



# Commerce City

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

## Meeting Minutes - Draft

### City Council

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Monday, September 18, 2023

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\\_rzJEXu2-QL-80As5anZrLQ](https://c3gov.zoom.us/webinar/register/WN_rzJEXu2-QL-80As5anZrLQ)

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**Regular Meeting. Revised 9/14/2023 @ 12:00 PM.**  
Times given are estimates only

#### 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 September 18, 2023, at 6:00 PM.*

*A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, to excuse those members not present. VOTE: 8 - Aye, 1 - Excused (Hurst)*

**Present:** 9 - Mayor Benjamin Huseman, Mayor Pro Tem Jennifer Allen-Thomas, Council Member Oscar Madera, Council Member Renee Millard-Chacon, Council Member Susan Noble, Council Member Craig Hurst, Council Member Craig Kim, Council Member Sean Ford and Council Member Kristi Douglas

#### 2. Pledge of Allegiance

*The Pledge of Allegiance was recited.*

#### 3. Approval of Agenda

*A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, to adopt the agenda. VOTE: 8 - Aye, 1 - Excused (Hurst)*

#### 4. Public Comment

[23-176](#)

Public Comment - 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 public comment and/or for each agenda item. Comments may be consolidated under the Public 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, September 18, 2023.

*Trevor Steen spoke on the EPA letter and the Flock camera system.*

*Steven Scott VanHeusen spoke on their experience in the City for 25 years.*

*Troy Younger spoke on homelessness in the City.*

*Council Member Hurst arrived at 6:12 PM.*

*Shaina Oliver spoke to encourage the City to apply for EPA grants on electrifying disproportionately impacted communities.*

## 5. Proclamations

[Proc 23-33](#)

Proclamation Declaring September 28, 2023 as Good Neighbor Day in Commerce City, Colorado

**A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, that this Proclamation be approved. VOTE:**

[Proc 23-36](#)

Proclamation Recognizing Alan D. Trudell for 42 Years of Service

**A motion was made by Council Member Ford, seconded by Council Member Hurst, that this Proclamation be approved. VOICE VOTE: Unanimous, all present affirmed.**

## 6. Noticed Council Business

[23-232](#)

Donation to Adam's City High School for new Mascot uniforms

*A motion was made by Mayor Huseman, seconded by Council Member Ford, to allocate \$1,000 to Adams City High School to assist with the purchase of mascot uniforms. VOTE: Unanimous, all present affirmed.*

[Pres 23-601](#)

Draft EPA letter regarding Suncor violations

*A motion was made by Council Member Noble, seconded by Mayor Pro Tem Allen-Thomas, to approve the Mayor to sign the draft letter included in the packet. VOTE: Unanimous, all present affirmed.*

[23-227](#)

Adams Tower Fifth Floor Direction

*A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, to direct staff to facilitate the complete transition of the community wellbeing division to the fifth floor of Adams Tower in cooperation with existing tenants. VOTE: Unanimous, all present affirmed.*

## 7. Presentations

[Pres 23-056](#)

Oil and Gas Monthly Update

*Dr. Rosemarie Russo, Environmental Planner, gave the monthly environmental planning policy and oil and gas update.*

[Pres 23-598](#)

Flock Camera System Presentation

*Dennis Flynn, Deputy Chief of Police, presented on the flock camera system.*

## 8. Consent Agenda

*Council Member Kim requested to pull Resolution 2023-110.*

**A motion was made by Council Member Hurst, seconded by Mayor Pro Tem Allen-Thomas, to approve the Consent Agenda as amended. ROLL CALL VOTE:**

**Aye:** 9 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Millard-Chacon, Council Member Noble, Council Member Hurst, Council Member Kim, Council Member Ford and Council Member Douglas

[Min 23-227](#)

Minutes of the August 14, 2023 Regular Meeting

[Res 2023-070](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR MONACO PARK RENOVATION TO ELITE INDUSTRIES, LLC

[Res 2023-079](#)

