



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, May 5, 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_puC_wFjQSSqHMsBE1Dt72w

Regular Meeting. Updated May 5, 2025 at 11:30 AM.

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 May 5, 2025, at 6:00 PM.

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to excuse Council Member Chacon. VOTE: 6 - Aye, 2 - Nay (Kim, Ford), 2 - Excused (Chacon, Madera)

A motion was made by Council Member Ford, seconded by Council Member Teter, to excuse Council Member Madera. VOTE: 4 - Aye, 3 - Nay, 2 - Excused (Chacon, Madera)

Present: 7 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Rocky Teter, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

Excused: 2 - Council Member Oscar Madera and Council Member Renee Millard-Chacon

2. Pledge of Allegiance

3. Approval of Agenda

A motion was made by Council Member Teter, seconded by Council Member Kim, to adopt the agenda. VOTE: 7 - Aye, 2 - Excused (Chacon, Madera)

4. Public Comment

[25-027](#)

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, May 5, 2025.

Robert Heinz spoke on speeding in their neighborhood.

Renata Trisilawait spoke in favor of Ordinance 2676.

Jessica Reynolds, on behalf of BNC No. 1 and BNC No. 2 metropolitan districts, requested City Council challenge the issuance of bonds to BNC No. 3 metropolitan district.

Jackie Valdez spoke on speeding in their neighborhood and non-street legal vehicles driving on the roads.

5. Proclamations and Recognitions

[Proc 25-016](#)

Proclamation Declaring the Week of May 18- 24, 2025 as Public Works Week in Commerce City, Colorado

A motion was made by Council Member Kim, seconded by Council Member Ford, that this Proclamation be approved. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[Proc 25-017](#)

Proclamation Declaring May 17, 2025 as Kids to Parks Day in Commerce City, Colorado

A motion was made by Council Member Kim, seconded by Council Member Teter, that this Proclamation be approved. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[Proc 25-011](#)

Proclamation Declaring the Week of May 4-10, 2025 as National Small Business Week in Commerce City, Colorado

A motion was made by Council Member Ford, seconded by Council Member Kim, that this Proclamation be approved. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

6. Noticed Council Business

[25-157](#)

Commerce City Rotary Club's 18th Annual Sporting Clays Invitational Sponsorship

A motion was made by Council Member Ford, seconded by Council Member Kim, to sponsor the Rotary Club's 18th Annual Sporting Clays Invitational in the amount of \$1,500. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[25-156](#)

Motion to Streamline Proclamation Process During Council Meetings

A friendly amendment was offered by Mayor Pro Tem Noble to move the discussion to a study session. The motion maker did accept the friendly amendment.

A motion was made by Mayor Pro Tem Noble, seconded by Councilmember Douglas, to continue the principal motion to a study session. VOTE: 3 - Aye, 4 - Nay (Dukes, Ford, Kim, Teter), 2 - Excused (Chacon, Madera)

A motion was made by Council Member Dukes, seconded by Council Member Ford, to implement the following changes regarding proclamations: 1. All proclamations will be placed on the consent agenda by default. 2. Proclamations with special community requests for public reading may be pulled from the consent agenda for separate recognition with a maximum of two proclamations per council meeting. VOTE:

Aye: 4 - Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Nay: 3 - Mayor Douglas, Mayor Pro Tem Noble and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[25-155](#)

Modernize Commerce City's Economic Incentives Policy

A motion was made by Council Member Dukes, seconded by Council Member Teter, to direct City staff to take appropriate action toward the modernization of Commerce City's economic incentives policy, with the goal of aligning with the recommended updates discussed during the Economic Development Study Session on April 14. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[25-154](#)

Develop the Metro-Area Neighborhood Tour

A motion was made by Council Member Dukes, seconded by Council Member Teter, to request the City Manager, in collaboration with the Economic Development Department, to design and implement a program titled "The Metro-Area Neighborhood Tour." VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

7. Presentations

[Pres 25-043](#)

Oil and Gas Monthly Update

8. Consent Agenda

Council Member Douglas requested to remove Proclamation 25-018 and Proclamation 25-019.

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

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[Min 25-089](#)

Minutes of the April 7, 2025 Regular Meeting

[Min 25-096](#)

Minutes of the April 21, 2025 Regular Meeting

[Proc 25-019](#)

Proclamation Declaring the Week of May 5-9, 2025 as Teacher Appreciation Week in Commerce City, Colorado

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

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[Proc 25-018](#)

Proclamation Declaring the Week of May 6-12, 2025 as National Nurses Week in Commerce City, Colorado

A motion was made by Council Member Douglas, seconded by Council Member Kim, that this Proclamation be approved. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

[Ord 2666](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS FOR STATE FISCAL YEAR 2027 IN THE AMOUNT OF \$1,367,100 FOR ACCESSIBLE PEDESTRIAN SIGNAL AND REGULATORY SIGN UPGRADES IN THE PUBLIC WORKS DEPARTMENT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF.

[Res 2025-049](#)

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN25-0001 KNOWN AS THE ACKARD ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

[Res 2025-025](#)

A RESOLUTION IN SUPPORT OF APPLICATION FOR GREAT OUTDOORS COLORADO GENERATION WILD GRANT FUNDING

[Ord 2677](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$10,560 FOR THE CLICK IT OR TICKET GRANT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[V25-0001](#)

AN ORDINANCE VACATING A PERPETUAL EASEMENT COMMONLY KNOWN AS EAST 103RD PLACE AND GENERALLY LOCATED WEST OF PEORIA PARKWAY AND SOUTH OF EAST 104TH AVENUE, COMMERCE CITY, COLORADO.

9. Public Hearings

[Z24-0006](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTIES GENERALLY LOCATED AT 6925 & 6981 EAST 54th PLACE FROM SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT (R-2) TO MEDIUM INTENSITY INDUSTRIAL DISTRICT (I-2)

Mayor Douglas opened the public hearing.

Jennifer Grant, Quintessence Design Group, gave the applicant's presentation and were present to take questions from Council.

Dalton Guerra, City Planner, provided the staff presentation to Council.

There was no public testimony.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Ford, seconded by Council Member Teter, that this Zoning Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

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, May 5th. Please contact the City Clerk to request paper copies of materials.

10. Ordinances on 2nd Reading

[Ord 2676](#)

AN ORDINANCE AMENDING THE COMMERCE CITY REVISED MUNICIPAL CODE CHAPTER 2, ARTICLE III ESTABLISHING THE ENVIRONMENTAL POLICY AND INNOVATION COMMISSION

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

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

Nay: 1 - Council Member Ford

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

11. Administrative Council Business

12. 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.

[25-028](#)

Review of Work Schedule

13. Executive Session

[25-089](#)

An executive session of the City Council pursuant to C.R.S. section 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to discuss performance standards of the City Manager.

A motion was made by Council Member Kim, seconded by Council Member Teter, to automatically adjourn the meeting following the executive session. VOTE: 7 - Aye, 2 - Excused (Chacon, Madera)

A motion was made by Mayor Douglas, seconded by Council Member Kim, to enter into an executive session of the City Council pursuant to C.R.S. section 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to discuss performance standards of the City Manager. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Council Member Madera and Council Member Millard-Chacon

14. Adjourn

The meeting adjourned at 10:30 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

[25-030](#)

City Manager Week in Review Report

[25-029](#)

City 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 as soon as possible before the meeting.