



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Final City Council

Monday, October 20, 2014

6:00 PM

Council Chambers

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 Ford on October 20, 2014, at 6:00 PM.

A motion was made by Mayor Pro Tem Bullock, seconded by Councilman McEldowney to excuse Councilwoman Elliott from tonight's meeting.

VOICE VOTE: Unanimous; all present affirmed

Present: 8 - Mayor Sean Ford, Council Member Jim Benson, Council Member Rick A. Teter, Council Member Steven J. Douglas, Council Member Andrew Amador, Council Member Jadie Carson, Council Member Jason McEldowney and Mayor Pro Tem René Bullock

Excused: 1 - Council Member Crystal Elliott

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Audience Introduction

The audience introduced themselves.

4. Citizen Communication

None.

5. Consent Agenda

A motion was made by Mayor Pro Tem Bullock, seconded by Council Member McEldowney, to approve the consent agenda as presented. ROLL CALL VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McEldowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

[Z-706-99-01-02-06-14](#)

AN ORDINANCE APPROVING THE BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT NO. 4.

[Res 2014-112](#)

RESOLUTION APPOINTING MEMBERS TO DESIGNATED

BOARDS, COMMISSIONS AND COMMITTEES OF COMMERCE CITY

6. Public Hearings

[Res 2014-40](#)

RESOLUTION ADOPTING THE 2015 BUDGET AND CERTIFICATION OF THE MILL LEVY FOR THE CITY OF COMMERCE CITY.

Mayor Ford opened the public hearing.

City Manager McBroom stated that the 2015 recommended budget is balanced, and for the first time since 2005, operating revenues will exceed operating expenditures.

Interim Finance Director Sheryl Carstens gave a brief presentation. She stated that the budget figures include the 2K projected revenues on the 1% sales tax increase. However, it does not include the expenditures because later on in the agenda is an ordinance to amend the 2014 budget for the \$78 million in bond proceeds that were issued. Those are in the CIP funds and the account balances are carried over from year-to-year. At the end of 2014 council will see a significant increase in the CIP fund balance because they will only be decreasing those proceeds by the 2014 expenditures. Likewise, in 2015, the CIP fund balance will go down for the 2015 incurred expenditures for the 2K projects.

City Manager responded to council questions by stating that Sunday hours at the recreation center and storm water maintenance are included expenditures in the 2015 budget.

No one from the audience came forward to address council on the budget and the public hearing was continued to November 3, 2014.

A motion was made by Mayor Pro Tem Bullock, seconded by Council Member McEldowney, that this resolution be continued. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McEldowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

7. Resolutions

[Res 2014-89](#)

RESOLUTION APPROVING LOAN AGREEMENT AMONG THE CITY OF COMMERCE CITY AND THE COMMERCE CITY E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT REGARDING MUTUALLY BENEFICIAL INFRASTRUCTURE IMPROVEMENTS

Administrative Services Officer Roger Tinklenberg presented to council. He stated that staff is requesting approval to contribute to the purchase of a permanent water connection between South Adams County Water and Sanitation District and Denver Water on Tower Road. The new general improvement districts along Tower Road have limited assessed value and no ability to bond for improvements. Four entities are ultimately responsible for Tower Road construction: city, Northern Infrastructure General Improvement District, E-470 Commercial Area General Improvement District

and E-470 Residential Area General Improvement District. Staff is recommending the city authorize a \$1.3 million loan from the CIPP fund balance to the E-470 Commercial Area General Improvement District.

Audience Input:

Guillermo Serna, 14122 E. 102nd Pl.

