

**MINUTES  
REGULAR MEETING OF  
SHERIDAN CITY COUNCIL  
In-Person and Via Zoom  
June 14, 2021**

**1. Call to Order**

Mayor Beiter-Fluhr called the regular meeting of the Sheridan City Council to order at 7:09 p.m.

**2. Roll Call**

Present: Council Members Hall, Stange (via Zoom), Daigle (via Zoom), Gallegos, Smith, Camacho and Mayor Beiter-Fluhr

Absent: None

Also present: City Clerk Sagee  
City Manager Granbery  
Police Chief Martinez  
Other staff members

**3. Invocation** – Council Member Daigle gave the invocation.

**4. Pledge of Allegiance** – Mayor Beiter-Fluhr led the Pledge of Allegiance.

**5. Agenda Approval** – No changes

**6. Public Comment** – None

**7. Staff Reports**

- a. City Clerk –Registrations for the CML Conference and to check their mailboxes.
- b. City Attorney – Nothing to report
- c. City Manager –American Rescue funds; Tri-Cities Action Plan; No COVID restrictions.
- d. Police Chief – License Plate Readers; Canine; Explorer Program, and July 10<sup>th</sup> car show.

**8. Minutes**

COUNCIL MEMBER HALL MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 24, 2021. Seconded by Council Member Camacho and approved unanimously.

**9. Consent Agenda**

COUNCIL MEMBER HALL MOVED TO AUTHORIZE DISBURSEMENTS THAT HAVE BEEN OR WILL BE MADE FROM MAY 16, 2021 TO MAY 31, 2021 IN THE AMOUNT OF \$536,574.93 PER THE REFERENCED AND ATTACHED TRANSFER OF FUNDS. Seconded by Council Member Smith and approved unanimously.

**10. Public Hearing – Rezoning of 3750 S. Federal Blvd. (Bonsai Flats)**

Mayor Beiter-Fluhr called the Public Hearing to order at 7:28 p.m. The purpose of the Public Hearing was to consider an application for a zoning change from Business (BUS-1) district to the mixed-Use Commercial (MX-C) district for property located at 3750 S. Federal Blvd., Sheridan, CO

Mr. Troy Gladwell, on behalf of the Medici Consulting Group, agreed to proceed with the Public Hearing with two Council Members attending remotely.

Mayor Beiter-Fluhr entered Exhibit A into the Record.

City Planner Rogge presented the matter to Council and noted the proposal met the standards for compliance with the City's Municipal Code and Comprehensive Plan.

A public hearing was held on May 5, 2021 before the Planning Commission and notices were sent to property owners and residents within 300' of the subject property; notice was published in the Englewood Herald and the property was posted 14 days prior to this meeting. The Planning Commission recommended approval of the rezoning.

The applicant's representative, Troy Gladwell presented a slide-show presentation to Council and John-Paul Malik, owner of the property, gave a brief history of the property and said he felt this was the best use of the property.

The following speakers expressed their concerns about rents, property values and traffic: Felicity Jones, 3650 S. Irving Street, Nelly Limon, 3727 S. Green Court; Damar Garcia, 381 S. King Street, Luz Quintero, 4223 S. Decatur, Norma Chavez, Andrea Savage, 2370 S. King Street.

Mr. Troy Brown, 3771 S. Green Court spoke in favor of the project. Mr. Daniel Stange, 3398 S. Eliot, requested clarification about the ownership of the adjoining South Park Mobile Home Park.

Mayor Beiter-Fluhr closed the Public Hearing at 8:29 p.m. and the regular meeting was reconvened.

Related Item: Ordinance No. 1-2021

COUNCIL MEMBER HALL MOVED TO ADOPT ORDINANCE NO. 1-2021, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERIDAN REZONING CERTAIN PROPERTY LOCATED AT 3750 SOUTH FEDERAL BOULEVARD FROM THE BUSINESS (BUS-1) ZONE DISTRICT TO THE MIXED-USE COMMERCIAL (MX-C) ZONE DISTRICT. Seconded by Council Member Camacho.

Discussion took place with Council Member Hall in favor of the rezoning; Council Member Camacho said this project would bring in all kinds of people, not just low income; Council Member Daigle expressed her belief that it would be a benefit to the City; Council Member Gallegos stated she was glad to see affordable housing coming to the City but was concerned that residents might be pushed out; Mayor Beiter-Fluhr was glad to hear so many comments and that the project would provide housing for desirable residents such as police officers, teachers, etc. and would provide housing at various housing levels; Don Smith said changes are inevitable and this project is needed. Council Member Stange thanked all the participants for their comments.

Vote was then taken which passed unanimously.

#### 11. Items for Individual Consideration

a. Ordinances on Second Reading  
**(Comments from the Public will be invited prior to consideration)**

b. Ordinances on First Reading

1) Ordinance No. 2-2021

COUNCIL MEMBER CAMACHO MOVED TO APPROVE ORDINANCE NO. 2-2021, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERIDAN, COLORADO, AMENDING CHAPTER 50, OFFENSES AND MISCELLANEOUS PROVISIONS OF THE SHERIDAN MUNICIPAL CODE. Seconded by Council Member Smith and approved unanimously.

2) Ordinance No. 3-2021

COUNCIL MEMBER CAMACHO MOVED TO APPROVE ORDINANCE NO. 3-2021, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERIDAN, COLORADO, REPEALING AND REENACTING IN ITS ENTIRETY ARTICLE III "FIRE CODE AND FIRE CODE STANDARDS" OF CHAPTER 30 OF THE SHERIDAN MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2018 INTERNATIONAL FIRE CODE INCLUDING THE 2018 DENVER INTERNATIONAL FIRE CODE AMENDMENTS (and setting July 12, 2021 as the Public Hearing date). Seconded by Council Member Daigle and approved unanimously.

3) Ordinance No. 4-2021

COUNCIL MEMBER GALLEGOS MOVED TO APPROVE ORDINANCE NO. 4-2021, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERIDAN, COLORADO, ENACTING ARTICLE IX FAIR CAMPAIGN PRACTICES OF CHAPTER 2 OF THE SHERIDAN MUNICIPAL CODE. Seconded by Council Member Camacho and approved unanimously.

**12. Mayor's Choice**

Mayor Beiter-Fluhr announced Selena Naumoff is this year's Sheridan Idol winner and the money raised will be donated to Sheridan Rising for Equity. She noted Coffee with Council would resume the following Saturday morning at 9:00 at Panera in River Point. She reiterated that everyone should be present at the City Council meetings when there was a public hearing scheduled. She further noted that those who choose to join the meeting remotely, should turn on their video feed.

**13. Council Member's Choice**


Council Member reported she would be present at meetings in the future.

Council Member Gallegos had some safety issues to be discussed with Randy Mourning or Chief Martinez.

**14. Public Comment – None**

**15. Adjournment**

There being no further business to come before Council, the meeting was adjourned at 9:04 p.m.

  
Arlene Sagee, City Clerk

