



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, March 3, 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_N9X-YymxRFeliisO51w0oQ

Regular Meeting Times given are estimates only.

1. Call to Order/Roll Call

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Douglas on March 3, 2025, at 6:00 PM.

A motion was made by Council Member Dukes, seconded by Council Member Ford, to excuse those members not present. VOTE: 6 - Aye, 2 - Nay (S. Douglas, Kim), 1 - Excused (Madera)

Present: 8 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Rocky Teter, Council Member Renee Millard-Chacon, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

Excused: 1 - Council Member Oscar Madera

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Kim, seconded by Council Member Teter, to adopt the agenda. VOTE: 8 - Aye, 1 - Excused (Madera)

4. Public Comment

[25-011](#)

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, March 3, 2025.

Brandi Valdez requested a sponsorship of \$3000 for diapers and providing food and hygiene products for children.

Jackie Valdez requested information on how to get her fence repaired.

Keith Rogers spoke on increased police patrol in their neighborhood.

Rene' Bullock invited City Council to the Derby in Derby event on May 25 and requested City Council look into the number of daycares opening in the northern portion of the City.

Ryan Keefer spoke on City Council's vote on reinstating metropolitan districts in the City.

5. Recess to Urban Renewal Authority Meeting

6. Reconvene City Council Regular Meeting

7. Proclamations

[Proc 25-033](#)

Proclamation Declaring a Climate Emergency

A motion was made by Council Member Douglas, seconded by Mayor Pro Tem Noble, that this Proclamation be approved. VOTE:

Aye: 6 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes and Council Member Douglas

Nay: 2 - Council Member Teter and Council Member Ford

Excused: 1 - Council Member Madera

8. Noticed Council Business

[25-106](#)

Sponsorship - Boys & Girls Club Gala

A motion was made by Mayor Douglas, seconded by Council Member Douglas, to sponsor the Boys & Girls Club Gala in the amount of \$3500. VOTE: 7 - Aye, 1 - Nay (Teter), 1 - Excused (Madera)

[25-118](#)

NLC Trip Planning

A motion was made by Council Member Dukes, seconded by Council Member Douglas, to approve the talking points for the NLC advocacy trip. VOTE: 8 - Aye, 1 - Excused (Madera)

9. Presentations[Pres 25-041](#)

Oil and Gas Monthly Update

Libby Tart, Environmental Planner, made the presentation.

10. Consent Agenda

Mayor Pro Tem Noble requested to pull Ordinances 2658, 2662, 2663, and 2665 and Resolution 2025-027 from the consent agenda.

A motion was made by Mayor Douglas, seconded by Council Member Kim, to approve the Consent Agenda as amended. ROLL CALL VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Min 25-048](#)

Minutes of the February 3, 2025 Regular Meeting

[Ord 2658](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL RAILROAD ADMINISTRATION FUNDS IN THE AMOUNT OF \$9,589,000 FOR THE CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS GRANT PROGRAM AND AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, that this Ordinance be approved on second & final reading. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Ord 2662](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM GRANT FUNDS IN THE AMOUNT OF \$28,395 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, that this Ordinance be approved on second & final reading. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Ord 2663](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS FOR FISCAL YEAR 2026 IN THE AMOUNT OF \$484,560 FOR TOWER ROAD AND QUEBEC PARKWAY CORRIDOR SIGNAL OPERATIONS UPGRADES IN THE PUBLIC WORKS DEPARTMENT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Council Member Dukes, seconded by Mayor Pro Tem Noble, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Ord 2665](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED RETAINED EARNINGS IN THE FLEET MANAGEMENT FUND TO BE USED FOR FLEET ACQUISITIONS FOR A TOTAL AMOUNT OF \$2,685,000 AND AUTHORIZING THE EXPENDITURE THEREOF

A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Ord 2667](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY BY REVISING MULTIPLE INTERFUND TRANSFERS OF AMERICAN RESCUE PLAN ACT FUNDING AND APPROPRIATING AND AUTHORIZING THE EXPENDITURE THEREOF

[Ord 2669](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY BY RE-APPROPRIATING REMAINING AMERICAN RESCUE PLAN ACT FUNDING BALANCES IN THE GENERAL FUND, CAPITAL EXPENDITURES FUND, FLEET MANAGEMENT FUND, AND FACILITY SERVICES FUND, AND AUTHORIZING THE EXPENDITURE THEREOF

