



# Commerce City

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

## Meeting Agenda - Final-revised City Council

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Monday, December 5, 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\\_KWyjgmnFRxWYQN89fQZ\\_xA](https://c3gov.zoom.us/webinar/register/WN_KWyjgmnFRxWYQN89fQZ_xA)

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### Regular Meeting

Times given are estimates only.

Revised 12/5/2022 @ 12:00 PM

1. **Call to Order/Roll Call - 6:00 PM**

2. **Pledge of Allegiance**

3. **Citizen Communication**

[22-204](#)

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](http://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, December 5, 2022.

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

[22-203](#)

Police Officer Swearing In/Oath of Office

[Proc 22-43](#)

A Proclamation Declaring December 6th, 2022 as the National Day of Remembrance and Action on Victims of Violence Against Women in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 22-44](#) A Proclamation Declaring December 2022 as Universal Human Rights Month in Commerce City, Colorado

**Attachments:** [Proclamation](#)

[Proc 22-47](#) A Proclamation Recognizing Platte Valley Ambulance Service

**Attachments:** [Proclamation](#)

## 5. Presentations - 6:45 PM

[Pres 22-71](#) Environmental Planning Policy and Oil and Gas Monthly Update

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

[Pres 22-652](#) Footstep 2 Brilliance: Free Literacy Resources for AD14 and 27J

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

## 6. Consent Agenda - 7:30 PM

[Min 22-328](#) Minutes of the November 7, 2022 Meeting

**Attachments:** [November 7, 2022 Minutes](#)

[Min 22-316](#) Minutes of the November 21, 2022 Meeting

**Attachments:** [November 21, 2022 Minutes](#)

[Min 22-322](#) Minutes of the November 28, 2022 Special Meeting

**Attachments:** [November 28, 2022 Minutes](#)

[Ord 2452](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING SECTIONS 21-5200, 21-5248, AND 21-11200 OF THE LAND DEVELOPMENT CODE RELATING TO THE LAND USE TABLE, DEFINITIONS, AND SUPPLEMENTAL REGULATIONS FOR LODGING ESTABLISHMENTS BY AMENDING THE LODGING ROOM MINIMUM, AND CREATING CONSISTENCY IN THE LAND USE TABLE

**Attachments:** [Council Communication](#)  
[Ordinance 2452](#)  
[Attachment A – Amended Text Amendment](#)  
[Attachment B – Original Text Amendment](#)

[Res  
2022-105](#)

A RESOLUTION AUTHORIZING A LODGING TAX REBATE INCENTIVE FOR 96TH AND TOWER ROAD INC

**Attachments:** [Council Communication](#)  
[Resolution 2022-105](#)

[Res  
2022-106](#)

A RESOLUTION AUTHORIZING A LODGING TAX REBATE INCENTIVE FOR DIA ONEPEARL LLC

**Attachments:** [Council Communication](#)  
[Resolution 2022-106](#)

**7. Public Hearings - 7:35 PM**

[Res  
2022-100](#)

A RESOLUTION AUTHORIZING THE SUBMISSION OF THE EVALUATION REPORT (CAPER) FOR THE 2021 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR

**Attachments:** [Council Communication](#)  
[Resolution 2022-100](#)  
[Draft 2021 CAPER](#)  
[Public Handout](#)  
[Presentation](#)

[Z-981-22](#) FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTIES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. 54TH PLACE AND QUEBEC STREET FROM MEDIUM-INTENSITY INDUSTRIAL DISTRICT (I-2) TO REGIONAL COMMERCIAL DISTRICT (C-3)

**Attachments:** [Council Communication](#)  
[Ordinance Z-981-22](#)  
[Staff Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[As-Built Site Plan](#)  
[Comment Letter: Parks](#)  
[Comment Letter: Planning](#)  
[Comment Letter: Public Works](#)  
[Comment Letter: South Adams County Fire Department](#)  
[Planning Commission Legal Notice](#)  
[Planning Commission Minutes](#)  
[Sign Posting Affidavit](#)  
[Staff Presentation](#)  
[Applicant 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](http://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, December 5. Please contact the City Clerk to request paper copies of materials.**

**8. Resolutions - 8:20 PM**

[Res  
2022-102](#)

A RESOLUTION AUTHORIZING THE AMENDMENT AND RENEWAL OF CONTRACT FOR CITYWIDE CUSTODIAL SERVICES TO TOWN AND COUNTRY DEVELOPMENT CORPORATION D/B/A THE KEY PEOPLE COMPANY

**Attachments:** [Council Communication](#)  
[Resolution 2022-102](#)  
[Agreement](#)  
[Final Report](#)  
[Presentation](#)

[Res  
2022-112](#)

A RESOLUTION APPROVING SECOND AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT LOANING FUNDS FROM THE CITY OF COMMERCE CITY TO THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY

**Attachments:** [Council Communication](#)  
[Resolution 2022-112](#)  
[Redlined Amendment](#)  
[Amended and Restated Loan IGA MHGP](#)  
[First Amendment to Loan Agreement - City and URA](#)

## 9. Ordinances on 1st Reading - 8:35 PM

[Ord 2449](#)

FIRST READING OF AN ORDINANCE AUTHORIZING AN INCREASE IN SPENDING ON VEHICLE LEASES FOR THE YEAR 2023 AS PART OF THE CITY'S MASTER LEASE PROGRAM AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT

**Attachments:** [Council Communication](#)  
[Ordinance 2449](#)  
[Presentation](#)  
[Draft Commerce City Fleet Study Phase 1 Report](#)  
[Ordinance 2143](#)  
[Master Lease Agreement and Amendment to Master Lease](#)  
[Ordinance 2358](#)

[Ord 2453](#)

FIRST READING OF AN ORDINANCE IMPOSING A MORATORIUM UPON THE CITY'S PROCESSING OF APPLICATIONS FOR APPROVAL OF NEW SERVICE PLANS FOR RESIDENTIAL METROPOLITAN DISTRICTS

**Attachments:** [Council Communication](#)  
[Ordinance 2453](#)

**10. Administrative Council Business - 9:20 PM****11. Council Reports****12. Executive Session - 9:30 PM**[22-198](#)

An Executive Session pursuant to C.R.S. sec. 24-6-402(4)(e) for the purpose of determining position relative to a matter that may be subject to negotiations concerning incentives for a potential economic development project within the city.

[22-202](#)

An executive session pursuant to C.R.S. sec. 24-6-402(4)(b) for the purpose of conferring with legal counsel to receive legal advice with regard to the terms of an employment agreement for the next City Manager, and also pursuant to C.R.S. sec. 24-6-402(4)(e) to discuss specific terms, determine positions, and instruct legal counsel as a negotiator with regard to an employment agreement for the position of City Manager with Jason Rogers.

**13. Adjourn - 10:00 PM**

**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.**