



FROM THE CITY MANAGER'S OFFICE

For the week of August 8, 2016

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.

Councilman McEldowney requested an update on projected water supply for future use, and how the city maintains good service for development/permit review in regards to water.

Commerce City and the South Adams County Water and Sanitation District (SACWSD) are in a favorable position to meet water demands in the near and intermediate term. We continue to coordinate to meet long term water demands for build-out of the city. SACWSD has numerous water sources to meet demands for many years with its FRICO, Prospect Valley (PV), GSA and GID water rights. It is estimated hose rights are sufficient to provide water to approximately 31,000 new single family residences known as Equivalent Residential Units (ERU's). However, most of those ERU's are already committed to developers within the city who have either purchased them outright or have acquired options to purchase ERU's in the future.

The city and SACWSD have worked hard to identify water sources to provide water to other properties within the City that do not currently have ERU's associated with them. SACWSD recently made another 3,600 ERU's available for use on such properties (Phase 4A Water). This is a major step forward in making water available to all current properties within the city. For long-term growth, SACWSD and the city continue to explore numerous options to provide water to meet all future demands. We are currently in negotiations with the Platte Valley Irrigation Company for the purchase of senior water rights to meet water demand projections for city build-out, currently estimated to be approximately 20,000 ERU's beyond those that can be supplied with the existing water supplies from FRICO, PV, GID, GSA and Phase 4A Water.

**Mayor Ford encouraged use of educational materials for wild animal/residential interaction;
Councilman McEldowney suggested using the city newsletter**

Staff is preparing an article for the September newsletter, which will include tips and resources for residents to ensure safe animal interactions

Councilman McEldowney requested educational materials and legal requirements regarding service pets be given to businesses at time of application and renewal.

Staff will order brochures that will be included in welcome packets when a new business license is issued.



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Councilman McEldowney requested additional information regarding voluntary compliance rates - courtesy notice process vs. enforcement.

The overall number of courtesy notices decreased in Q2 2016 compared to Q2 2015, but the compliance rate is roughly equal:

Q2 2016		Q2 2015*	
COURTESY NOTICES ISSUED	841	COURTESY NOTICES ISSUED	1,028
COURTESY NOTICES CLOSED	616	COURTESY NOTICES CLOSED	789
COMPLIANCE RATE	73%	COMPLIANCE RATE	77%

** The presentation inadvertently switched the numbers associated with courtesy notices and notice of violations. The error has been corrected.*

The probable reason for the courtesy notice decrease was the relatively wet spring of last year, which resulted in a high number of weed violations in early summer. Neighborhood Services hopes to see the compliance rate for courtesy notices as high as possible, as it shows voluntary compliance without resorting to fines and dissatisfied residents. Of the notice of violations issued in Q2 2015, half of those began as a courtesy notice. Of the 513 notice of violations issued in Q2 2015, 227 were initiated through the courtesy notice process.

Councilman Douglas requested a future study session on regulation options for VRBO and AirB&B.

This item has been added to the meeting schedule for November 28, 2016.

Establish timeframes to review sign, pit bull and panhandling ordinances as a follow-up from information provided during the Colorado Municipal League conference

The police department is issuing policy on the enforcement of the pit bull and panhandling ordinances as well as the American with Disabilities Act to ensure consistency of state and federal laws. The city attorney will provide additional information to city council under separate cover on these items for further consideration. A revision to the sign ordinance will part of Community Development's 2017 work plan.

Councilman Douglas inquired about the lack of television in the pro shop and whether Bison Grill could secure and promote Sunday Ticket.

The pro shop television was eliminated during the renovation to include additional display areas for merchandise. Customers have the opportunity to view sporting events in the restaurant/bar area of the clubhouse. If council wants a television in the pro-shop, it is an estimated one-time cost of \$1,200, with an annual \$180 service cost broken out as follows:

- One-time cost of \$699 for television and mounting bracket
- One-time cost of \$399 to install new cable
- One-time cost of \$99 for new receiver
- Annual additional cost of \$180 for service

Staff purchased the NFL Sunday Ticket in 2011 to evaluate whether it was an effective tool to expand traffic and revenue. There was not any noticeable or correlated increase to restaurant revenue and the service was discontinued. If city council desires, the service can be provided at an estimated annual cost of \$1,680 for the 2016 season.



FROM THE CITY MANAGER'S OFFICE

For the week of August 8, 2016

Development Report

Attached please find the monthly development report.

Correspondence

- Rep. Perlmutter's District Update – August 2016

City Council Work Schedule

Attached please find the current city council meeting schedule.



