



Commerce City

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

Meeting Agenda - Final City Council

Monday, November 17, 2025

6:00 PM

Council Chambers, 7887 E 60th Ave, Commerce City, CO 80022. The meeting will also be conducted in a hybrid format via Zoom.

Registration link:

https://c3gov.zoom.us/webinar/register/WN_2m6UCaUBRI25srxk4EiCTg

Regular Meeting

1. **Call to Order/Roll Call - 6:00 PM**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

4. **Public Comment**

[25-075](#)

Public Comment - City Council will conduct this meeting in person at the Commerce City Civic Center, 7887 E 60th Ave, Commerce City, CO 80022. There will be the opportunity for public comment at the meeting during public comment and/or for each agenda item. Comments may be consolidated under the Public Comment part of the meeting. The public can submit their comments live during the meeting in person, via Zoom, or in advance through mail or email. Visit c3gov.com/council and click on "Meeting agendas" for the full meeting agenda and "Virtual Meeting and Public Comment Instructions" for instructions on how to submit live verbal and written comments. The deadline to register via Zoom or submit written comments is noon on Monday, November 17, 2025.

5. **Noticed Council Business - 6:20 PM**

[25-278](#)

Small Business Ambassador Program

Attachments: [Council Communication](#)

[25-270](#)

Cancellation of November 24, 2025 Study Session

6. **Presentations - 6:30 PM**

[25-271](#) CALEA Accreditation for Commerce City PD

Attachments: [Council Communication](#)

7. Consent Agenda - 6:50 PM

[Min 25-242](#) Minutes of the November 03, 2025 Regular Meeting

Attachments: [November 03, 2025 Regular Meeting Minutes Draft](#)

[Ord 2711](#) AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO PROVIDE GENERAL PROVISIONS FOR BOARDS AND COMMISSIONS

Attachments: [Council Communication](#)

[Ordinance 2711](#)

[Ordinance 2711 - Exhibit A - Redline](#)

[Ordinance 2711 - Exhibit B - Clean](#)

[Ord 2724](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY APPROPRIATING UNENCUMBERED FUND BALANCES IN THE GENERAL FUND AND FACILITY SERVICES FUND, RECOGNIZING EMPLOYEE BENEFITS COST-SHARING REVENUE IN THE BENEFITS FUND, AND AUTHORIZING THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)

[Ordinance 2724](#)

[Ord 2726](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM DEPARTMENT OF LOCAL AFFAIRS ("DOLA") IN THE AMOUNT OF \$56,250 FOR THE DEVELOPMENT OF A HOUSING ACTION PLAN

Attachments: [Council Communication](#)

[Ordinance 2726](#)

[Ord 2733](#) AN ORDINANCE AMENDING SECTION 21-9230 OF THE LAND DEVELOPMENT CODE TO REPEAL THE WATER ACQUISITION FEE

Attachments: [Council Communication](#)

[Ordinance 2733](#)

Approved on First Reading on October 20, 2025.

[Ord 2741](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM WALMART IN THE AMOUNT OF \$4,000 FOR PUBLIC SAFETY AND PARKS, RECREATION AND GOLF COMMUNITY SERVICE EVENTS

Attachments: [Council Communication](#)
[Ordinance 2741](#)

[Proc 25-032](#) Proclamation Declaring November 29, 2025 as Small Business Saturday in Commerce City, Colorado

Attachments: [Small Business Saturday Proclamation](#)

[Res 2025-164](#) A RESOLUTION APPROVING THE TRANSFER OF CITY OWNED PROPERTY LOCATED AT THE NORTHWEST CORNER OF 96TH AVENUE AND LANDMARK DRIVE

Attachments: [Council Communication](#)
[Resolution 2025-164](#)
[Quitclaim Deed](#)

[Res 2025-167](#) A RESOLUTION APPOINTING MEMBERs TO DESIGNATED BOARD AND COMMISSION OF COMMERCE CITY

Attachments: [Council Communication](#)
[Resolution 2025-167](#)
[Memo](#)

8. Public Hearings - 7:05 PM

[Res 2025-087](#) A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 104TH AVENUE AND BRIGHTON ROAD IN CASE AN25-0003 KNOWN AS THE COMMERCE PLACE ANNEXATION

Attachments: [Council Communication](#)
[Resolution 2025-087](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Annexation Petition](#)
[Annexation Map](#)
[Staff Presentation](#)
[Newspaper Affidavit 1](#)
[Newspaper Affidavit 2](#)

The public hearings will be conducted in a hybrid format in person and via Zoom. There will be an opportunity to testify live during the meeting or in advance via email or regular mail. Visit c3gov.com/council and click on “Virtual Meeting and Public Comment Instructions” for instructions on how to register or submit comments. The deadline to register to comment and to submit written comments is noon on Monday, November 17. Please contact the City Clerk to request paper copies of materials.

9. Ordinances on 2nd Reading - 7:10 PM

[Ord 2732](#) AN ORDINANCE AMENDING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO AMEND THE FIRE SPRINKLER SYSTEM REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

Attachments: [Council Communication](#)
[Ordinance 2732](#)
[SACFD Letter of Opposition to Ord. 2732](#)
[April 7, 2025 Regular Meeting Video](#)
[July 14, 2025 Study Session Meeting Video](#)
[Coach House Collection at Reunion Sprinkler Proposal](#)
[Reunion Rdige 40s Sprinkler Proposal](#)
[Commerce City Impact Fees](#)
[HBA of Metro Denver Comment Letter](#)
[National Fire Sprinkler Association Comment Letter](#)

Approved on First Reading on October 20, 2025. VOTE: 5 - Aye, 4 - Nay.

[Z25-0002](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 10225 CHAMBERS ROAD FROM AGRICULTURAL DISTRICT (AG) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

Attachments: [Council Communication](#)
[Ordinance Z25-0002](#)
[Applicant Narrative](#)
[Neighborhood Meeting Summary](#)
[27J School District Comment Letter](#)
[27J School District Supplemental Letter](#)
[Approved Traffic Impact Study](#)
[Approved Supplemental Traffic Letter](#)
[Zone Change Report](#)
[Preliminary Drainage Report](#)
[Minutes of September 2, 2025 Planning Commission](#)
[Minutes of the November 6, 2024 Planning Commission](#)
[Minutes of the November 25, 2024 Regular Meeting](#)
[Vicinity Map](#)
[Applicant Presentation](#)
[Staff Presentation](#)
[Newspaper Affidavit](#)
[Public Comment](#)
[Cost Estimate Memo - November 6, 2025](#)
[Written Comments](#)

Approved on First Reading on October 20, 2025. VOTE: 6 - Aye, 3 - Nay.

10. Administrative Council Business - 7:45 PM

11. Council Reports - 7:50 PM

[25-076](#)

Review of Work Schedule

Attachments: [City Manager Week in Review](#)

12. Executive Session - 8:15 PM

[25-277](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding federal grants.

[25-272](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to conduct the yearly performance evaluation, and to establish 2026 performance standards of the City Manager. Formal action by the City Council following the executive session is anticipated and will occur in open session.

13. Adjourn - 10:00 PM

[25-078](#)

City Manager Week in Review Report

Attachments: [Week in Review Report URL](#)

[25-077](#)

City Council Policies

Attachments: [Council Policies](#)

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact the City Clerk at 303-227-8791 at least 48 hours before the meeting.