A motion was made by Mayor Pro Tem Bullock, seconded by Council Member McEldowney, that this resolution be approved. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McEldowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

[Res 2014-90](#)

RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT AMONG THE CITY OF COMMERCE CITY AND THE COMMERCE CITY E-470 COMMERCIAL GENERAL IMPROVEMENT DISTRICT REGARDING MUTUALLY BENEFICIAL INFRASTRUCTURE IMPROVEMENTS

A motion was made by Council Member McEldowney, seconded by Mayor Pro Tem Bullock, that this resolution be adopted. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McEldowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

[Res 2014-102](#)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY REGARDING SALE OF REAL PROPERTY LOCATED IN VICTORY CROSSING

Kroenke Sports Entertainment Representative Mark Lucas appeared before Council.

Council had questions/concerns regarding the \$16,000 per acre sales price and easement along Highway 2 and Quebec.

Audience Input:

Sandy Carruthers, 6951 Kearney St.

A motion was made by Council Member McEldowney, seconded by Mayor Pro Tem Bullock, that this resolution be adopted. VOTE:

Aye: 7 - Mayor Ford, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McEldowney and Mayor Pro Tem Bullock

Nay: 1 - Council Member Benson

Excused: 1 - Council Member Elliott

8. Ordinances on 1st Reading

[Ord 2025](#)

AN ORDINANCE AMENDING THE 2014 BUDGET OF THE CITY OF

COMMERCE CITY, COLORADO BY TRANSFERRING A PORTION OF THE UNENCUMBERED FUND BALANCE IN THE CIPP FUND IN THE AMOUNT OF ONE MILLION TWO HUNDRED AND FORTY THOUSAND DOLLARS (\$1,240,000) AND LOAN TO THE E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

A motion was made by Mayor Pro Tem Bullock, seconded by Council Member McElDowney, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McElDowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

[Ord 2034](#)

AN ORDINANCE AMENDING THE 2014 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY APPROPRIATING A PORTION OF THE UNENCUMBERED FUND BALANCE OF THE COMMUNITY JUSTICE FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$35,000 FOR CONDUCTING A PROPERTY AND EVIDENCE NEEDS ASSESSMENT STUDY IN THE POLICE DEPARTMENT AND THE AUTHORIZATION OF THE EXPENDITURES THEREOF.

A motion was made by Council Member McElDowney, seconded by Council Member Amador, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McElDowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

[Ord 2035](#)

AN ORDINANCE AMENDING THE 2014 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE SALES AND USE TAX REVENUE BONDS, SERIES 2014 IN THE AMOUNT OF \$78,000,000 FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF PARKS, RECREATION, AND ROADWAY IMPROVEMENTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

A motion was made by Mayor Pro Tem Bullock, seconded by Council Member Douglas, that this ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Ford, Council Member Benson, Council Member Teter, Council Member Douglas, Council Member Amador, Council Member Carson, Council Member McElDowney and Mayor Pro Tem Bullock

Excused: 1 - Council Member Elliott

9. Administrative Council Business

City Manager McBroom facilitated a discussion regarding council's desire for keeping study sessions scheduled during the month of December.

Council consensus was to leave the work schedule as is and cancel if necessary as the month of December approaches.

A motion was made by Councilman Douglas, seconded by Mayor Pro Tem Bullock to direct staff to proceed with a traffic study at Dahlia Street and Sand Creek Drive at the underpass of I-270.

VOTE: 8 aye, 1 excused (Elliott)

Councilman Douglas asked that high school students, who are on the golf team, have unlimited range ball use and come tournament time, have a start time of 9:00 am versus an afternoon time.

A motion was made by Councilman McEldowney, seconded by Mayor Pro Tem Bullock to direct staff to arrange a developer meeting with council and staff at Buffalo Run with an expenditure not to exceed \$1,000.

VOTE: 8 aye, 1 excused (Elliott)

Mayor Ford stated that Deputy City Manager Hayes and himself attended a meeting with Adams County commissioners and staff regarding the formation of a noxious weed board. The county would welcome a Commerce City staff representative to serve on that board.

10. Reports

City Manager McBroom highlighted items from his weekly report emailed to council earlier.

The mayor and council reported on their attendance at various meetings and events.

11. Adjourn to NIGID Meeting

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

The meeting adjourned at 7:56