



Commerce City

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

Meeting Minutes

City Council

Wednesday, December 18, 2019

6:30 PM

Council Chambers

Special Meeting

There will not be an opportunity for public comment

1. Call to Order/Roll Call

A special meeting of the City Council of the City of Commerce City was called to order by Mayor Huseman on December 18, 2019, at 6:30 PM.

*A motion was made by Council Member Hurst, seconded by Council Member Grimes, to excuse Council Members Frank, Guardiola, Madera, and Noble from the meeting.
VOTE: 5 - Aye, 4 - Excused (Frank, Guardiola, Madera, Noble).*

3. Presentations

[Pres 19-597](#)

General Overview - Oil and Gas Development

Domenic Martinelli, City Planner, Matt Hader, Deputy City Attorney, and Matt Sura, special legal counsel, presented a general overview of oil and gas development in the city. Mr. Sura provided a brief overview of oil and gas as a natural resource, types of wells used to drill, maps of well sites within the city, and the phases of oil and gas production.

Council Member Noble came into the meeting at 6:39 p.m.

Mr. Martinelli presented on the state regulatory agencies for oil and gas development, the application and permitting processes, changes in rulemaking and regulating oil and gas development following Senate Bill 19-181, current activity in the city, and a timeline of oil and gas development in the city since 2009.

Mr. Hader presented on the Regional Operator Agreement (ROA) structure and drafting process, a background on the Best Management Practices (BMP) that is an exhibit to the ROA, key terms of the ROA, and changes made to the ROA and BMP based on public comment.

Mr. Martinelli gave an overview of the regulation put in place by a variety of agencies at the state, county, and local level proceeding the passage of Senate Bill 19-181, objectives of the future Land Development Code changes related to oil and gas development, and a timeline of actions the city will take in 2020.

Council Member Noble asked if the current regulations in the Land Development Code apply to permits completed by Extraction Oil and Gas or if higher standards potentially adopted later would apply to the permits deemed complete. City Attorney Sheesley stated that the permits would most likely be regulated under the Land Development Code as it exists at the time the permits were approved.

Council Member Allen-Thomas asked if the additional setback requirements passed by Adams County would apply to permits within the city. Mr. Martinelli stated the city's regulations contained within the ROA have further setback requirements than the county.

Council Member Grimes asked how cultural district distances are derived and certified. Mr. Sura stated the distance is calculated from the point of the wellhead or tank to the edge of the closest home within the cultural district and that land surveys certify those distances.

Council Member Hurst asked what the excess insurance requirement in the ROA covers. Mr. Hader stated the insurance requirements are addressed in Exhibit C in the ROA and that excess insurance is additional insurance coverage for gaps in insurance coverage and payouts. Council Member Hurst asked if the three million dollar bond coverage would be enough money to cover the cost in the event that an operator vacates a well or goes bankrupt. Mr. Hader stated the bond would fund short term gaps in immediate site safety and operations of wellsites.

4. Adjourn - 8:30 PM

The meeting adjourned at 8:40 p.m.

Respectfully submitted by:

Dylan A. Gibson, Deputy City Clerk