

Inside the city

Information on latest happenings, items of interest.

To see events posted on the city wide calendar please visit our [website](#).

Council follow-up

Resolution of action items or requests from previous meetings.

South Adams County Water and Sanitation District's Board of Directors update

On Sept. 9, South Adams County Water and Sanitation District's Board of Directors awarded a contract to Raftelis Financial Consultants to complete a development fee study. The study is a joint endeavor between the City and the District to evaluate how Commerce City development fees, including special district fees, compare to fees charged by other municipalities within the Metro Denver area. The study will be funded by previously approved financial contributions of \$25,000 from both the City and District. Commerce City staff participated in the RFP review and consultant selection. While the District took the lead on the contracting, the process still complied with city procurement policies. See the attached memo to the Water Commission for additional information.

Mayor Ford requested staff address several dead elm trees within the right-of-way near Quebec Street/Quebec Parkway near Hansen Elementary.

The public works department will remove the dead trees this fall when mowing and weed management operations have died down. No replacement trees will be planted in this area since we do not typically replace trees in the right-of-way, only in public parks or adjacent to civic buildings.

Councilmember Elliott requested staff evaluate several issues near the intersection of 64th Avenue and Olive Street

Street lighting is limited, especially on the south side of the intersection

There is one street light at this intersection, located in the northwest corner, which is consistent with most city intersections that only have one street light. Typically, only signalized intersections have two street lights. No trees surround the existing street light, which might contribute to a lower light output. Staff has observed the location at night and it is typical of other intersections; therefore, no additional street light is warranted.

Crack repair needed

The public works department will fill the cracks within the next several weeks.

Speeding Vehicles and Concerns about Vehicles running the Stop Signs

The last speed studies on 64th Avenue were conducted in March 2014. 64th Avenue is signed for a 35 mph speed limit and the 85th percentile speed was 36.5 mph. Per the traffic calming policy, no action is warranted at that level. These results are consistent with the speeds found in the previous 64th Avenue traffic study conducted in October 2013. At that time, "Cross Traffic Does Not Stop" placards were added



FROM THE CITY MANAGER'S OFFICE

For the week of September 14, 2015

below the STOP signs on the northbound and southbound approaches to the intersection. The police department also provided increased, targeted enforcement.

The last speed studies on Olive Street were conducted in October 2013. Olive Street is signed for a 25 mph speed limit and the 85th percentile speed was 34.4 mph, which warranted the installation of traffic calming devices. Speed humps were installed on Olive Street, north and south of 64th Avenue, in the spring of 2015.

Staff will conduct additional speed studies on both streets to determine if significant changes have occurred. If higher speeds are observed on 64th Avenue, the police department will monitor and enforce, as appropriate.

Correspondence

- Rep. Perlmutter's District Update – September 2015

Development Report

Attached please find the monthly development report.

City Council Work Schedule

Attached please find the current city council meeting schedule.

MEMORANDUM

TO: WATER COMMISSION MEMBERS
FROM: JIM JONES
SUBJECT: SELECTION PROCESS FOR THE DEVELOPMENT FEE STUDY
DATE: AUGUST 28, 2015
CC:

Background – At the April 8, 2015 Commission Meeting, the Commission Members requested that the City and the District work together to jointly tabulate the fees and charges for development within Commerce City. This joint tabulation was to include water and wastewater connection fees as well as City impact fees (stormwater, traffic, water resources, parks, etc.). Furthermore, the Commission Members asked the City and District to consider hiring a consultant to conduct an independent comparison of our communities’ development charges with the development charges applied by other metropolitan area municipal service providers.

The joint list of development charges was assembled and a Request for Proposal (RFP) was prepared by staff with review by the Commission Members. The RFP was approved by the District’s Board of Directors and the City Council in May and the two entities agreed to jointly contribute up to \$25,000 each, for a total of \$50,000, to fund the fee study.

