



# Commerce City

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

## Meeting Minutes

### City Council

---

Monday, May 7, 2018

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 May, 7, 2018, at 6:00 PM.*

**Present:** 9 - Mayor Sean Ford, Mayor Pro Tem Rick A. Teter, Council Member Crystal Elliott, Council Member Steven J. Douglas, Council Member Paolo Diaz, Council Member Benjamin Huseman, Council Member Jose Guardiola, Council Member Nicole Frank and Council Member Oscar Madera

#### 2. Pledge of Allegiance

*The Pledge of Allegiance was recited.*

#### 3. Audience Introduction

*The audience introduced themselves.*

#### 4. Proclamations and Recognitions

##### [Proc 18-05](#)

##### Proclamation for Kids to Parks Day

*City Attorney Sheesley read the proclamation declaring May 19, 2018 as Kids to Parks Day.*

**A motion was made by Mayor Pro Tem Teter, seconded by Council Member Madera, that this proclamation be approved. VOICE VOTE: Unanimous, all present affirmed.**

## 5. Citizen Communication

*Wes Adkins, 7620 E. 81st Avenue, came before council to address an issue of property violation notices.*

*Scott Prauka, 9481 E. 109th Drive, spoke on the issue of street parking in his neighborhood.*

*Lori Tatlock, 1168 South Gilpin St, Denver, on behalf of the metro district, spoke on the street parking in the Belle Creek neighborhood.*

*Oil & Gas Topic:*

*Carlee Celler, 10563 Joplin*

*Susan Noble, no address given*

*Tamara Graff, 15862 E. 106th Avenue*

*Stephanie Silvey, no address given*

*Shannon Wester, 9495 E. 106th Place*

*Erik Gudmundson, 11030 River Oaks Lane*

*Nicole Baker, 3796 E. 64th Avenue, asked when her street will be widened.*

## 6. Approval of Minutes

[Min 18-38](#)

Special Meeting Minutes of January 22, 2018

**A motion was made by Mayor Pro Tem Teter, seconded by Council Member Douglas, to approve the minutes. VOTE: Unanimous, all present affirmed.**

## 7. Consent Agenda

**A motion was made by Council Member Huseman, seconded by Council Member Diaz, that the consent agenda be approved as amended. VOTE:**

**Aye:** 9 - Mayor Ford, Mayor Pro Tem Teter, Council Member Elliott, Council Member Douglas, Council Member Diaz, Council Member Huseman, Council Member Guardiola, Council Member Frank and Council Member Madera

[Res 2018-29](#)

Resolution authorizing Response Letter regarding the I-270/Vasquez Blvd. Planning and Environmental Linkage Study - Early Action Improvement Projects

[Res 2018-30](#)

Resolution Authorizing Response Letter regarding the US 85, I-76 to 124th Avenue, NEPA Process

[Res 2018-31](#)

Resolution Approving an Intergovernmental Agreement with the Colorado Department of Transportation for Installation of Improvements associated with a Low Bridge Warning System

[Res 2018-32](#) Resolution Approving the Adams County Collaborative Transportation Planning Agreement to establish the Adams County Council of Governments (ADCOG) Subregional Forum Process among the city of Arvada, the city of Aurora, the town of Bennett, the city of Brighton, the city of Commerce City, the city of Federal Heights, the town of Lochbuie, the city of Northglenn, the city of Thornton, the city of Westminster and Adams County.

[Res 2018-33](#) Resolution Approving Amendment to Funding Agreement with the State of Colorado, Department of Natural Resources Relating to the Colorado Natural Resources Foundation Fund

[Res 2018-34](#) Resolution Appointing Members to Designated Boards and Commissions of Commerce City

[Res 2018-36](#) Resolution Confirming the City's Priority Transportation Projects

[Res 2018-38](#) Resolution approving amendment to design services contract for the Eagle Pointe Recreation Center

*Council Member Douglas asked that this item be removed from the consent agenda for a separate discussion and vote. Mr. Douglas asked about the kitchen concept.*

*Program Manager Scott Hergenrader addressed council regarding this issue.*

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

**Aye:** 7 - Mayor Ford, Mayor Pro Tem Teter, Council Member Elliott, Council Member Diaz, Council Member Huseman, Council Member Frank and Council Member Madera

**Nay:** 2 - Council Member Douglas and Council Member Guardiola

[Z-947-18](#) AN ORDINANCE REZONING FROM I-3 TO C-3 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6091 DEXTER STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

[Ord 2165](#) AN ORDINANCE AMENDING SECTION 12-5006 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO ALLOW THE PERMITTED POSSESSION OF OPEN CONTAINERS CONTAINING FERMENTED MALT BEVERAGES AND VINOUS LIQUORS IN CITY RECREATION FACILITIES

## 8. Public Hearings

[Z-944-18](#)