City Development Report

July 2016

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
Glove Wagon – PUD permit for two, 16,000 s.f. buildings	9699 Havana Street
Elite Transportation – PUD permit for office/truck maint. building	8200 East 84 th Avenue
Nuanes/King – Dev Plan for new artist studio and gallery building	6601 Colorado Boulevard
Development Plan Approved	Approximate Location or Address
BCX Development – PUD Permit for 177 residential lots	Turnberry Filing #3
Grading Permit Issued	Approximate Location or Address
Dion’s Pizza	15150 East 104 th Avenue
Road widening – grading	Tower Road – 80 th to 103 rd Avenues
SACFPD – grading for new administration building	6050 Syracuse Street
27J Elementary School #12 – grading permit	11021 Landmark Drive
Submitted for Building Review	Approximate Location or Address
Marijuana Facility – 6,268 s.f. tenant finish	9690 Dahlia Street, Unit C
Ten-O-Line LLC – 5,000 s.f. tenant improvement	6455 East 56 th Avenue
North Forest Office – 1,302 s.f. tenant finish	13611 East 104 th Avenue, #500
Building Permit Issued	Approximate Location or Address
Prestige Preschool – 10,000 s.f. new school	15000 East 104 th Avenue
Walmart Stores, Inc. – 100,000 s.f. interior remodel	5990 Dahlia Street
Temporary Certificates of Occupancy Issued	Approximate Location or Address
N/A	N/A
Certificates of Occupancy Issued	Approximate Location or Address
SACFPD - fire Station - 9386 s.f. new structure	8600 Rosemary Street
Suncor – interior remodel of refinery plant	5801 Brighton Boulevard
North Forest Office Space	13659 East 104 th Avenue, #600B

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.

Rep. Perlmutter's District Update – August 2016

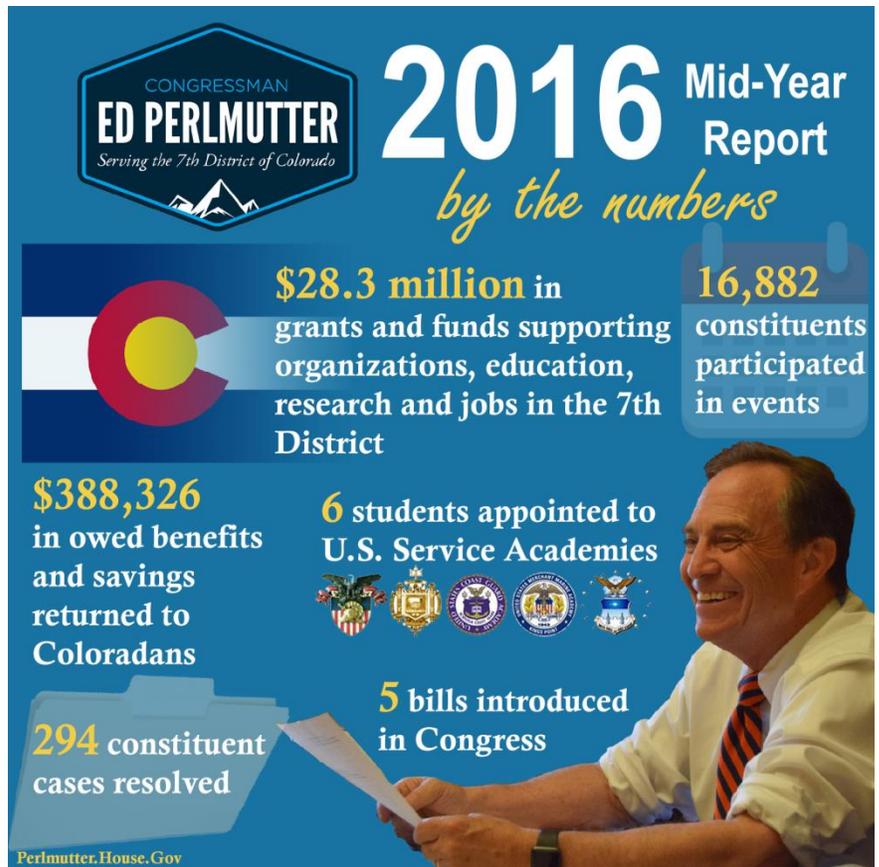


One of my most important responsibilities is helping constituents navigate federal government agencies. Whether you lost important documents, have not received a response from the federal government or need help with benefits or resources, my office regularly helps with a variety of constituent needs. In fact, in my district office in Lakewood, **constituent services** is the bulk of the work we do.

