



Commerce City

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

Meeting Minutes - Final

City Council

Monday, February 7, 2022

6:40 PM Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. There will be no general public access to this meeting. Public access to this meeting can be found in the agenda below. The meeting will also be live on Channel 8 and c3gov.com/video

Or Immediately following the URA meeting, before or after the posted time. This regular meeting will be held in person in the City Council Chambers (location above). There will be no general public physical access to this meeting.

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 February 7, 2022 at 6:19 PM.

Present: 9 - 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 Meghan Grimes, Council Member Sean Ford and Council Member Kristi Douglas

Revised as of February 4, 2022 at 1:00 PM.

Times given are estimates only

Zoom registration:

https://c3gov.zoom.us/webinar/register/WN_jKBfRSOpT0SBnRtksmPgTw

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Citizen Communication

[22-27](#)

Citizen Communication - City Council will conduct this meeting virtually via Zoom as the Civic Center remains closed out of precaution for COVID-19. 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 via Zoom or in advance using the online form or mail. 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 to comment and to submit written comments is noon on February 7, 2022.

Matthew Rhea spoke on housing in their community.

David Bondarchuck spoke on Ordinance 2318.

Hillary Leitch spoke on the Buffalo Highlands Park.

Steve Douglas spoke on Oakwood Homes Consolidated Development Agreement.

4. Noticed Council Business

[22-29](#)

Existing Land Use and Development Discussion

Council discussed the existing Land Use Map and requested this topic be included in the winter retreat.

[22-30](#)

Oakwood Consolidated Development Agreement

A motion was made by Council Member Grimes, seconded by Council Member Madera, to direct staff to draft an ordinance to reinstate the consolidated development agreement with Oakwood Homes retroactively to the date it expired, minus the sales and use tax rebate. VOTE: 6 - Aye, 3 - Nay (Allen-Thomas, Douglas, Noble)

5. Presentations

[Pres 22-72](#)

Veterans Commission Memorial Plaque Request

Reverend Carpenter presented the Veterans Commission request for a memorial placard on the Veterans Memorial in Veterans Memorial Park, honoring the initial Veterans Commission members that advocated for veteran services in Commerce City.

A motion was made by Mayor Huseman, seconded by Council Member Madera, to direct staff to procure the placard as modified by the comments from Rev. Carpenter and to have the placard ready to be attached and dedicated during the Memorial Parade on May 22, 2022. VOTE: 9 - Aye

[Pres 22-04](#)

CDPHE Listening Session

Council and Colorado Department of Public Health and Environment representatives discussed matters relating to the Suncor facility especially as it relates to air quality.

[Pres 22-18](#)

Road Impact Fees Presentation

Brent Soderlin, City Engineer, and Jennifer Carpenter, Civil Engineer, presented on an overview and update on the City's road impact fees and suggested revisions.

A motion was made by Council Member Hurst, seconded by Mayor Pro Tem Allen-Thomas, to amend the agenda to postpone the drainage fee impact presentation to be included in the road impact fee discussion at a later date. VOTE: 7 - Aye, 2 - Abstained (Davis, Madera)

[Pres 22-19](#)

Drainage Impact Fees Presentation

6. Consent Agenda

Mayor Pro Tem Allen-Thomas, requested that Proc 22-01 be removed from the consent agenda and read in full.

A motion was made by Council Member Craig Hurst, seconded by Council Member Meghan Grimes, that this Consent Agenda be approved as amended.

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 Grimes and Council Member Douglas

Abstained: 1 - Council Member Ford

[Proc 22-01](#)

Proclamation Declaring February 2022 as Black History Month in Commerce City, Colorado

City Clerk Gibson read the proclamation in full.

[Min 22-11](#)

Minutes of the January 3, 2022 Regular Meeting

[Min 22-12](#)

Minutes of the January 10, 2022 Special Meeting

[Min 22-30](#)

Minutes of the January 31, 2022 Special Meeting

[Res 2022-10](#)

A RESOLUTION APPROVING THE CITY'S 2021 HIGHWAY USER TAX FUND (HUTF) REPORT

[Res 2022-16](#)

A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF COMMERCE CITY

7. Administrative Council Business

A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Noble, to read all proclamations and recognition in full and return them to the beginning of the agenda. VOTE: 9 - Aye

[22-28](#)

Authorizing the Comment Letter for Suncor Energy Draft Colorado Discharge Permit System Surface Water Discharge Permit

Anita Riley, Principal Planner, presented on the changes and updates made to the comment letter.

A motion was made by council Member Madera, seconded by Council Member Noble, to approve the updated letter and the Mayor's signature thereon. VOTE: 7 - Aye, 2 - Nay (Ford, Grimes)

8. Council Reports

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

9. Adjourn

The meeting adjourned at 10:48 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.