



Commerce City

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

Meeting Agenda - Final City Council

Monday, May 1, 2023

6:00 PM

Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will be live on Channel 8 and c3gov.com/video. Zoom Registration: https://c3gov.zoom.us/webinar/register/WN_z6XaSr0LQ5-EWKuyAr3GRQ

Regular Meeting. Times Given are Estimates Only.

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

[23-094](#)

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, May 1, 2023.

5. **Proclamations and Recognitions - 6:30 PM**

[Proc 23-11](#)

Proclamation Declaring the Week of April 30-May 6,2023 as National Small Business Week in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 23-07](#)

Proclamation Declaring May 2023 as Asian American and Pacific Islander Heritage Month in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 23-08](#) Proclamation Declaring May 2023 as Mental Health Awareness Month in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 23-28](#) Proclamation Declaring May 15-21, 2023 as National Police Week in Commerce City, Colorado

Attachments: [Proclamation](#)

6. Noticed Council Business - 6:50 PM

[23-093](#) City Council request to determine the appropriateness of a public hearing process pursuant to Land Development Code Sec. 21-3241(4)(d) for Cases S-778-20-23 & S-810-21-23 for Oakwood Homes is requesting approval of the Reunion Ridge Filing No. 2 and Filing No. 3 Final Plats to create to create 251 cluster lots for residential development. There are also 10 tracts for open space, utilities, access, and drainage. The property is generally located southeast of the intersection of future Peoria Street and future Reunion Ridge Way, approximately 1,000 feet south of E. 104th Avenue, and is zoned PUD (Planned Unit Development).

Attachments: [Council Communication](#)

7. Presentations - 6:55 PM

[Pres 23-051](#) Oil and Gas Monthly Update

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

[Pres 23-237](#) Three Party Land Exchange and Potential Redevelopment Opportunity Surrounding Dick's Sporting Goods Park

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

[Pres 23-300](#) Greyhound Park Empowerment Apartments

Attachments: [Council Communication](#)

8. Consent Agenda - 8:05 PM

[Min 23-114](#) Minutes of the February 13, 2023 Special Meeting

Attachments: [February 13, 2023 Minutes](#)

[Min 23-099](#) Minutes of the April 3, 2023 Regular Meeting

Attachments: [April 3, 2023 Minutes - Revised](#)
[April 3, 2023 Minutes - Original](#)
[Timestamp Video of Motion](#)
[Transcription](#)

[Min 23-124](#) Minutes of the April 17, 2023 Regular Meeting

Attachments: [April 17, 2023 Minutes](#)

[Min 23-125](#) Minutes of the April 24, 2023 Special Meeting

Attachments: [April 24, 2023 Minutes](#)

[Res 2023-009](#) A RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT WITH ADAMS COUNTY HEALTH DEPARTMENT FOR OVERSIGHT SERVICES AT REPUBLIC SERVICES TOWERS LANDFILL

Attachments: [Council Communication](#)
[Resolution 2023-009](#)
[IGA Agreement](#)

[Res 2023-048](#) A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SERVER, STORAGE, AND BACKUP UPGRADE SERVICES TO ADVANCED NETWORK MANAGEMENT

Attachments: [Council Communication](#)
[Resolution 2023-048](#)
[Contract](#)

[Ord 2503](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING CHAPTER 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE REGARDING THE AUTHORITY OF THE LIQUOR AUTHORITY TO CREATE AND AMEND ITS RULES OF PROCEDURE FOR MEETINGS

Attachments: [Council Communication](#)
[Ordinance 2503](#)

9. Public Hearings - 8:10 PM

[Res
2023-031](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO, OF THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 81ST AVENUE AND TOWER ROAD IN CASE AN-258-23 KNOWN AS THE QUIKTRIP ANNEXATION

Attachments: [Council Communication](#)

[Resolution 2023-031](#)

[Annexation Petition](#)

[Vicinity Map](#)

[AN-258-23](#)