AN ORDINANCE REZONING FROM I-1 TO I-2 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 8546 QUEBEC STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

*Mayor Ford opened the public hearing at 8:07 p.m.*

*Planner Dominic Martinelli presented on case. The applicant, Commercial Sheet Metal, Inc. is seeking to rezone their property at 8546 Quebec from I-1 to I-2 to comply with city standards regarding outdoor storage. The planning commission held a public hearing on April 3, 2018, and voted 5-0 to make a favorable recommendation to council on this case.*

*The applicant was available to answer questions.*

*Mayor Ford closed the public hearing at 8:16 p.m.*

*A motion was made by Mayor Pro Tem Teter, seconded by Council Member Frank, to accept the facts and findings of the planning commission.*

*VOTE: Unanimous, all present affirmed.*

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

**Aye:** 9 - Mayor Ford, Mayor Pro Tem Teter, Council Member Elliott, Council Member Douglas, Council Member Diaz, Council Member Huseman, Council Member Guardiola, Council Member Frank and Council Member Madera

## 9. Ordinances on 1st Reading

[Ord 2166](#)

AN ORDINANCE AMENDING THE 2018 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$2,500 FOR CLICK IT OR TICKET EFFORTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

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

**Aye:** 9 - Mayor Ford, Mayor Pro Tem Teter, Council Member Elliott, Council Member Douglas, Council Member Diaz, Council Member Huseman, Council Member Guardiola, Council Member Frank and Council Member Madera

## 10. Ordinances on 2nd Reading

[Z-950-18](#)

AN ORDINANCE REZONING FROM AG TO I-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT THE SOUTHWEST CORNER OF EAST 88TH AVENUE AND WILLOW STREET (PIN:0172128101005) COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

**A motion was made by Council Member Madera, seconded by Council Member Huseman, that this ordinance be approved on second & final reading. VOTE:**

**Aye:** 9 - Mayor Ford, Mayor Pro Tem Teter, Council Member Elliott, Council Member Douglas, Council Member Diaz, Council Member Huseman, Council Member Guardiola, Council Member Frank and Council Member Madera

## 11. Presentations

[Pres 18-70](#)

Presentation on the National League of Cities Conference by the Commerce City Youth Commission

*Members of the youth commission presented highlights of their trip to the National League of Cities Conference on March 12-14, 2018 in Washington, D.C. Highlights included the educational sessions and workshops they attended as well as some of the tourist attractions they visited.*

[Pres 18-23](#)

Presentation on Central I-70 Project

*Tony DeVito, project director with the Colorado Department of Transportation, gave an update on the central I-70 Project. The project overview includes adding an express lane in each direction, restriping from I-25 to Brighton Boulevard, complete reconstruction between Brighton Boulevard and I-270, widening to Chambers Road, removing an old viaduct and constructing a new 4-acre park over the interstate. The project is scheduled to begin late this summer.*

[Pres 18-30](#)

2018 Q1 Work Plan Update

*Deputy City Manager Troy Smith presented on the 2018 Q1 work plan update. The work plan includes the additional council priorities identified at the annual retreat. The work plan is 91% on track and highlights included reaching Objective 1.1.2: Increase in the available commercial/industrial flex space options by 4%. A targeted list of 250 companies has been developed as part of the objective in securing a sit-down restaurant chain within the city. Twelve audits have been completed, 400 business licenses have been issued and over \$500,000 in revenue has been collected. There were 832 code enforcement cases, 8 tons of debris were removed from the city's drainage and storm sewer system.*

[Pres 18-76](#)

## 2018 Q1 Capital Projects Update

*CIPCAC and Project Manager Hergenrader provided the 17th update of the 2K Projects. The current revenues from the 2K Projects is slightly ahead of what was projected and the program is 85% complete.*

**12. Administrative Council Business**

*Council Member Douglas asked staff to look into providing a free weekend at the new Bison Ridge Recreation Center. Council Member Douglas also asked staff to look into providing light snacks for all boards and commissions.*

[18-38](#)

## Senator Gardner Letter Request

*Interim Public Works Director Halstead stated that as a follow up to their federal advocacy trip to D.C., council is being asked to sign a letter of support to advance funding for federal park maintenance.*

*A motion was made by Council Member Huseman, seconded by Council Member Douglas to sign a letter of support.*

*VOTE: Unanimous; all present affirmed.*

[18-39](#)

## Council appointment to the senior commission

*A motion was made by Mayor Pro Tem Teter, seconded by Council Member Guardiola, to appoint Council Member Huseman to the senior commission.*

*VOTE: Unanimous; all present affirmed*

**13. Reports**

*City Manager McBroom highlighted itmes presented in his weekly report provided to council earlier.*

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

**14. Adjourn**

*The meeting adjourned at 10:08 p.m.*

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

*Respectfully Submitted By:*

---

*Dylan Gibson, Deputy City Clerk*