Request for Proposal Process – The District placed the RFP in the Sentinel and the Daily Journal on July 23, 2015. In addition to the placement of the advertisement, the District also sent the RFP to the following 9 firms that specialize in this type of work:

- Burton and Associates; 200 Business Park Circle, Suite 101, St. Augustine, FL
- Tindale Oliver; 1000 N. Ashley Dr., Suite 400, Tampa, FL
- Tischler Bise, Inc.; 4701 Sangamore Rd., Suite S240, Bethesda, MD
- Duncan Associates; 116 W. Illinois, Suite 700, Chicago, IL
- Raftelis Financial Consultants; 5619 DTC Parkway, Ste. 175, Greenwood Village, CO
- Economists.com/Willdan Financial Services; 5500 Democracy Drive, Ste. 130, Plano, TX
- MWH Global; 380 Interlocken Crescent, Suite 200, Broomfield, CO
- Arcadis; 600 S. Cherry St., Ste. 600, Denver, CO
- Municipal Consultants/Pioneer Consulting Group; PO Box 73, Harwich Port, MA

The deadline for submission of proposals was 2:00 p.m. on Friday August 21, 2015. Four proposals were received by the deadline from Arcadis, Burton and Associates, Raftelis and Willdan. A Committee of staff members including: Jim Hayes, Assistant City Manager; Roger Tinklenburg,

Administrative Services Manager for Commerce City; Jenny Axmacher, City Planner; Jim Jones, District Manager and Byron Jefferson Administrative Services Manager for the District; reviewed the proposals and conducted phone interviews.

Recommendation – After reviewing the proposals and considering each firm’s qualifications and experience in conducting this type of survey and preparing a report regarding the findings of the survey, in addition to each firm’s understanding of the scope of work, their ability to meet the requirements of the RFP and their understanding of the Denver Metropolitan Area economy and their past experience working with the other municipalities that will be included in this study effort; the Committee recommends the selection of Raftelis Financial Consultants. The Upper Limit Budget estimate provided by Raftelis was \$47,772. This budget amount does comply with the \$50,000 limit approved by the City and the District.

Next Steps – If the Commission Members agree with the recommendation from staff, the District will ask their Board at the District’s September 9, 2015 Board Meeting, to consider approving a consulting contract with Raftelis to complete the study. If approved, the schedule calls for the consultant to start work by October 15, 2015 and complete the study and submit the final report by March 15, 2016.

Rep. Perlmutter's District Update – September 2015



This time of year is one of my favorites because I get to spend an entire month at home taking Winston and Tucker to the dog park, talking with neighbors and constituents, and visiting local businesses.

In August, I was fortunate to visit four local businesses to see the technological innovations happening locally in advanced and precision manufacturing and medical and energy sectors. It is always helpful to visit local businesses to see first-hand their day-to-day operations and challenges. These four businesses are particularly inspiring because they are truly helping to change the world with their technological

advancements in the energy, defense, aerospace and medical fields. They also play a big role in the economic development and growth of our community and help to make the 7th Congressional District a great place to live, work and play.

The Innovation Tours included visits to:

- **Primus Wind Power:** One of the top contract manufacturing companies in the Rocky Mountain region based in Lakewood. Primus delivers off-grid wind systems that are used for a variety of situations including oil and gas, research and humanitarian aid.
- **Faustson Tool:** An Arvada-based, woman-owned leader in five-axis manufacturing technology. Faustson offers the precision needed to manufacture the most challenging applications known to the machining industry which enables them to specialize and service the aerospace, aeronautics, defense, energy, medical and semiconductor industries.
- **Terumo BCT:** A global leader in blood component and cellular technologies and the biggest medical device employer in Colorado. Terumo plays a vital role in helping hospitals and blood banks safely gather, store, and track donated blood including a new technology to help improve the safety of blood transfusions without the use of toxins.



- **Surefire Medical:** A Westminster-based startup that is developing an innovative infusion system for the interventional radiology and interventional oncology markets. Through a unique microcatheter with an expandable tip, Surefire's technology is designed to precisely deliver embolic agents in order to increase targeted delivery, minimize reflux and reduce damage to healthy tissue.

Each of these businesses represents a commitment to **'Make It In America'** which means creating more high-wage, private-sector jobs for more individuals and families in the U.S. The bipartisan plan calls for additional investments in

innovation and research, creating connections between educators and employers, expanding America's manufacturing sector quickly and sustainably, and rebuilding infrastructure to move goods to market more efficiently. I firmly believe if we **'Make It In America'**, we will make it in America. It is critical to continue to support these **'Make It In America'** businesses with funding for research and innovation and workforce

Rep. Perlmutter's District Update – September 2015

development programs to ensure they are able to find high-quality employees and continue to grow their operations in the U.S.

Be sure you mark your calendars for two upcoming events with me in September. On September 14th from 7:00-9:00 a.m., I will be **commuting with constituents on the W Light Rail line** (starting at the Federal Center). My goal is to be as accessible as possible and so by joining folks on their daily commute, I hope to be able to hear from more of you about your ideas and concerns.