FIRST READING OF AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 81ST AVENUE AND TOWER ROAD TO THE CITY OF COMMERCE CITY, COLORADO, IN CASE AN-258-23, KNOWN AS THE QUIKTRIP ANNEXATION

Attachments: [Council Communication](#)

[Ordinance AN-258-23](#)

[Annexation Petition](#)

[Vicinity Map](#)

[Annexation Map](#)

[QuikTrip Annexation Agreement](#)

[Z-962-20-23](#) FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE QUIKTRIP ANNEXATION FROM ADAMS COUNTY A-3, AGRICULTURE TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

Attachments: [Council Communication](#)
[Ordinance Z-962-20-23](#)
[Vicinity Map](#)
[QuikTrip Project Narrative](#)
[QuikTrip Conceptual Site Plan](#)
[QuikTrip PUD Zone Document](#)
[QuikTrip Traffic Study](#)
[QuikTrip Comment Letters](#)
[QuikTrip Drainage Report](#)
[Legal Notice Affidavit](#)
[QuikTrip Posting Affidavit](#)
[Sign Posting Photos](#)
[Planning Commission Minutes](#)
[QuikTrip Presentation](#)
[Staff 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, May 1. Please contact the City Clerk to request paper copies of materials.

10. Ordinances on 1st Reading - 9:25 PM

[Ord 2498](#) FIRST READING OF AN ORDINANCE AMENDING THE COMMERCE CITY SALES AND USE TAX CODE, ARTICLE I OF CHAPTER 20 OF THE COMMERCE CITY REVISED MUNICIPAL CODE, REGARDING ECONOMIC NEXUS AND THE OBLIGATION OF REMOTE SELLERS TO COLLECT AND REMIT SALES TAX

Attachments: [Council Communication](#)
[Ordinance 2498](#)

[Ord 2499](#) FIRST READING OF AN ORDINANCE AMENDING THE SALES AND USE TAX CODE OF THE CITY OF COMMERCE CITY TO ESTABLISH AN EXEMPTION FROM THE CITY'S SALES AND USE TAX FOR CERTAIN RETAIL DELIVERY FEES AND CARRYOUT BAG FEES ENACTED BY THE STATE OF COLORADO

Attachments: [Council Communication](#)

[Ordinance 2499](#)

[Ord 2506](#) FIRST READING OF AN ORDINANCE AMENDING ARTICLE I OF CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO PROVIDE FOR CAMPAIGN FINANCE REGULATIONS

Attachments: [Council Communication](#)

[Ordinance 2506](#)

[Presentation](#)

11. Administrative Council Business - 9:55 PM

12. Council Reports - 10:05 PM

[23-097](#) Review of Work Schedule

Attachments: [Council Communication](#)

[Regular Meeting Work Schedule](#)

[Study Session Work Schedule](#)

13. Executive Session - 10:15 PM

[23-069](#) An executive session pursuant to C.R.S. 24-6-402(4)(a), 4(b), & 4(e) for the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest relating to City property around the Civic Center, for the purpose of determining positions relative to a matter that may be subject to negotiation, developing strategy for negotiations; and instructing negotiators regarding a potential land exchange and redevelopment opportunity regarding the same, and for receiving legal advice regarding the implications of a potential land exchange.

[23-080](#) An executive session of the City of Commerce City City Council pursuant to C.R.S. Section 24-6-402(4) (a), (b), and (e)(l) for the purpose of discussing the potential lease of City owned right-of-way adjacent to 6290 Clermont Street, for the purpose of seeking legal advice concerning potential avenues to address a trespass on the same City property, including potential litigation, as well as developing strategy for negotiators to negotiate potentially owed back rent or other terms relating to the trespass on City property and instructing negotiators relating to the same.

14. Adjourn - 11:05 PM

[23-095](#) City Manager Update

Attachments: [City Manager Update April 24, 2023](#)

[23-096](#) City Council Policies

Attachments: [Council Policies](#)

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.