To showcase some of this work, my office put together a **2016 Mid-Year Report** to provide an update on how we've been working for the people of the 7th Congressional District.

If you or someone else you know needs help with a federal agency, send them my way. [Click here](#) or call my office at (303) 274-7944 for more information about how my office can help you.

Before leaving D.C. for the August district work period, I joined 170 of my colleagues in signing a discharge petition to try and force a yes-or-no vote on **H.R. 1434, the *Bank on Students Emergency Loan Refinancing Act***. This legislation would allow borrowers with existing undergraduate student loans issued prior to July 1, 2015 to refinance those loans to a 3.86 percent annual interest rate. Graduate school loans could be refinanced to 5.41 percent, and parent loans for a child's education to 6.41 percent. According to estimates from the nonpartisan Congressional Budget Office, half of the outstanding loan volume for federal student loans—about \$460 billion—would be refinanced under this bill.



Student loan debt for many people is staggering – student loans account for \$1.3 trillion in consumer debt, the highest amount of consumer debt outside of a mortgage, and the average student borrower carries nearly \$30,000 in debt. Interest rates for these loans are often far higher than other forms of consumer borrowing. Yet, unlike other forms of debt, a student loan cannot be refinanced as interest rates drop – saddling over 24 million borrowers with thousands of dollars in extra debt. With the cost of a college education skyrocketing, we must act to demand action to lower the crushing costs of higher education and relieve the burden of student debt. This is not just a drag on students, graduates, and their families - it's a drag on our entire economy.

ICYMI: Our office launched a new and improved (and mobile-friendly) website. Check it out at www.perlmutter.house.gov.

Track my latest news and activities by following me on Facebook ([Congressman Ed Perlmutter](#)) and Twitter ([@RepPerlmutter](#)).

City Council Work Schedule				
Date	Item	Description	Dept.	Time
August 15, 2016		7:00 PM Start Time		
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
PROC & RECOGNITION				
CONSENT	Res 2016-28	Contract Award Chambers Multi-use Trail and Bridge	PW	0:05
	Res 2016-33	Approval of Contract for Construction of Highway 2	PW	n/a
	Res 2016-34	Approval of Contract for East 72nd Avenue (SRTS)	PW	n/a
	Res 2016-73	Easement Agreement with the South Adams County Water and Sanitation District; 96th Avenue	PW	n/a
	Res 2016-86	Award of Contract for Mill and Overlay	PW	n/a
	Res 2016-88	South Adams County Water and Sanitation District Payback Agreement for Highway 2	PW	n/a
	Ord 2104	Grant Recognition - POST Training - \$15,000 (1st reading July 18)	FD	n/a
	Ord 2105	Grant Recognition - CDOT DUI - \$28,000 (1st reading July 18)	FD	n/a
	Ord 2106	Grant Recognition - TGYS - \$79,119 (1st reading July 18)	FD	n/a
	Ord 2109	AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF COMMERCE CITY, COLORADO OF ITS SALES AND USE TAX REVENUE BONDS, SERIES 2016; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (1st reading Aug 1) FAST TRACKED	FD	n/a
PUB HEARING	Z-937-16	Nuanes/King LLC, Rezone a portion of the property at 6601 Colorado Blvd from AG to I-1.	CD	0:15
	Res 2016-94	D-305-16: Crown Enterprises Inc, Aberdeen South Subdivision Replat, Newark St., South of 104th Ave., & West of Hwy 2.	CD	0:05
	Res 2016-95	S-662-16: Crown Enterprises Inc., Approval of Development Plan at the property located nn Newark St., South of 104th Ave., & West of Hwy 2.	CD	0:10
RESOLUTION				
ORD 1ST READING				
PRESENTATION	Pres 16-43	2016 HEAL Workplan	COMM	0:45
	Pres 16-429	Rocky Mountain Arsenal National Wildlife Refuge Five Year Review	COMM	1:00
ADMIN BUSINESS				0:15
EXECUTIVE SESSION	16-38	Exec Session - City Attorney Interviews	HR	2:00
			Total Meeting Time	5:35

