



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, October 6, 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_T-YBMw8HRIGvIbBeK-j6fQ

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 Pro-Tem Noble on October 06, 2025, at 6:00 PM.

Present: 9 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Renee Chacon, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Chacon, seconded by Council Member Kim, that this Agenda be adopted. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

4. Public Comment

[25-063](#)

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, October 6, 2025.

Jeff Mark spoke on the Land Development Code, highlighting Motor Court driveways and Green Court configurations.

Sue McGowan spoke on the use of Substation funds to enhance the Bison Ridge Recreation Center for seniors and youth, and to improve accessibility on the Chambers to Potomac.

Michael Scanlon asked Council about the process for pre-approval as a vendor and inquired about the municipal code regarding politicking.

Jackie Valdez spoke on the need for support from Code Enforcement and the Police Department regarding neighbors who frequently fix trucks and host weekend parties.

Renee Bullock spoke on the Candidate Forum and thanked the League of Women Voters and Community College of Aurora.

5. Noticed Council Business

[25-247](#)

Healthy Drinks on Kids Menus

Attachments: [Council Communication](#)

A motion was made by Council Member Kim, seconded by Council Member Dukes, to direct the City Manager to work with City staff to prepare a Healthy Beverages in Children's Meals ordinance to bring back to council on first reading that would ensure water or unflavored milk be the default offering for kids meals and explicitly not dis-allowing families from purchasing sugary drinks if they choose. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[25-248](#)

Engaging Parents to Keep Commerce City Streets Safe

Attachments: [Council Communication](#)

A motion was made by Council Member Dukes, seconded by Council Member Ford, to direct the City Manager and the City Attorney's Office to draft an ordinance for Council consideration that addresses the unlawful operation of electric bicycles, E motorcycles, and off-highway vehicles such as ATVs by minors. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[25-249](#)

Commerce City Connected Publication Public Statement

Attachments: [Council Communication](#)

The Council discussed Commerce City Connected and website postings. No motions were made.

[25-250](#)

Housing Units Submitted, Approved or Pending in Community Development Pipeline

Attachments: [Council Communication](#)

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to provide the number of units in the planning process, units approved but not applied for permit, and units in the permit process, and, if possible, by unit type, by October 13, 2025, Study Session. VOTE:

Aye: 4 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Chacon and Council Member Douglas

Nay: 5 - Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

6. Presentations

[Pres 25-059](#)

Oil and Gas Monthly Update

Attachments: [Council Communication](#)
[Presentation](#)

Melody Mascarenaz, Sustainability Manager, presented the oil and gas update.

7. Consent Agenda

Council Member Chacon requested Proclamation 25-027 and Proclamation 25-029 be removed from the Consent Agenda.

Mayor Douglas requested Resolution 2025-130 and Ordinance 2727 be removed from the Consent Agenda.

A motion was made by Council Member Teter, seconded by Council Member Kim, that this Consent Agenda be approved as amended. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Min 25-209](#)

Minutes of the September 15, 2025 Regular Meeting

Attachments: [September 15, 2025 Minutes](#)

[Min 25-208](#)

Minutes of the September 22, 2025 Special Meeting

Attachments: [September 22, 2025 Meeting Minutes](#)

[Ord 2684](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GREAT OUTDOORS COLORADO FUNDS THE AMOUNT OF \$500,000 FOR SAND CREEK REGIONAL GREENWAY AND THE WETLAND PARK

DESTINATION PROJECT AND THE AUTHORIZATION OF THE
EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2684](#)

[Ord 2694](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF
COMMERCE CITY, COLORADO, BY APPROPRIATING
UNENCUMBERED FUND BALANCE IN THE COMMERCE CITY
BRIGHTON SCHOOL DISTRICT (CCBSD) USE TAX FUND IN THE
AMOUNT OF \$2,571,320 FOR SPECIFIC JOINTLY USED
RECREATION FACILITIES AND AUTHORIZATION OF THE
EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2694](#)
 [27J School District Resolution](#)

[Ord 2704](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF
COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT
FUNDING FROM ADAMS COUNTY IN THE AMOUNT OF \$805,750
FOR MULTIPLE PARKS, RECREATION AND GOLF (PRG)
IMPROVEMENTS AND THE AUTHORIZATION OF THE
EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2704](#)

[Ord 2708](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF
COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT
FUNDING FROM DEPARTMENT OF LOCAL AFFAIRS IN THE
AMOUNT OF \$10,025 FOR POLICE DEPARTMENT COMMUNITY
SERVICE PROJECTS AND THE AUTHORIZATION OF THE
EXPENDITURE THEREOF.