A RESOLUTION AMENDING COUNCIL POLICY # CP-2, COUNCIL NORMS AND STANDARDS OF CONDUCT, SECTION D, COUNCIL COMMITTEES

- [Res 2023-080](#) A RESOLUTION AMENDING COUNCIL POLICY # CP-3, BOARDS AND COMMISSIONS, SECTION B, TERMS OF OFFICE, AND CREATING SECTION F, COMPLAINT SUBMISSION AND INVESTIGATION PROCESS
- [Res 2023-106](#) A RESOLUTION AUTHORIZING THE USE OF ADAMS COUNTY AMENDMENT 4 TO RFP.AF.2019.000 EMERGENCY VEHICLE EQUIPMENT AND LIGHT INSTALLATIONS
- [Res 2023-108](#) A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT (IGA) BY AND BETWEEN THE CITY OF COMMERCE CITY AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGARDING FUNDING E. 64TH AVENUE CORRIDOR STUDY
- [Res 2023-109](#) A RESOLUTION AMENDING COUNCIL POLICY # CP-8, PUBLICATION AND POSTING OF CITY LEGAL AND MEETING NOTICES, SECTION A & B
- [Res 2023-110](#) A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF THE CITY OF COMMERCE CITY
- A motion was made by Council Member Kim, seconded by Mayor Pro Tem Allen-Thomas, to amend Resolution 2023-110 to remove the appointment of the Zoning Board of Adjustment member. VOTE: 8 - Aye, 1 - Nay (Noble)*
- A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, that this Resolution be adopted as amended. VOICE VOTE: Unanimous, all present affirmed.**

## 9. Public Hearings

- [Ord 2528](#) FIRST READING OF AN ORDINANCE ADOPTING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN
- A motion was made by Council Member Kim, seconded by Council Member Hurst, that this public hearing be continued to October 16 or later. VOICE VOTE: Unanimous, all present affirmed.**

**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, September 18, 2023. Please contact the City Clerk to request paper copies of materials.**

## 10. Ordinances on 1st Reading

### [Ord 2543](#)

FIRST READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF LOCAL AFFAIRS GRANT IN THE AMOUNT OF \$13,000 FROM THE DEFENSE COUNCIL FIRST APPEARANCE GRANT PROGRAM AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

**A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Hurst, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:**

**Aye:** 9 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Millard-Chacon, Council Member Noble, Council Member Hurst, Council Member Kim, Council Member Ford and Council Member Douglas

### [Ord 2544](#)

FIRST READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO ENERGY OFFICE CHARGE AHEAD COLORADO GRANT IN THE AMOUNT OF \$9,000 FOR ELECTRIC VEHICLE CHARGING STATIONS AT THE MUNICIPAL SERVICES CENTER AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

**A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Hurst, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:**

**Aye:** 9 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Millard-Chacon, Council Member Noble, Council Member Hurst, Council Member Kim, Council Member Ford and Council Member Douglas

### [Ord 2545](#)

FIRST READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE FEDERAL HIGHWAY ADMINISTRATION SAFE STREETS AND ROADS FOR ALL GRANT IN THE AMOUNT OF \$120,280 FOR DEVELOPMENT OF A COMMERCE CITY SAFETY ACTION PLAN AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

**A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Hurst, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:**

**Aye:** 9 - Mayor Huseman, Mayor Pro Tem Allen-Thomas, Council Member Madera, Council Member Millard-Chacon, Council Member Noble, Council Member Hurst, Council Member Kim, Council Member Ford and Council Member Douglas

## 11. Administrative Council Business

*A motion was made by Mayor Pro Tem Allen-Thomas, seconded by Council Member Kim, to establish a policy to prohibit future leases of city property to contain automatic renewal provisions, but all such leases also be subject to Council approval. VOTE: Unanimous, all present affirmed.*

[23-231](#)

Review of Work Schedule

## 12. Council Reports

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

## 13. Adjourn

*The meeting adjourned at 8:47 PM.*

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

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*Dylan A. Gibson, City Clerk*

[23-229](#)

City Manager Week in Review Report

[23-230](#)

City Council Policies

**Any member of the public 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.**