City Council Work Schedule				
Date	Item	Description	Dept.	Time
August 22, 2016		3:00 PM Start Time		
STUDY SESSION				
DISCUSSION	Pres 16-197	Budget Presentation - City Manager's Proposals	FD	6:00
		Total Meeting Time		6:00
September 5, 2016		HOLIDAY - NO MEETING		
September 12, 2016		Reports	CMO	0:15
STUDY SESSION				
DISCUSSION	Pres 16-371	Board & Commission Program Update	CC	0:20
	Pres 16-445	Sexual Assault Survey Program called You Have Options	PD	0:30
	Pres 16-453	Potential alcohol code changes	ED	0:40
		Total Meeting Time		1:45
September 19, 2016		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
REGULAR				
PROC & RECOGNITION				
CONSENT	Ord 2110	Ice Cream Vendors (1st reading Aug 1)	PD	0:05
PUB HEARING	Z-934-16	The City of Commerce City is requesting to rezone from Adams County A-3 to Commerce City Public for the property located north of E. 112th Avenue between Potomac Street and Chambers Road (PIN: 172306000013 and PIN 172306200001) (2nd reading October 17)	CD	0:15
RESOLUTION	Res 2016-84	Resolution making findings of fact for AN-237-16	CD	0:05
	Res 2016-85	Resolution making findings of fact for AN-238-16	CD	0:05
ORD 1ST READING	Ord 2108	LDC Amendments - Updating Park Fee (2nd reading Oct 17)	CD	0:15
	Ord 2111	Ordinance refunding bonds, series 2006 (2nd reading Oct 17)	FD	0:05
PRESENTATION				
ADMIN BUSINESS				0:15
		Total Meeting Time		2:05
September 19, 2016		Call to Order/Roll Call		0:05
ECAGID				
RESOLUTION	Res ECAGID 09-16	Inclusion of two parcels into the ECAGID as part of the DIATC Development	CD	0:05
		Total Meeting Time		0:10
September 19, 2016				
URA				
EXECUTIVE SESSION	16-39	An executive session (1) pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice, and (2) pursuant to C.R.S. 24-6-402(4)(e) for the purpose of developing strategy for negotiations and instructing negotiators concerning Mile High Greyhound Park Development	CD	1:00
DISCUSSION	Pres 16-452	MHGP Update	CD	0:30
		Total Meeting Time		1:30
September 26, 2016		Reports	CMO	0:15
STUDY SESSION				
DISCUSSION	Pres 16-399	Snow and Ice Control Presentation	PW	0:30
	Pres 16-419	Building Permit Process Review	CD	0:30
	Pres 16-432	Food Truck Changes	CD	0:20
		Total Meeting Time		1:35

City Council Work Schedule				
Date	Item	Description	Dept.	Time
October 3, 2016		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
REGULAR				
PROC & RECOGNITION				
CONSENT				0:05
PUB HEARING				
RESOLUTION				
ORD 1ST READING				
PRESENTATION				
ADMIN BUSINESS				0:15
		Total Meeting Time		1:20
October 10, 2016		Reports	CMO	0:15
STUDY SESSION				
DISCUSSION	Pres 16-415	Traffic Signals 101	PW	0:30
		Total Meeting Time		0:45
October 17, 2016		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
REGULAR				
PROC & RECOGNITION				
CONSENT	Z-934-16	The City of Commerce City is requesting to rezone from Adams County A-3 to Commerce City Public for the property located north of E. 112th Avenue between Potomac Street and Chambers Road (PIN: 172306000013 and PIN 172306200001) (1st reading September 19)	CD	0:05
	Ord 2108	LDC Amendments - Updating Park Fee (1st reading Sept 19)	CD	n/a
	Ord 2111	Ordinance refunding bonds, series 2006 (1st reading Sept 19)	FD	n/a
PUB HEARING	Res 2016-39	Open Public Hearing on 2017 Budget	FD	0:15
RESOLUTION				
ORD 1ST READING				
PRESENTATION				
ADMIN BUSINESS				0:15
		Total Meeting Time		1:35
October 17, 2016		Call to Order/Roll Call		0:05
NIGID				
PUB HEARING	Res NIGID 2016-06	Open Public Hearing on 2017 NIGID Budget	FD	0:15
		Total Meeting Time		0:20
October 17, 2016		Call to Order/Roll Call		0:05
ECAGID				
PUB HEARING	Res ECAGID 16-03	Open Public Hearing on 2017 ECAGID Budget	FD	0:15
		Total Meeting Time		0:20
October 17, 2016		Call to Order/Roll Call		0:05
ERAGID				
PUB HEARING	Res ERAGID 16-04	Open Public Hearing on 2017 ERAGID Budget	FD	0:15
		Total Meeting Time		0:20
October 24, 2016		Reports	CMO	0:15
STUDY SESSION				
DISCUSSION	Pres 16-181	Recreation Fees and Charges	PR&G	0:45
		Total Meeting Time		1:00