Also, on September 26th from 10:00 – noon, I'll be holding my next **Government in the Grocery** at the Safeway off Jewell Avenue in Lakewood. [Click here](#) for additional information about any of these events or future events.



My district office is currently accepting internship applications for the fall semester. If you or someone you know may be interested, please contact us at (303) 274-7944.

For more information about how my office can help you or for other questions, please visit my [website](#) or call my office at (303) 274-7944. You can also track my latest news and activities by following me on Facebook ([Congressman Ed Perlmutter](#)) and Twitter ([@RepPerlmutter](#)).



City Development Report

August 2015

The following list outlines projects that have hit one of six milestones in the development cycle during the prior month. The project names used in this report do not represent the official case name, but rather are edited to make them more descriptive for the purposes of this report.

Submitted for Development Review	Approximate Location or Address
Marty Farms Filing #2 – development plan for convenience store	South of East 96 th Avenue between Willow and Yosemite Streets
Charles Murphy – 20,000 s.f. +/- warehouse on vacant land zoned I-1	5855 East 56 th Avenue
CCGF LLC –warehouse/greenhouse for marijuana cultivation facility (four warehouses 50,000 s.f. each = 200,000 s.f. total)	5400 Monroe Street
Development Plan Approved	Approximate Location or Address
Stonebilt Concepts – 24,000 s.f. expansion	9455 Alton Court
UPS – modular distribution center addition	5020 Ivy Street
Old Dominion – terminal expansion	5601 Holly Street
Jose Alberto Rodriguez – 6-plex townhome structure	6440 East 64 th Avenue
Grading Permit Issued	Approximate Location or Address
Titan Machinery –parking lot upgrade for existing structure	9600 East 104 th Avenue
Submitted for Building Review	Approximate Location or Address
United Parcel Service – 8911 s.f. modular distribution center	5020 Ivy Street
Marijuana Kitchen & Extraction Facility – approximately 2500 s.f.	9670 Dallas Street, Unit E
Dairy Queen – Remodel 1122 s.f. store	5800 East 64 th Avenue
Marijuana Retail Facility – 900 s.f. tenant finish	5401 Dahlia Street
Speedy Foods – remodel one of four bays – 5000 s.f.	7030 East 49 th Avenue
Building Permit Issued	Approximate Location or Address
Little Caesar’s Pizza; 1600 s.f. tenant finish for retail store	10459 Chambers Road
Miguel Martinez; 1662 s.f. tenant finish catering kitchen	7155 Newport Street
Work Wear Shoes; 3685 s.f. tenant finish - expand existing shoe store	4952 East 62 nd Avenue, Unit A-1
Honnen Equipment; 12,050 s.f. 1 st floor & mezzanine remodel	7270 Dahlia Street
104 th & Chambers Development (Aspen Hills Commercial); 3079 s.f. Perfect Teeth dental office	15200 East 104 th Avenue
Temporary Certificates of Occupancy Issued	Approximate Location or Address
N/A	
Certificates of Occupancy Issued	Approximate Location or Address
Boys and Girls Club – 20,047 s.f. facility	6201 Holly Street
7-Eleven Store – 2940 s.f. retail store	5797 Quebec Street

Please keep in mind that receipt of permit or submission for review is not a guarantee that a project will be built. There are numerous reasons, unrelated to the city process, for a project to be delayed or canceled.

Please see definitions on following page.

DEFINITIONS

Development Plan Approval:

Development approval usually is an administrative review of a development plan that covers the final details for site design, landscaping, architecture, and public improvements to ensure compliance with the development and design standards and provisions of the city's Land Development Code. A development plan should provide the character and layout of the lot or lots including the exact location; the use of each building and area; architectural elevations of buildings indicating height, materials, and color; detailed landscape plan; streets, curb cuts, lighting; utilities, drainage, and other easements.

Building Permit:

A building permit is the formal approval of building plans by Commerce City's building and safety division indicating they meet the requirements of prescribed codes. It is an authorization to proceed with the construction or reconfiguration of a specific structure at a particular site, in accordance with the approved drawings and specifications.

Certificate of Occupancy (CO)/Temporary Certificate of Occupancy (TCO):

A Certificate of Occupancy (CO) is a document issued by Commerce City's Building & Safety Division certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy. This certificate is necessary to be able to occupy the structure for everyday use.

