

**A RESOLUTION APPROVING A REQUEST BY 27J SCHOOL DISTRICT FOR A
DISBURSEMENT OF SCHOOL FEES IN THE AMOUNT OF \$1,600,000 FOR
CONSTRUCTION OF ROCKY VISTA HIGH SCHOOL ON THE NORTHWEST
CORNER OF 96TH AVENUE AND REUNION PARKWAY**

NO. 2025-090

WHEREAS, the City of Commerce City (“City”), pursuant to Section 21-9200 of the City’s Land Development Code and Chapter 17, Article VIII of the Commerce City Code of Ordinances before that, imposes a land dedication or fee-in-lieu payment requirement on new residential development and maintains such funds and owns such land until the school district determines to establish a school site; and

WHEREAS, pursuant to Section 21-9200(5), the City must determine whether the need for the school site is established to the City’s satisfaction and may consider: (a) whether the school district has formally adopted a plan that designates a location for the site of a future school; (b) whether the proposed location is in conformance with the city’s comprehensive plan; (c) if money is requested, whether the school district has a contract for the purchase of the school site; and whether the school district has a site plan with a fully executed development agreement, which includes acreage, fees, and water resources related to the site in addition to other items typically addressed by way of a development agreement; and

WHEREAS, by resolution approved on February 22, 2022, 27J School District (“27J Schools”) established the need for a high school site in Commerce City (Rocky Vista) and by resolution approved on April 23, 2025, 27J Schools has requested the disbursement of \$1,600,000 collected pursuant to Section 21-9200.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. FINDINGS. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. APPROVAL. 27J Schools has established the need for the Rocky Vista on the northwest corner of 96th Avenue and Reunion Parkway. The City Council hereby approves the request for the disbursement of school fees in the amount of \$1,600,000 for costs associated with the construction of Rocky Vista High School from the School Facilities Fee Custodial Trust Fund (Fund 547).

SECTION 3. AUTHORIZATION. The expenditure of the funds herein appropriated is hereby authorized.

RESOLVED AND PASSED THIS 16TH DAY OF JUNE 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Dylan A. Gibson, City Clerk