



# Commerce City

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

## Meeting Minutes - Draft

### City Council

---

Monday, July 1, 2019

6:00 PM

Council Chambers

---

#### Regular Meeting

#### 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 July 1, 2019, at 5:58 PM.*

**Present:** 9 - Mayor Sean Ford, Mayor Pro Tem Rick A. Teter, Council Member Oscar Madera, Council Member Nicole Frank, Council Member Steve Davis, Council Member Steven J. Douglas, Council Member Benjamin Huseman, Council Member Craig Hurst and Council Member Jose Guardiola

#### 2. Executive Session

**19-51**

An executive session of the City Council and City staff, pursuant to CRS 24-6-402(4)(a, e), to discuss and determine negotiating positions regarding the potential purchase of a facility known as the Honnen building.

**A motion was made by Mayor Pro Tem Teter, seconded by Council Member Davis, to enter into an executive session of the city council and staff, pursuant to CRS 24-6-402(4)(a, e), to discuss and determine negotiating positions regarding the potential purchase of a facility known as the Honnen building. VOICE VOTE: Unanimous, all present affirmed.**

#### 3. Pledge of Allegiance

*The Pledge of Allegiance was recited.*

#### 4. Audience Introduction

*The audience introduced themselves.*

#### 5. Proclamations and Recognitions

**Proc 19-09**

Proclamation Declaring July 2019 as Parks and Recreation Month in Commerce City

*Mayor Ford invited the parks, recreation, and golf staff and advisory committee members forward. The city attorney read the proclamation. The council came forward for a photo.*

**A motion was made by Council Member Huseman, seconded by Council**

Member Douglas, that this proclamation be approved. **VOICE VOTE: Unanimous, all present affirmed.**

## 6. Citizen Communication

*The following spoke on oil and gas development in the city:*

*Luke Coats, 332 Mountainview Drive, Berthoud, CO 80513*

*Jim Travis, 10233 Salida Street*

*Seth Berry, 10069 Yampa Street*

*Katie Berry, 10069 Yampa Street*

*Chris Maestas 11487 Jasper Street*

*Megan Grimes, 11788 Fairplay Street*

*Daryl Lamb, 6970 Jasmine Street, asked about sit down restaurants coming to the city.*

*Rita Tsalyuve, 7100 Eudora Street, spoke on her bringing business to the city.*

*Ron Velasquez, 6906 Colorado Boulevard, spoke on the increased traffic on Colorado Boulevard.*

*Lois Cagle, 6950 Colorado Boulevard, spoke on the increased traffic on Colorado Boulevard.*

## 7. Consent Agenda

**A motion was made by Council Member Hurst, seconded by Council Member Madera, to approve the consent agenda as presented. ROLL CALL VOTE:**

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

**Res 2019-74** RESOLUTION AWARDDING CONCRETE FLATWORK REPLACEMENT AND REPAIR PROJECT TO ALPINE CIVIL CONSTRUCTION, INC.

**Ord 2215** AN ORDINANCE AMENDING THE 2019 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE E-470 TRANSPORTATION SAFETY FOUNDATION GRANT IN THE AMOUNT OF \$2,500 TO BE UTILIZED TO TRANSFORM AN EXISTING POLICE VEHICLE IN TO A HYBRID POLICE/TAXI VEHICLE, AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

**Z-956-19** AN ORDINANCE REZONING FROM AGRICULTURAL TO INDUSTRIAL-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED ON A PORTION OF 8705 ROSEMARY STREET AND THE SOUTHWEST CORNER OF ROSEMARY STREET AND EAST 88th AVENUE, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

**Z-418-87-95-19** AN ORDINANCE AMENDING ORDINANCE Z-418-87-95 TO REMOVE ALL REMAINING CONDITIONS FROM THE ZONING FOR THE PROPERTY LOCATED AT 8150 SYRACUSE STREET COMMERCE CITY, COLORADO.

## 8. Public Hearings

*Mayor Ford opened the public hearing.*

*Cheryl Steinberg, CDBG Coordinator, presented the 2019 Annual Action Plan and the 2016, 2017 and 2018 Annual Action Plan amendments. Ms. Steinberg gave an overview of the purpose of Community Development Block Grant Annual Action Plans, high priority areas for the plans, project scoring criteria and projects proposed in the 2019 Annual Action Plan. Ms. Steinberg went over funds leftover from the 2016, 2017, and 2018 Annual Action Plans and amending the plans to spend funds on other projects.*

*There was no public comment.*

*Mayor Ford closed the public hearing.*

**Res 2019-31** RESOLUTION APPROVING 2019 ANNUAL ACTION PLAN

**A motion was made by Council Member Huseman, seconded by Council Member Madera, that this resolution be adopted. VOICE VOTE: Unanimous, all present affirmed.**

**Res 2019-75** RESOLUTION APPROVING THE AMENDED 2016 ANNUAL ACTION PLAN AS AMENDED

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

**Res 2019-76** RESOLUTION APPROVING THE AMENDED 2017 ANNUAL ACTION PLAN

**A motion was made by Council Member Hurst, seconded by Council Member Huseman, that this resolution be adopted. VOICE VOTE: Unanimous, all present affirmed.**

**Res 2019-77** RESOLUTION APPROVING THE AMENDED 2018 ANNUAL ACTION PLAN

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

## 9. Ordinances on 1st Reading

**Ord 2213** AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE AND ENACTING A NEW SECTION 21-9260 AUTHORIZING THE

---

**COLLECTION OF AN OIL AND GAS TRANSPORTATION IMPACT FEE**

*Ryan Seastrum, representing the Colorado Oil and Gas Association, spoke in favor of the ordinance.*

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

**Aye:** 8 - Mayor Ford, Mayor Pro Tem Teter, Council Member Madera, Council Member Frank, Council Member Douglas, Council Member Huseman, Council Member Hurst and Council Member Guardiola

**Nay:** 1 - Council Member Davis

**Ord 2230****AN ORDINANCE REPEALING AND RE-ENACTING SECTION 3-2100 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO CLARIFY THE ORIGINAL JURISDICTION OF THE COMMERCE CITY MUNICIPAL COURT**

**A motion was made by Council Member Frank, seconded by Mayor Pro Tem Teter, 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 Madera, Council Member Frank, Council Member Davis, Council Member Douglas, Council Member Huseman, Council Member Hurst and Council Member Guardiola

**10. Ordinances on 2nd Reading****Ord 2203****AN ORDINANCE ENACTING NEW SECTION 21-5225 OF THE LAND DEVELOPMENT CODE ALLOWING AND REGULATING COMMERCIAL INDOOR SELF-STORAGE FACILITIES, AMENDING SECTION 21-11200 TO ADD THE DEFINITION OF COMMERCIAL INDOOR SELF STORAGE, AND AMENDING TABLE V - 1 - LAND USE TABLE TO INCLUDE COMMERCIAL INDOOR SELF STORAGE**

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

**Aye:** 8 - Mayor Ford, Mayor Pro Tem Teter, Council Member Madera, Council Member Frank, Council Member Davis, Council Member Huseman, Council Member Hurst and Council Member Guardiola

**Nay:** 1 - Council Member Douglas

**11. Administrative Council Business**

*There was no administrative business.*

**12. Reports**

*City Manager McBroom highlighted items presented in his 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 7:42 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 A. Gibson, Deputy City Clerk*