A Temporary Certificate of Occupancy (TCO) grants the same rights as a certificate of occupancy, however, it is only for a temporary period of time. Temporary certificate of occupancies are generally sought after and acquired when a building is still under minor construction, but there are certain areas that are deemed to be habitable, and, upon issuance of TCO, can legally be occupied or sold.

Grading Permit:

A grading permit is required for any excavation, fill, or other earthwork, unless the project is exempted by the Land Development Code. A grading permit may or may not be a precursor to additional construction activity.

City Council Work Schedule				
Date	Item	Description	Dept.	Time
September 21, 2015				
REGULAR				
		Call to Order; Pledge; Audience Intro; Citizen Comm; <u>Minutes</u> ; Reports		1:00
PROC & RECOGNITION	Proc 15-26	A proclamation recognizing Leonard Dietz for 42 years of service to Commerce City	COMM	0:10
	Proc 15-27	Proclamation declaring September as Attendance Awareness Month	COMM	0:05
	Rec 15-62	Recognition of Colorado Singh Sabha	COMM	0:05
	Rec 15-63	Recognition of Three-Time Rockies Skills Challenge Winner	PR&G	0:05
CONSENT	Ord 2067	An ordinance repealing paragraphs b and c of section 8-2317 of the Commerce City Revised Municipal Code (1st reading Aug 17)	CA	0:05
	Res 2015-94	Neighborhood Sign License Agreement	CD	n/a
	Res 2015-95	Approving agreement with Felsburg, Holt, & Ullevig, Inc. for Second Creek Drainage, Potomac Avenue & 112th Avenue Preliminary & Final Design Services	PW	n/a
PUB HEARING	Z-927-15	Ryan Mitchell is requesting a zone change from C-3 to R-1 for the property located at 7010 Fairfax Drive. (2nd reading Oct 19)	CD	0:10
	CU-91-10-15	Green Level Realty, Inc. is requesting renewal of a Conditional Use Permit for a Community Corrections Facility located at 4901 Krameria Street, zoned I-1S.	CD	0:20
RESOLUTION	Res 2015-86	Adams County Emergency Telephone Service Authority requests an Amendment to current IGA.	PD	0:10
	Res 2015-88	Approval of financial contribution by Commerce City to LandLord Incentive Program	COMM	0:05
	Res 2015-92	Second Creek Infrastructure Design Contract Award	COMM	
ORD 1ST READING	2069	Grant Recognition - JAG - \$16,354 (2nd reading Oct 19th)	FD	0:05
	2070	Grant Recognition - Bulletproof Vest Partnership - \$9,568.54 (2nd reading Oct 19th)	FD	0:05
	2071	AN ORDINACE AMENDING THE 2014 BUDGET - RECOGNITION OF PAYMENT FROM CDOT FOR HIGHWAY 2 (2nd reading Oct 19)	FD	0:05
PRESENTATION				
ADMIN BUSINESS				0:15
			Total Meeting Time	2:45
September 21, 2015				
URA MEETING				
EXECUTIVE SESSION	15-57	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators concerning the Mile High Greyhound Park property	CMO	1:00
			Total Meeting Time	1:00
September 28, 2015				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION				
	15-152	LDC Amendments Telecommunication Structures	CD	0:30
	15-367	Staff Review of RTD / NATE Presentation	CD	0:30
	15-274	Parks, Recreation & Golf Advisory Committee Overview	PRG	0:30
	15-381	Recreation Center Communication Outreach and Programming	CMO	1:00
			Total Meeting Time	2:45
October 5, 2015				
REGULAR				
		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
EXECUTIVE SESSION	15-64	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators regarding DIA noise mitigation property acquisition	CMO	0:30
	15-66	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators regarding Tower Road right-of-way	CMO	0:30
PROC & RECOGNITION				
CONSENT	Res 2015-79	Award for Mill and Overlay Contract - Pavement Management	PW	0:05
PUB HEARING				
RESOLUTION	Res 2015-90	Resolution setting public hearing date for Annexation #AN -232-15	CD	0:05
	Res 2015-93	5 year CIPP	FD	0:05
ORD 1ST READING				
PRESENTATION	15-387	CCHS Presentation to Council	CD	0:20
ADMIN BUSINESS				0:15
			Total Meeting Time	2:50

