AND RATIFYING THEIR WORK THROUGH SEPTEMBER 26, 2022

7. Public Hearings

[Res 2022-03](#)

A RESOLUTION APPROVING THE AVILLA SETTLERS CROSSING

SUBDIVISION GENERALLY LOCATED SOUTH OF E. 100TH AVENUE
AND EAST OF TOWER ROAD

A motion was made by Council Member Madera, seconded by Mayor Pro Tem Allen-Thomas, that this public hearing be continued to the January 2, 2023 meeting. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

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 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, September 19th. Please contact the City Clerk to request paper copies of materials.

8. Resolutions

[Res 2022-87](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR THE COMPREHENSIVE UPDATE OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE TO KENDIG KEAST COLLABORATIVE, INC.

A motion was made by Council Member Madera, seconded by Mayor Pro Tem Allen-Thomas, that this Resolution be adopted. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Res 2022-91](#)

A RESOLUTION DECLINING THE CITY OF COMMERCE CITY'S PARTICIPATION IN THE PAID FAMILY MEDICAL LEAVE INSURANCE PROGRAM

Dennis Davenport, Commerce City Police Department - Crime Scene Investigator, spoke in support of Resolution 2022-91.

A motion was made by Council Member Ford, seconded by Council Member Madera, that this Resolution be adopted. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

9. Ordinances on 1st Reading

[Ord 2421](#)

SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2022 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$3,000,000 FOR 88TH AVE:I-76 TO HIGHWAY 2 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Madera, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Ord 2427](#)

FIRST READING OF AN ORDINANCE AMENDING THE 2022 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY RECOGNIZING CERTAIN APPROPRIATIONS IN THE GENERAL FUND, POLICE DONATIONS FUND, AND GRANTS FUND, TOTALING \$2,289,902.66, AND AUTHORIZING THE EXPENDITURE THEREOF

A motion was made by Council Member Ford, seconded by Mayor Pro Tem Allen-Thomas, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

[Ord 2431](#)

SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE COMMERCE CITY REVISED MUNICIPAL CODE BY ADDING A SECTION RESTRICTING UNAUTHORIZED URBAN CAMPING

A motion was made by Council Member Noble, seconded by Council Member Ford, that this Ordinance be continued to October 3, 2022. VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

10. Ordinances on 2nd Reading

[Ord 2411](#)

SECOND AND FINAL READING OF AN ORDINANCE AMENDING SECTIONS 21-3320 AND 21-3340 OF THE LAND DEVELOPMENT

CODE RELATING TO STANDARDS FOR ANNEXATION AGREEMENTS

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Madera, that this Ordinance be approved on second & final reading.

VOTE:

Aye: 8 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Davis, Council Member Noble, Council Member Hurst, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Grimes

11. Administrative Council Business

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Ford, to ensure the City Council has swag and other things to give out during homecoming parades. VOTE: 8 - Aye, 1 - Excused (Grimes)

A motion was made by Council Member Noble, seconded by Council Member Madera, to have study session to discuss the housing issues in Commerce City. VOTE: 8 - Aye, 1 - Excused (Grimes)

22-156

Early Childhood Partnership of Adams County (ECPAC) Breakfast Sponsorship

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Noble, to approve a gold level sponsorship for the Early Childhood Partnership of Adams County (ECPAC) Breakfast. VOTE: 8 - Aye, 1 - Excused (Grimes).

22-162

City Manager Appointment Discussion

A motion was made by Council Member Madera, seconded by Council Member Ford, to enter into an executive session pursuant to C.R.S 24-6-402(4)(f) for the purpose of discussing personnel matters specifically the appointment of an acting or interim city manager and if necessary then C.R.S 24-6-402(4)(e) for the purpose of determining positions relative to matters that are subject to negotiations and instructing negotiators accordingly specifically with regard to an interim agreement relative to the appointment of a city manager. VOTE: 8 - Aye, 1 - Excused (Grimes)

A motion was made by Council Member Madera, seconded by Council Member Ford, to extend the meeting by 15 minutes. VOTE: 8 - Aye, 1 - Excused (Grimes)

A motion was made by Council Member Ford, seconded by Mayor Pro Tem Allen-Thomas, to appoint Jason Roger as Acting City Manager until November 30, 2022. VOTE: 8 - Aye, 1 - Excused (Grimes)

12. Council Reports

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

13. Adjourn

The meeting adjourned at 11:45 PM.

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

Jordan D. Roberts, Deputy City Clerk

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.