[Res 2025-020](#) A RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COMMERCE CITY AND ADAMS COUNTY AND THE ADAMS COUNTY ANIMAL SHELTER/ADOPTION CENTER

[Res 2025-021](#) A RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COMMERCE CITY AND THE ADAMS COUNTY SHERIFF'S OFFICE FOR THE PROVISION OF LAW ENFORCEMENT AND ADMINISTRATIVE PERSONNEL

[Res 2025-026](#) A RESOLUTION IN SUPPORT OF AN APPLICATION FOR GREAT OUTDOORS COLORADO COMMUNITY IMPACT GRANT

[Res 2025-027](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT WITH DAVID EVANS & ASSOCIATES, INC. FOR CONSTRUCTION MANAGEMENT OF THE E 88th AVENUE - SEGMENT A CONSTRUCTION PROJECT

A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, that this Resolution be adopted. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 1 - Council Member Madera

[Res 2025-030](#) A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF COMMERCE CITY

[Res 2025-033](#) A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0005 KNOWN AS THE NORTHWEST CORNER OF EAST 96TH AVENUE AND PICADILLY ROAD ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

[Res 2025-044](#) A RESOLUTION AMENDING COUNCIL POLICY #CP-2 TO CLARIFY CITY COUNCIL AGENDA INPUT PROCESS

[Res 2025-046](#) A RESOLUTION APPROVING THIRD AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT LOANING FUNDS FROM THE CITY OF COMMERCE CITY TO THE URBAN RENEWAL AUTHORITY OF THE CITY OF COMMERCE CITY

11. Public Hearings

[PUDA23-0004](#) AN ORDINANCE APPROVING THE BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT 6 TO EXPAND THE ALLOWED COMMERCIAL USES, TO INCLUDE AN AUTOMOBILE WASHING FACILITY, AS PERMITTED USES AT THE PROPERTY GENERALLY LOCATED AT 12411 EAST 104TH AVENUE AND CONSISTING OF 1.06 ACRES

Mayor Douglas opened the public hearing.

Alan Jacob, applicant, gave the applicant's presentation.

Nic Berry, Planner II, gave the staff presentation.

Bob Hannon spoke in opposition to the case.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Douglas, that this Zoning Ordinances be denied and direct the City Attorney to prepare written findings from the administrative record for adoption at the next regular meeting that the requested PUD Zone Document Amendment for the property located 12411 East 104th Avenue contained in case PUDA23-0004 fails to meet the following criteria of the Land Development Code: 3(c)(i) "

Addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments." VOTE:

Aye: 6 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes and Council Member Douglas

Nay: 2 - Council Member Teter and Council Member Ford

Excused: 1 - Council Member Madera

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, March 3, 2025. Please contact the City Clerk to request paper copies of materials.

12. Administrative Council Business

A motion was made by Council Member Kim, seconded by Council Member Ford, to donate \$3,000 to the Bowtique at Adams City Middle School. VOTE: 8 - Aye, 1 - Excused (Madera)

A motion was made by Council Member Ford, seconded by Council Member Dukes, to sponsor the Chamber of Commerce's Derby in Derby event in the amount of \$2,00. VOTE: 7 - Aye, 1 - Nay, 1 - Excused (Madera)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to appoint Councilmember Kim to the City Council Evaluation Committee. VOTE: 8 - Aye, 1 - Excused (Madera)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to schedule a study session item for a review of trucking routes in the City as soon as practicable. A friendly amendment was offered by Council Member Ford to review the impact on the trucking industry and tipping fees for access to the landfill via 96th Avenue. VOTE: 7 - Aye, 1 - Nay (Teter), 1 - Excused (Madera)

13. Council Reports

City Manager Rogers highlighted items presented in their weekly report provided to council earlier. The mayor and council reported on their attendance at various meetings and events.

[25-012](#)

Review of Work Schedule

14. Adjourn

The meeting adjourned at 9:45 PM.

In accord with the city charter, the city clerk read the title to all ordinances and resolutions adopted by Council at this meeting.

Dylan A. Gibson, City Clerk

[25-013](#)

City Council Policies

[25-014](#)

City Manager Week in Review Report

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 as soon as possible before the meeting.