City Council Work Schedule				
Date	Item	Description	Dept.	Time
October 12, 2015				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	15-376	Parking Issues (River Run Subdivision)	PD	
	15-385	HEAL City & Towns Update	CMO	0:30
	15-392	LDC Amendments - Shared Residential Driveways	CD	0:15
	15-458	Highway 2 Follow-up	PW	0:30
		Total Meeting Time		1:30
October 19, 2015				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
PROC & RECOGNITION				
CONSENT	Z-927-15	Ryan Mitchell is requesting a zone change from C-3 to R-1 for the property located at 7010 Fairfax Drive. (1st reading Sep 21)	CD	0:05
	2069	Grant Recognition - JAG - \$16,354 (2nd reading Oct 19th)	FD	n/a
	2070	Grant Recognition - Bulletproof Vest Partnership - \$9,568.54 (2nd reading Oct 19th)	FD	n/a
	2071	AN ORDINACE AMENDING THE 2014 BUDGET - RECOGNITION OF PAYMENT FROM CDOT FOR HIGHWAY 2 (2nd reading Oct 19)	FD	n/a
PUB HEARING	Res 2015-36	Open Public Hearing on 2016 Budget (to be continued to Nov 2)	FD	0:15
RESOLUTION				
ORD 1ST READING				
PRESENTATION				
ADMIN BUSINESS				0:15
		Total Meeting Time		1:35
October 19, 2015				
NIGID		Reports	CMO	0:15
PUBLIC HEARING	Res NIGID 2015-02	Open Public Hearing on 2016 NIGID Budget (to be continued to Nov 2)	FD	0:15
		Total Meeting Time		0:30
October 19, 2015				
ECAGID		Reports	CMO	0:15
PUBLIC HEARING	Res ECAGID 15-01	Open Public Hearing on 2016 ECAGID Budget (to be continued to Nov 2)	FD	0:15
		Total Meeting Time		0:30
October 19, 2015				
ERAGID		Reports	CMO	0:15
PUBLIC HEARING	Res ERAGID 15-01	Open Public Hearing on 2016 ERAGID Budget (to be continued to Nov 2)	FD	0:15
		Total Meeting Time		0:30
October 26, 2015				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	15-414	Quality Community Foundation Follow-up	FD	1:00
	15-433	2016 Federal/State Policy Principles	COMM	0:30
		Total Meeting Time		1:45
November 2, 2015				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
PROC & RECOGNITION				
CONSENT	2015-85	Resolution to approve the 2016 Federal & State Policy Principles	COMM	0:05
PUB HEARING	Res 2015-36	Close Public Hearing on 2016 Budget	FD	0:05
RESOLUTION	Res 2015-78	Condemnation Authorization	PW	0:20
ORD 1ST READING	Ord 2068	LDC Amendments for Telecommunication Structures (2nd reading Dec 7)	CD	0:15
PRESENTATION	15-94	Capital Program Update	CMO	0:30
	15-95	2015 3rd Quarter Work Plan Update	CMO	0:30
ADMIN BUSINESS				0:15
		Total Meeting Time		3:00

City Council Work Schedule				
Date	Item	Description	Dept.	Time
November 2, 2015				
NIGID		Reports	CMO	0:15
PUBLIC HEARING	Res NIGID 2015-02	Close Public Hearing on 2016 NIGID Budget	FD	0:05
			Total Meeting Time	0:20
November 2, 2015				
ECAGID		Reports	CMO	0:15
PUBLIC HEARING	Res ECAGID 15-01	Close Public Hearing on 2016 ECAGID Budget	FD	0:05
			Total Meeting Time	0:20
November 2, 2015				
ERAGID		Reports	CMO	0:15
PUBLIC HEARING	Res ERAGID 15-01	Close Public Hearing on 2016 ERAGID Budget	FD	0:05
			Total Meeting Time	0:20
November 9, 2015				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	15-436	Amendment to existing Prospect Valley Intergovernmental Agreement	CD	0:15
	15-413	Backyard Chicken Update	CD	0:45
			Total Meeting Time	1:15
November 16, 2015				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
EXECUTIVE SESSION	15-65	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators regarding water transactions and potential contracts	CD	0:30
PROC & RECOGNITION				
CONSENT	Res 2015-87	Amendment to existing Prospect Valley Intergovernmental Agreement	CD	0:05
	Res 2015-67	Award of Contract - Pena Boulevard at Tower Road On-ramp Design	PW	n/a
PUB HEARING				
RESOLUTION				
ORD 1ST READING				
PRESENTATION				
ADMIN BUSINESS				0:15
			Total Meeting Time	1:50
November 23, 2015				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION				
			Total Meeting Time	0:15