Attachments: [Council Communication](#)
 [Ordinance 2708](#)
 [Award Letter](#)

[Ord 2721](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF
COMMERCE CITY, COLORADO BY THE RECOGNITION OF DERBY
PLAN AREA FUNDING FROM THE URBAN RENEWAL AUTHORITY IN
THE AMOUNT OF \$325,000 FOR THE 72ND PLACE AND MONACO
INTERSECTION RECONSTRUCTION PROJECT AND THE
AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2721](#)

[Ord 2727](#)

AN ORDINANCE AMENDING CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE (CCRMC) REGARDING ADMINISTRATION OF THE CITY GOVERNMENT BY AMENDING SECTION 2-4102 OF ARTICLE IV OF CHAPTER 2 TO CREATE A DEPARTMENT OF ECONOMIC AND COMMUNITY VITALITY

Attachments: [Council Communication](#)
 [Ordinance 2727](#)
 [Exhibit A](#)
 [Exhibit B](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2729](#)

AN ORDINANCE AMENDING SECTION 2-3009 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO MODIFY THE QUORUM REQUIREMENTS FOR THE ENVIRONMENTAL POLICY AND INNOVATION COMMISSION

Attachments: [Council Communication](#)
 [Ordinance 2729](#)
 [Exhibit A](#)
 [Exhibit B](#)

[Ord 2730](#)

AN ORDINANCE AMENDING SECTION 2-3007 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO MODIFY THE QUORUM REQUIREMENTS FOR THE SENIOR COMMISSION

Attachments: [Council Communication](#)
 [Ordinance 2730](#)
 [Exhibit A Senior Commission Ordinance Revision](#)
 [Exhibit B Senior Commission Ordinance Revision Redline](#)

[Proc 25-027](#)

Proclamation Declaring October 2025 as Domestic Violence Awareness Month in Commerce City, Colorado

Attachments: [2025 Domestic Violence Awareness Month Proclamation](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Proc 25-029](#)

Proclamation Declaring October 13, 2025 as Indigenous Peoples' Day in Commerce City, Colorado

Attachments: [Indigenous Peoples' Day Proclamation](#)

Council Member Chacon and Senior Policy Analyst, Jordan Roberts, read the proclamation.

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Proc 25-030](#)

Proclamation Declaring October 2025 as Manufacturing Month in Commerce City, Colorado

Attachments: [Manufacturing Month Proclamation](#)

[Res 2025-086](#)

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN25-0003 KNOWN AS THE COMMERCE PLACE ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

Attachments: [Council Communication](#)
[Resolution 2025-086](#)
[Staff Presentation](#)
[Annexation Map](#)
[Annexation Petition](#)
[Legal Description](#)
[Applicant Narrative](#)
[Authorization letter](#)
[Vicinity Map](#)

[Res 2025-130](#)

A RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN OF IMPROVEMENTS TO 68TH AVENUE BETWEEN COLORADO BOULEVARD AND BRIGHTON BOULEVARD TO WSB, LLC

Attachments: [Council Communication](#)
[Resolution 2025-130](#)

A motion was made by Council Member Kim, seconded by Council Member Madera, that this Resolution be adopted. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Res 2025-150](#)

A RESOLUTION IN SUPPORT OF SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT BALLOT ISSUE 6A

Attachments: [Council Communication](#)
[Resolution 2025-150](#)
[6A Ballot Language](#)

[Res 2025-153](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH THE COMMUNITY FIRM D/B/A ECONOMIC DEFENSE PROJECT

Attachments: [Council Communication](#)
[Resolution 2025-153](#)

8. Resolutions

[Res 2025-149](#)

A RESOLUTION AUTHORIZING AWARD OF A CONSTRUCTION MANAGER/GENERAL CONTRACTOR CONTRACT FOR THE CIVIC CENTER REMODEL PROJECT TO FRANSEN-PITTMAN CONSTRUCTION CO., INC.

Attachments: [Council Communication](#)
[Resolution 2025-149](#)

A motion was made by Council Member Madera, seconded by Council Member Ford, that this Resolution be adopted. VOTE:

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

Nay: 3 - Mayor Douglas, Council Member Chacon and Council Member Douglas

9. Ordinances on 1st Reading

[Ord 2710](#)

AN ORDINANCE AMENDING THE COMMERCE CITY REVISED MUNICIPAL CODE CHAPTER 2, ARTICLE III ESTABLISHING THE PARKS, RECREATION AND GOLF COMMISSION

Attachments: [Council Communication](#)
[Ordinance 2710](#)
[Exhibit A](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2723](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$16,300,000 FOR USE ON THE POLICE SUBSTATION CAPITAL CONSTRUCTION PROJECT, INCLUDING AN INTERFUND TRANSFER FROM THE GENERAL FUND TO THE CAPITAL EXPENDITURES FUND AND AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance 2723](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2731](#)

AN ORDINANCE APPROVING A FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH BUFFALO RIDGE METROPOLITAN DISTRICT FOR THE EXPANSION OF EAST 120TH AVENUE

Attachments: [Council Communication](#)
[Ordinance 2731](#)
[Exhibit A](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2719](#)

AN ORDINANCE AMENDING SECTIONS 21-7601, 21-7612, 21-7622, 21-7655, AND 21-7663 OF THE LAND DEVELOPMENT CODE TO PROHIBIT VINYL SIDING IN NEW CONSTRUCTION

Attachments: [Council Communication](#)
[Ordinance 2719](#)
[Staff Presentation](#)

A motion was made by Council Member Teter, seconded by Council Member Chacon, that this Ordinance be introduced by council as seated and approved on first readingVOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2720](#)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO ESTABLISH A PROCESS FOR THE REVIEW AND APPROVAL OF PRELIMINARY PLATS AND TO MAKE RELATED AMENDMENTS THE OTHER SECTIONS OF THE LAND DEVELOPMENT CODE PERTAINING TO PLATS

Attachments: [Council Communication](#)
[Ordinance 2720](#)
[Staff Presentation](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Ord 2688](#)

AN ORDINANCE ADOPTING THE 2025 CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, PROVIDING A PENALTY FOR THE VIOLATION THEREOF, AND PROVIDING HOW THE 2025 CITY OF COMMERCE CITY LAND DEVELOPMENT CODE WILL BE IMPLEMENTED

Attachments: [Council Communication](#)
[Ordinance 2688](#)
[Written Comments](#)
[Planning Commission Minutes](#)
[Land Development Code](#)
[Council Presentation](#)
[Supplemental Information](#)

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

10. Administrative Council Business

A motion was made by Council Member Kim, seconded by Council Member Teter, to direct staff to schedule an annual review of the Land Development Code to identify any challenges and change recommendations by staff and to make the public aware of when the review will come forward before Council. VOTE: 9 – Aye.

A motion was made by Council Member Dukes, seconded by Council Member Teter, to direct the City Manager to work with staff to review the Land Development Code's provisions regarding motor court and driveway length and to present their analysis and recommendations to the City Council within six months of the adoption of the Land Development Code. VOTE: 8- Aye, 1- Nay (K. Douglas).

A motion was made by Council Member Kim, seconded by Council Member Teter, to direct staff to schedule an annual review of the Land Development Code to identify any challenges and change recommendations by staff and to make the public aware of when the review will come forward before Council. VOTE: 9 – Aye

A motion was made by Council Member Kim, seconded by Council Member Teter, to direct staff to schedule an annual review of the Land Development Code to identify any challenges and change recommendations by staff and to make the public aware of when the review will come forward before Council. VOTE: 9 – Aye

11. 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.

[25-064](#)

Review of Work Schedule

Attachments: [Regular Meetings](#)
 [Study Sessions](#)

12. 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.

Kim Adame, Assistant City Clerk.

[25-065](#)

City Council Policies

Attachments: [Council Policies](#)

[25-066](#)

City Manager Week in Review Report

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

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.